

DENTAL / MEDICAL SPACE – RINEHART ROAD, 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.





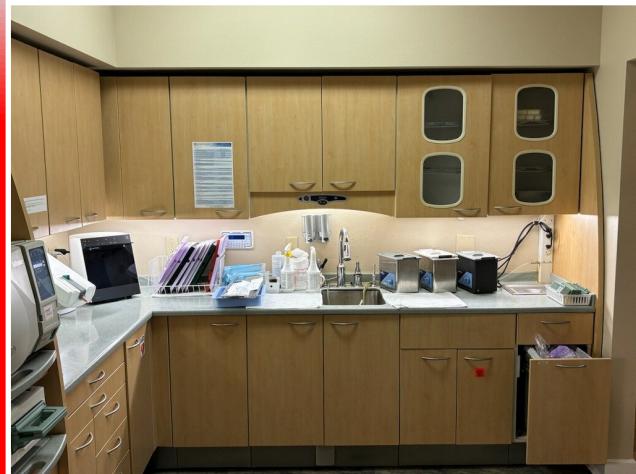
Lobby



Reception Desk



Exam Room



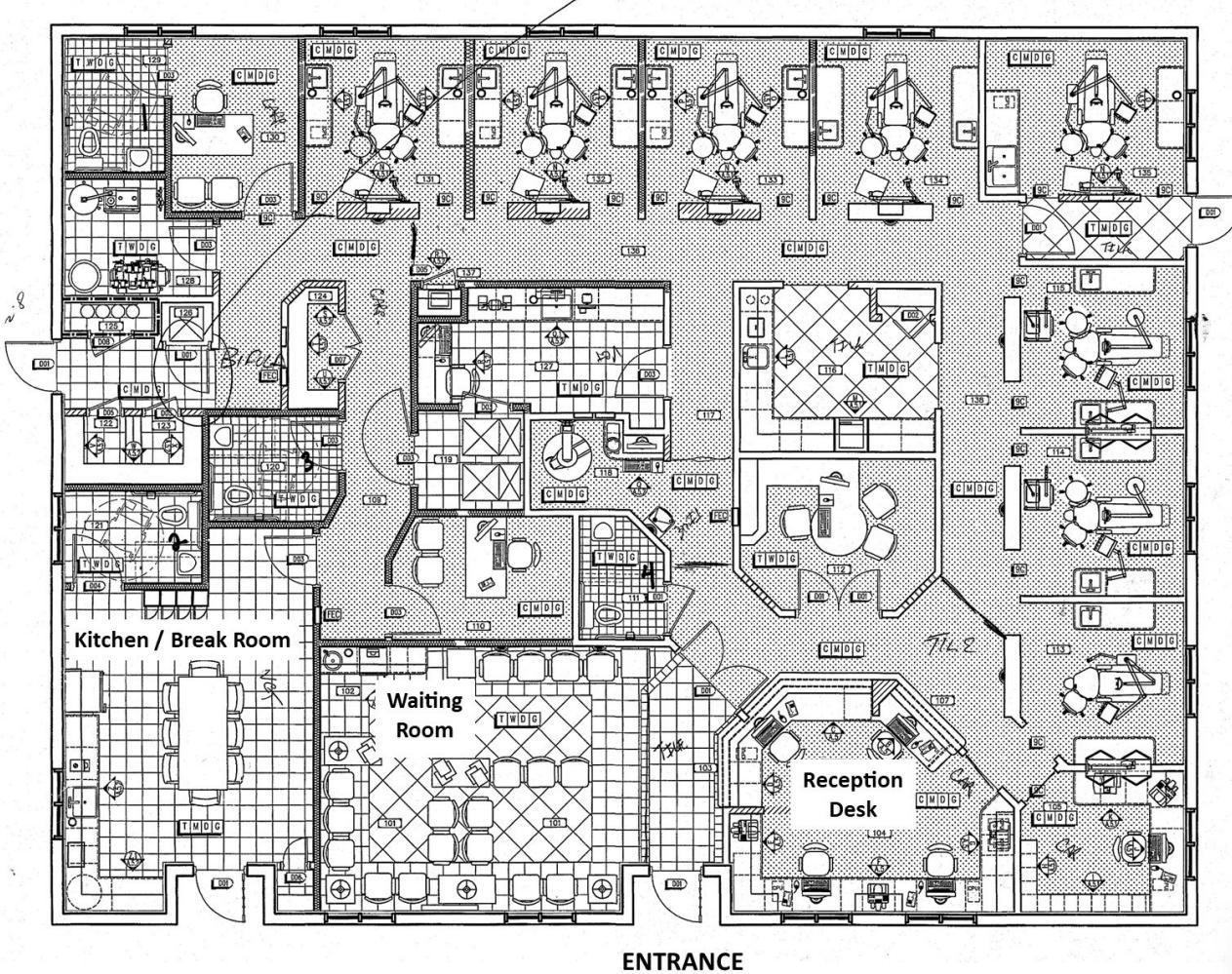
Lab / Tech



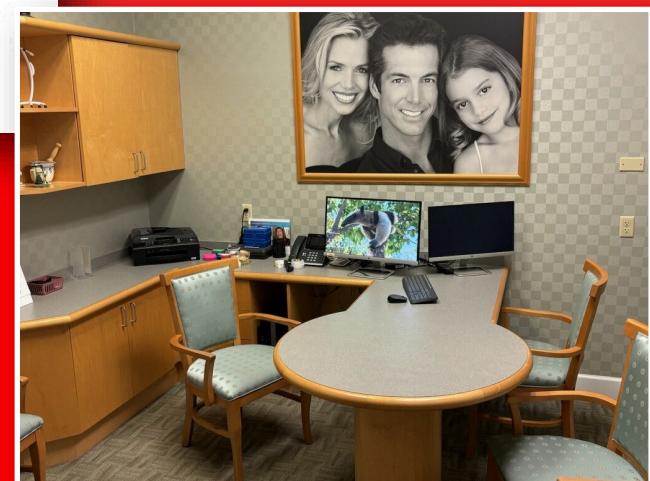
Kitchen / Break Room



Signage



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.



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

Demographics

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



Highlights

- *Prime Lake Mary Location.
- *Heavily Traveled Rinehart Road.
- *Major Four Lane Roadway.
- *Located at a Signalized Intersection.
- *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

