

# Dental / Medical space available in Lake Mary

FOR LEASE or FOR SALE ± 3,848 SF

570 RINEHART ROAD, LAKE MARY, FL 32746



**Stand-Alone Building situated within a complex of medical buildings in the vibrant heart of Rinehart Road's Medical Corridor in Lake Mary.**



Currently built out for a Dentist

## Highlights

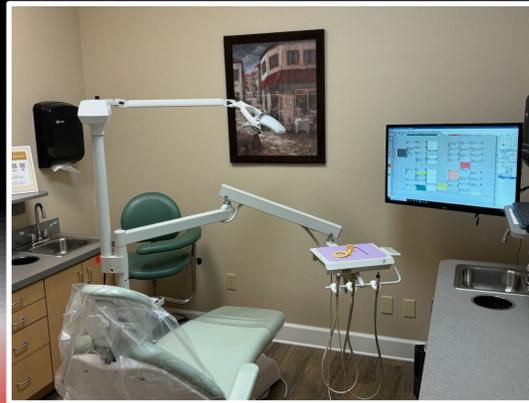
- Ideal for single or multi doctor practice
- Plumbed for 8 dental chairs
- All ops are plumbed for N2O
- 1 private treatment/consult room
- 2 private doctor offices - one with ensuite restroom
- Large employee break room
- 4 total bathrooms



