

FOR LEASE



**PROFESSIONAL
MEDICAL
OFFICE**

**1445 E MITCHELL
HAMMOCK RD
OVIDO, FL 32765**

1,486 SF AVAILABLE

CONTACT FOR MORE INFO:

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FLORIDIAN REAL ESTATE GROUP

483 Montgomery Place Altamonte Springs, FL 32714

PROPERTY SUMMARY

1445 EAST MITCHELL HAMMOCK ROAD



Property Summary

Lease Rate:	25.00 psf plus NNN
Lease Term:	5-10
Building SF:	4838
Rentable SF:	1486
Available SF:	1486
Year Built:	2009
Floors:	1
Zoning:	Professional Office

Property Overview

This professional two-tenant office building offers an exceptional opportunity. Suite #1011 boasts 1486 square feet of turnkey office space, ideal for a variety of professional endeavors. Whether you're in the legal, accounting, insurance, or real estate industry, this space is primed to meet your needs. Additionally, with some modifications, it could serve as an excellent location for a chiropractic clinic or a small med spa.

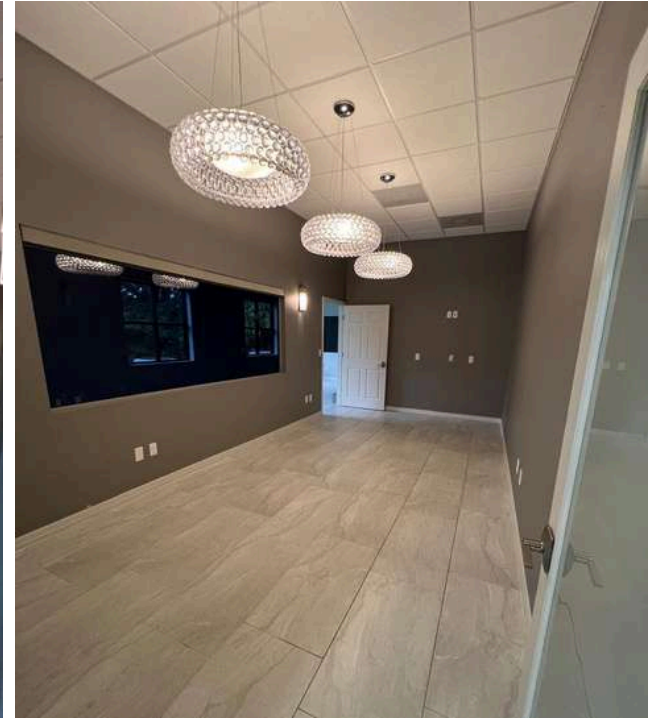
- **Turnkey Office Space:** Ready for immediate occupancy, this suite offers convenience and efficiency.
- **Versatile Usage:** Ideal for a range of businesses, from legal and financial services to healthcare and wellness.
- **Well-Maintained Grounds:** The property is meticulously cared for, providing a welcoming environment for tenants and clients alike.
- **New Ownership:** Under new ownership, this building presents fresh opportunities for tenants to thrive.

Location Overview

Located in Oviedo with strong demographics, near UCF and easily accessible on one of the main roads of E. Mitchell Hammock.

