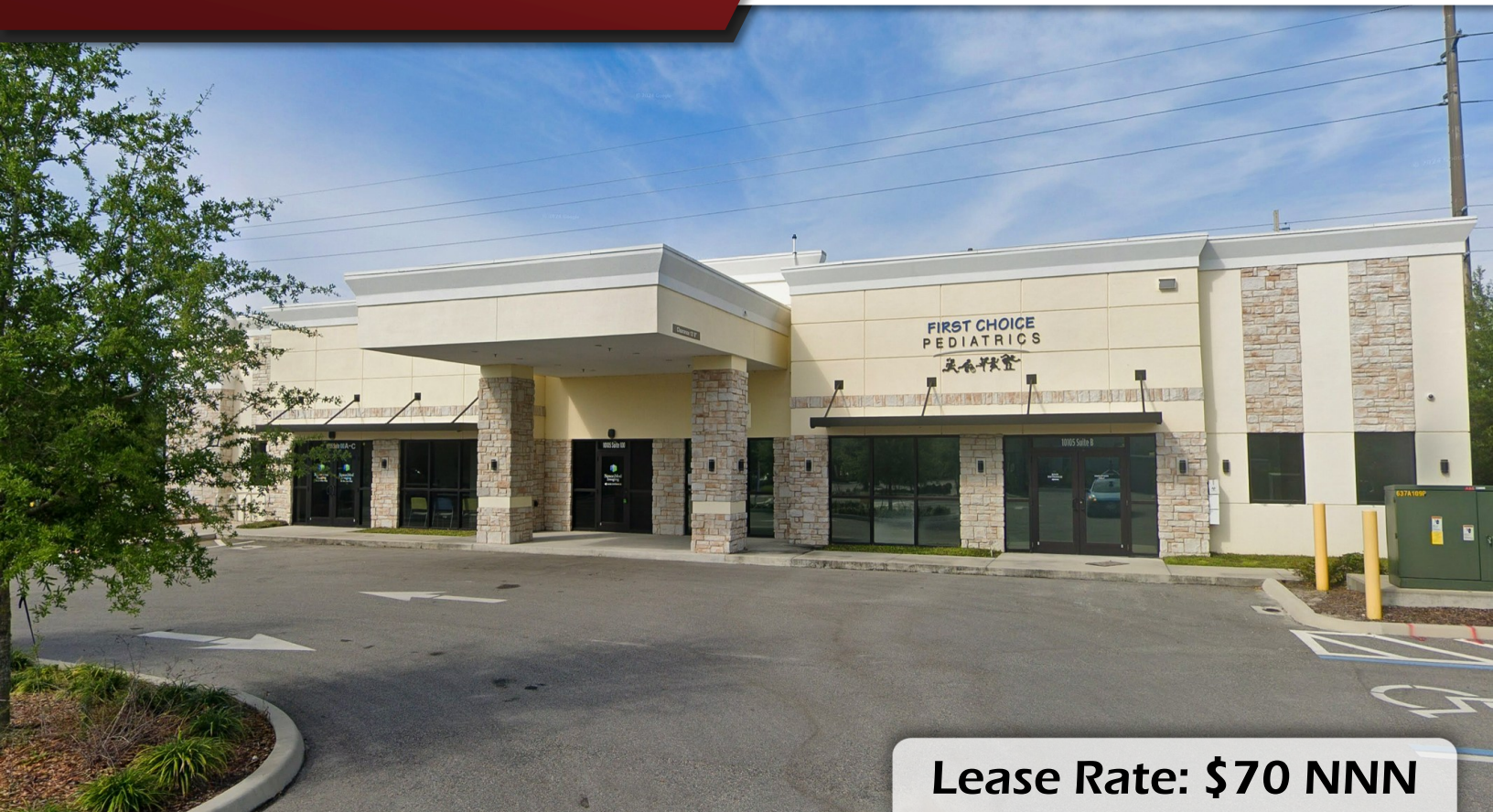


Lake Nona Medical Office

10105 Clear Vista St #200, Orlando, FL 32832

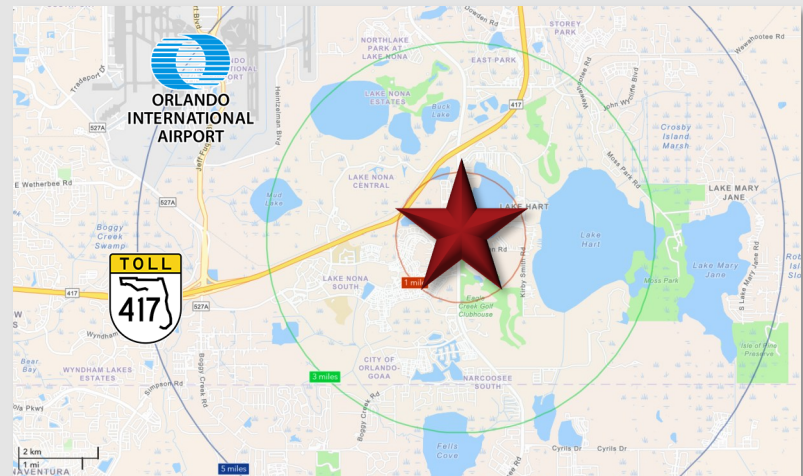
Palkiper
Commercial Real Estate Services
Licensed Real Estate Broker



Lease Rate: \$70 NNN

LOCATION DETAILS

Prime location with direct frontage on Narcoossee Road (58,500 AADT), across from Lake Nona High School and adjacent to Dwell Luxury Apartments at Nona Place. The property is situated in a fast-growing area within three miles of the Eagle Creek, Laureate Park, and VillageWalk communities, and just minutes from Lake Nona Town Center, Medical City, and the UCF College of Medicine. Within walking distance of popular retailers and restaurants including ALDI, Chick-fil-A, Bolay, and Marco's Pizza, with additional nearby options such as Chipotle, Starbucks, BurgerFi, and First Watch. Convenient access is provided by proximity to SR 417, just five minutes away.