Currently built out for a Dentist

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

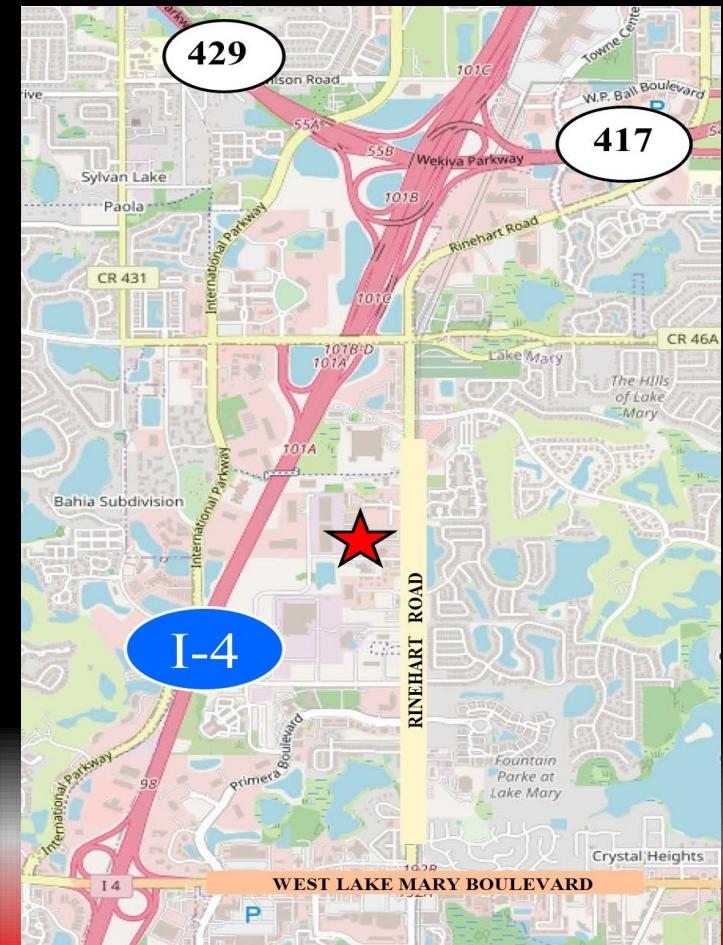
3,848 SF

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



LEGAL DISCLAIMER:

INFORMATION GIVEN HEREWITHE IS OBTAINED FROM SOURCES CONSIDERED RELIABLE; HOWEVER, WE ARE NOT RESPONSIBLE FOR MISSTATEMENT OF FACTS, ERRORS, OMISSIONS, PRIOR SALE, AND WITHDRAWAL FROM MARKET, CHANGE IN PRICE OR AVAILABILITY WITHOUT NOTICE. THE INFORMATION SUPPLIED HEREIN IS FOR INFORMATION PURPOSES ONLY AND SHALL NOT CONSTITUTE A WARRANTY OR ASSURANCE THAT SAID INFORMATION IS CORRECT. ANY PERSON INTENDING TO RELY UPON THE INFORMATION SUPPLIED HEREIN SHOULD VERIFY SAID INFORMATION INDEPENDENTLY.