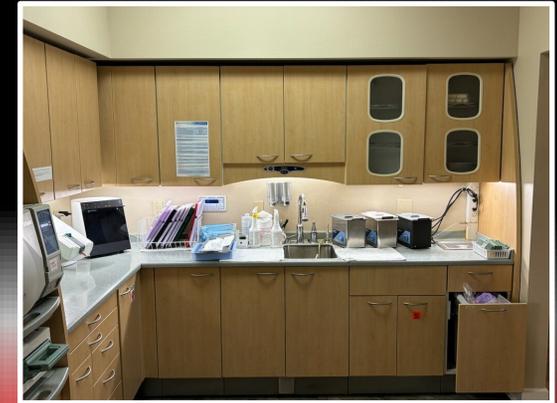
Lobby



Reception Desk



Exam Room



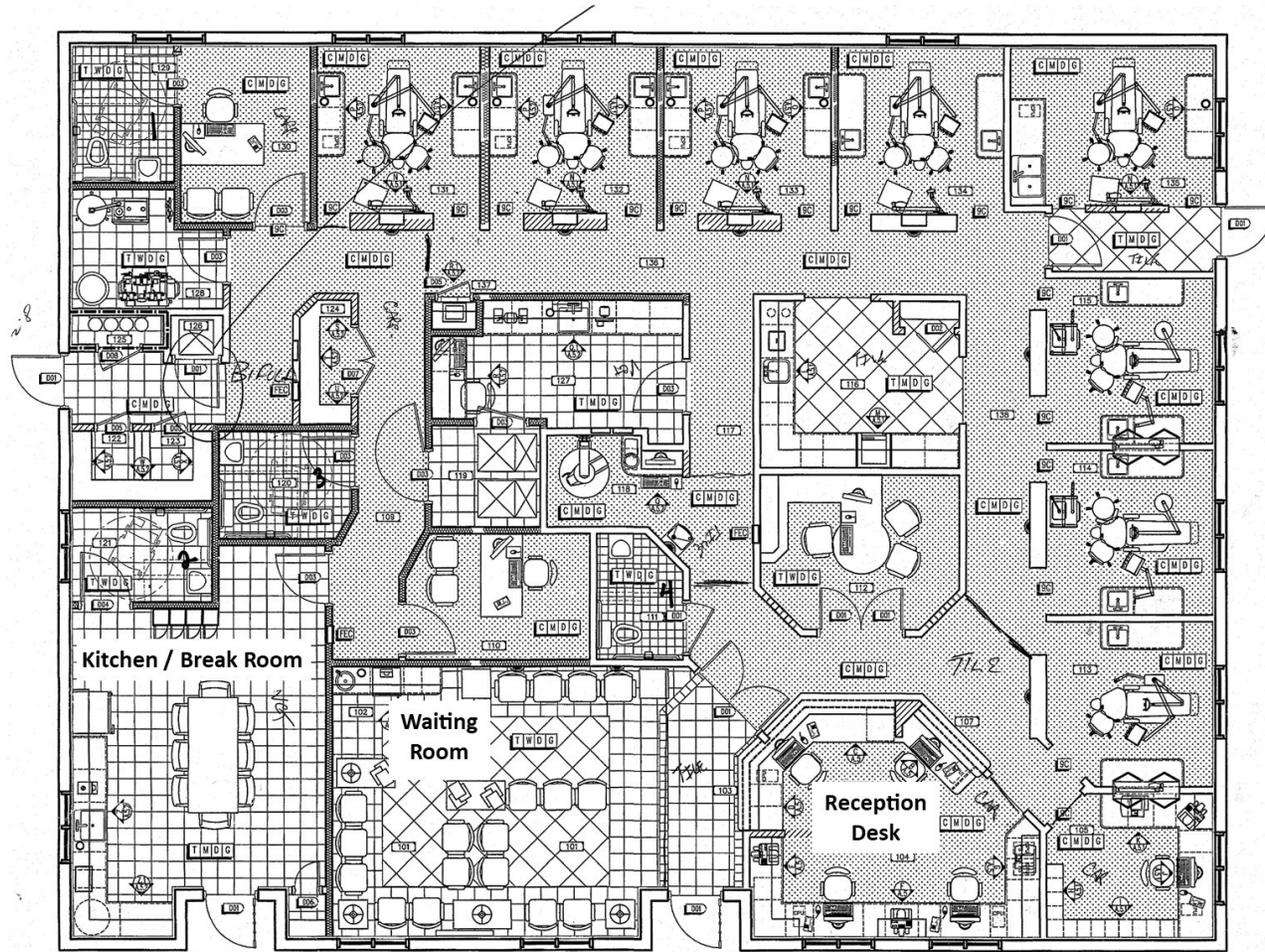
Lab / Tech



Kitchen / Break Room



Signage



ENTRANCE



Waiting Room, Patient Check In, Patient Check Out, Patient Consulting Room, Eight Exam Rooms with Sinks, Two Lab-Tech Rooms, Panoramic X-ray Room, Plenty of Storage, Business Management Office, Two Doctor Offices, Kitchen/ Break Room, Patient Bathroom, Staff Bathroom, Two Private Doctor Bathrooms.



## Demographics

### Average HH Income

1 Mile: 121,300  
3 Mile: 111,700  
5 Mile: 103,000

### Population

1 Mile: 7,200  
3 Mile: 66,600  
5 Mile: 143,900

### Households

1 Mile: 3,000  
3 Mile: 26,500  
5 Mile: 54,900



## Location

- \* Prime Lake Mary Location.
- \* Heavily Traveled Rinehart Road.
- \* Major Four Lane Roadway.
- \* Located at a Signalized Intersection.
- \* .25 miles to Orlando Health Regional Hospital.
- \* Monument Signage Available.

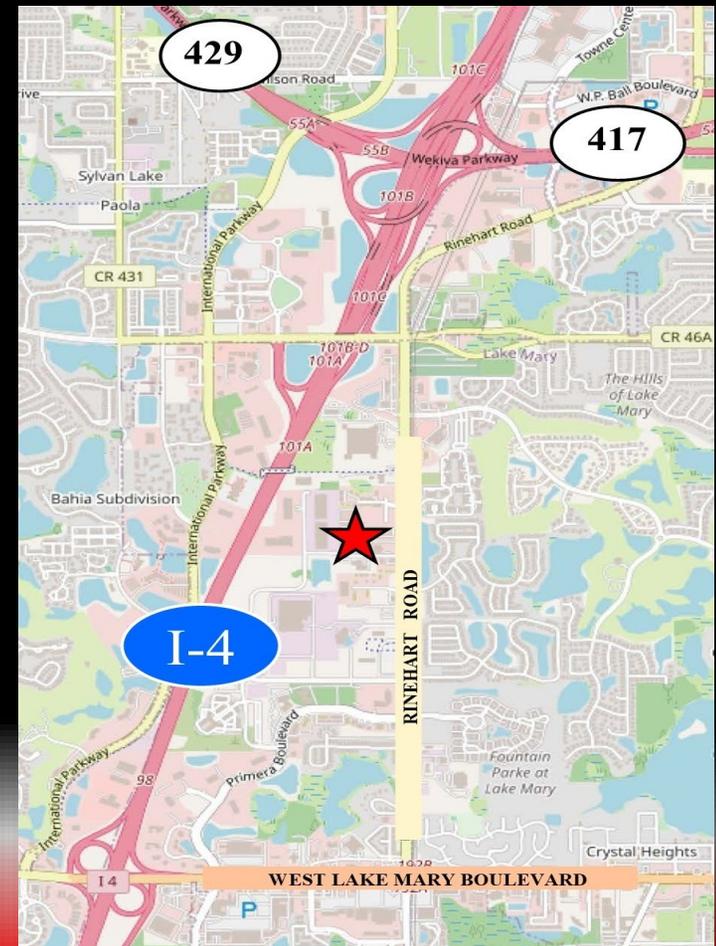
Nearby Restaurants Include: Giovanni's, Don Julio, Chipotle, Panera, Longhorn, Too Jay's Deli, Gators Dockside, Chili's, Firehouse Subs, Publix And Many More.

# FOR LEASE or FOR SALE

Stand-Alone Building  
Available May 2026  
Zoning M1-A, Professional Office  
New Roof Installed in September 2025

**FOR LEASE**  
3,848 SF  
Lease Rate \$26 psf NNN  
Current Expenses \$8.14 psf

**FOR SALE**  
3,848 SF  
Price \$1,250,000  
Expenses: Property Tax \$12,774 annual  
Property Insurance \$8,064 annual  
Assoc. Fees \$875 monthly



Easy Access from I-4, 417, 429



**David Lundberg**  
(407) 701-4400  
dlundberg@cepadvisors.com



**Greg Kainz**  
(407) 310-2718  
gkainz@cepadvisors.com



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