LISTING DETAILS

- **±3,000 SF** Medical office with **full build-out**
- Next door to SimonMed Imaging
- Build-out includes:
 - Waiting room, reception area, **nurse's station**, breakroom with kitchen, and a medical storage supply room
 - **7 Exam rooms** and 1 private office
 - 2 ADA restrooms, including one with a specimen pass-thru to the **vitals check room/lab**
- Please do not disturb tenant

2025 DEMOGRAPHICS

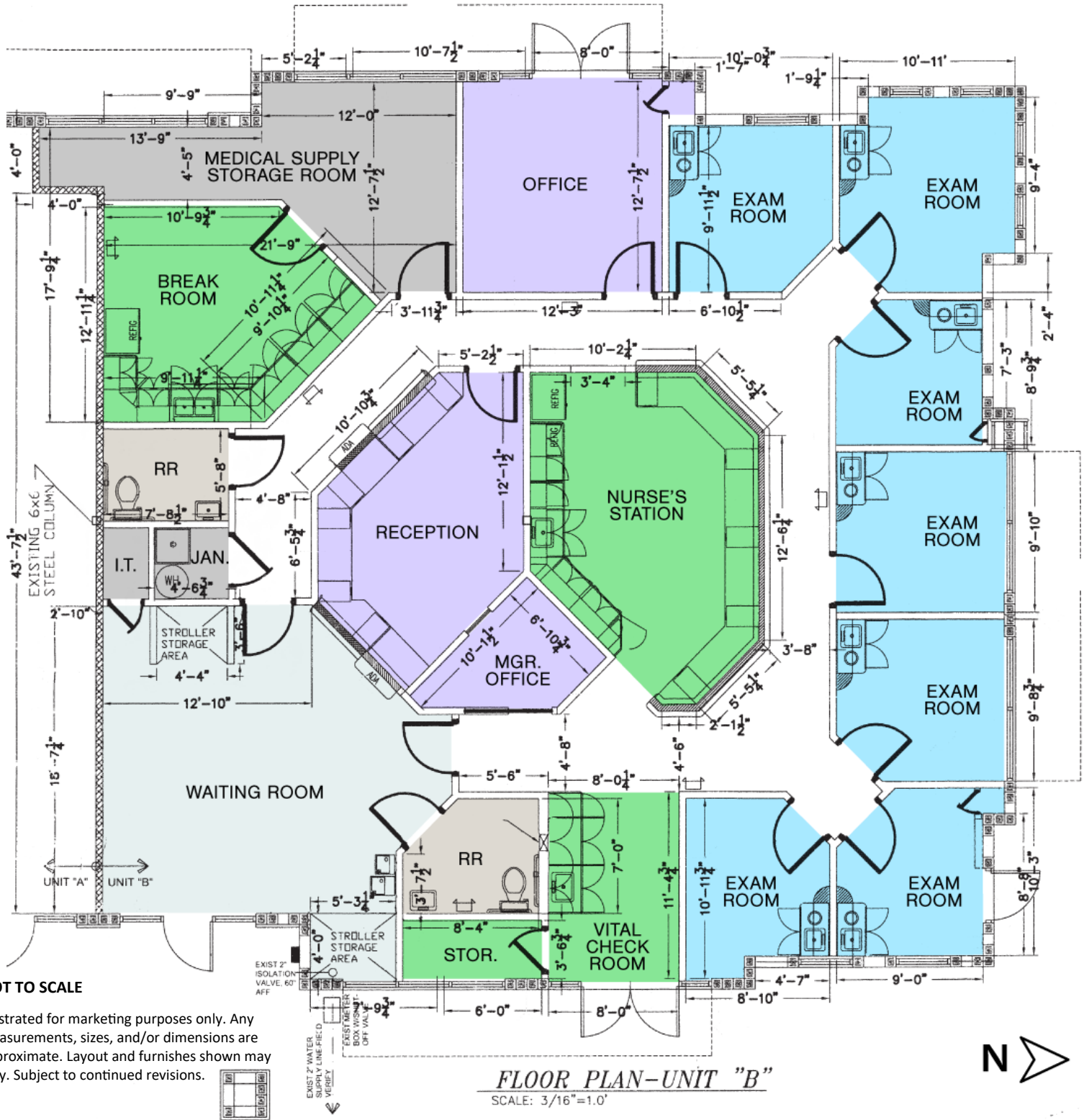
	1-MILE	3-MILE	5-MILE
Population	11,169	106,479	252,225
Average HH Income	\$103,469	\$100,545	\$113,202
Median HH Income	\$76,116	\$71,708	\$77,913

CONTACT FOR MORE INFORMATION

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marie@palkiper.com

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