PROPERTY PHOTOS

1445 EAST MITCHELL HAMMOCK ROAD

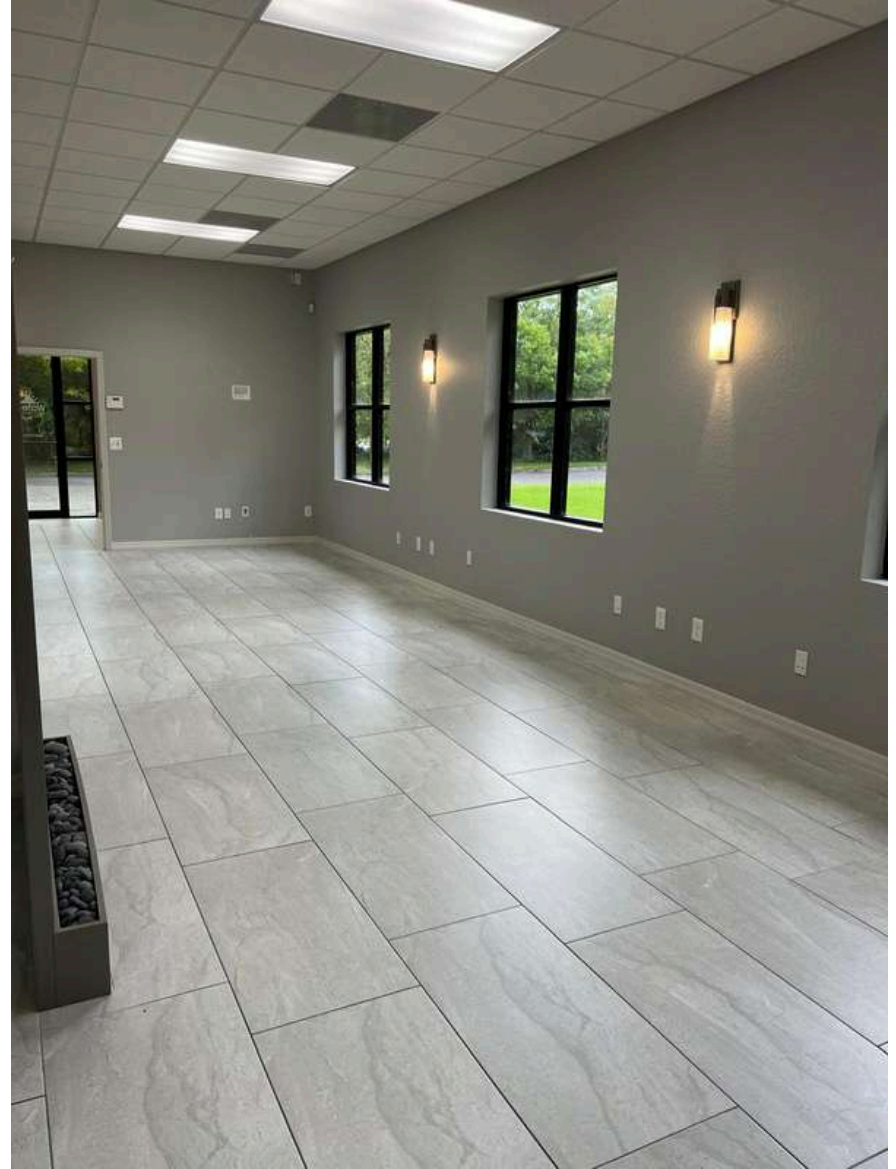


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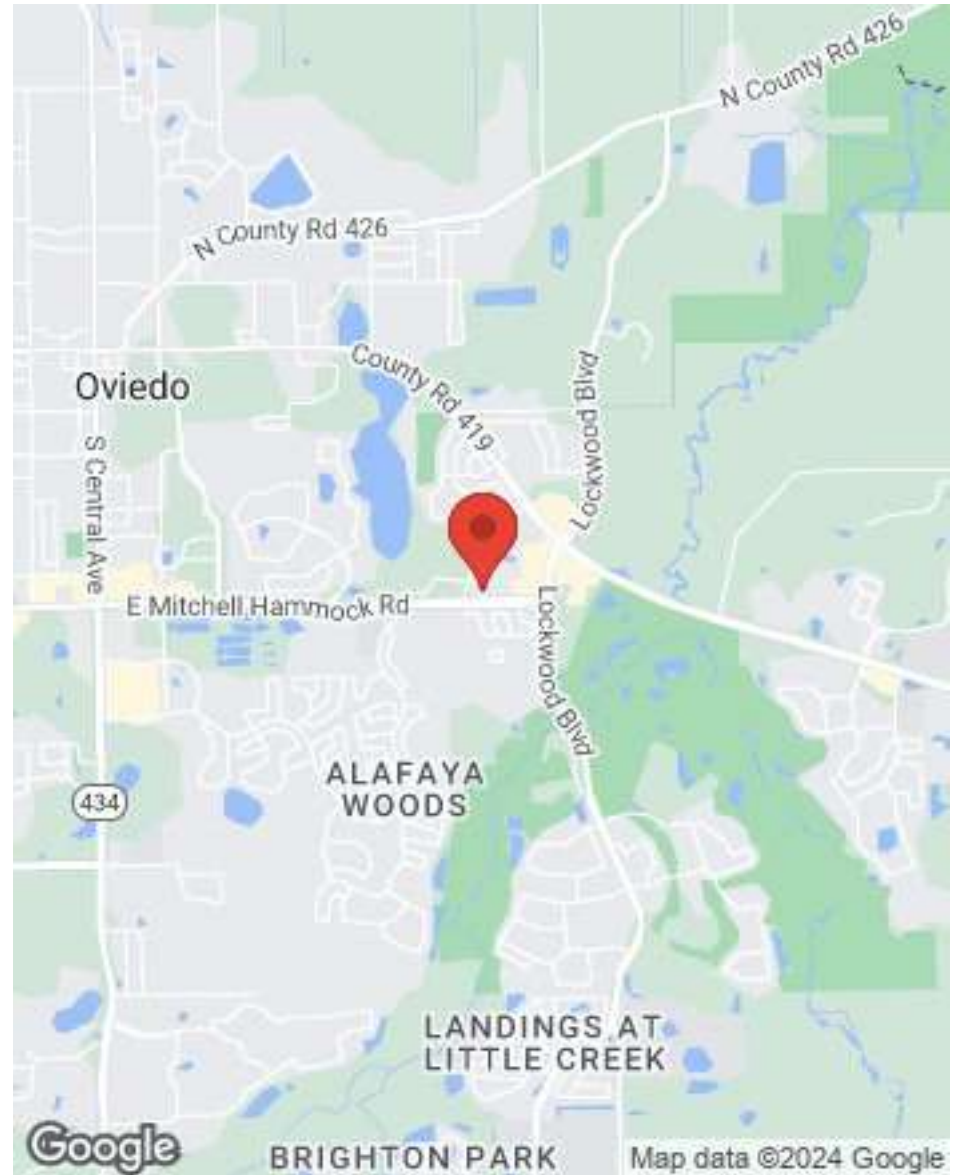
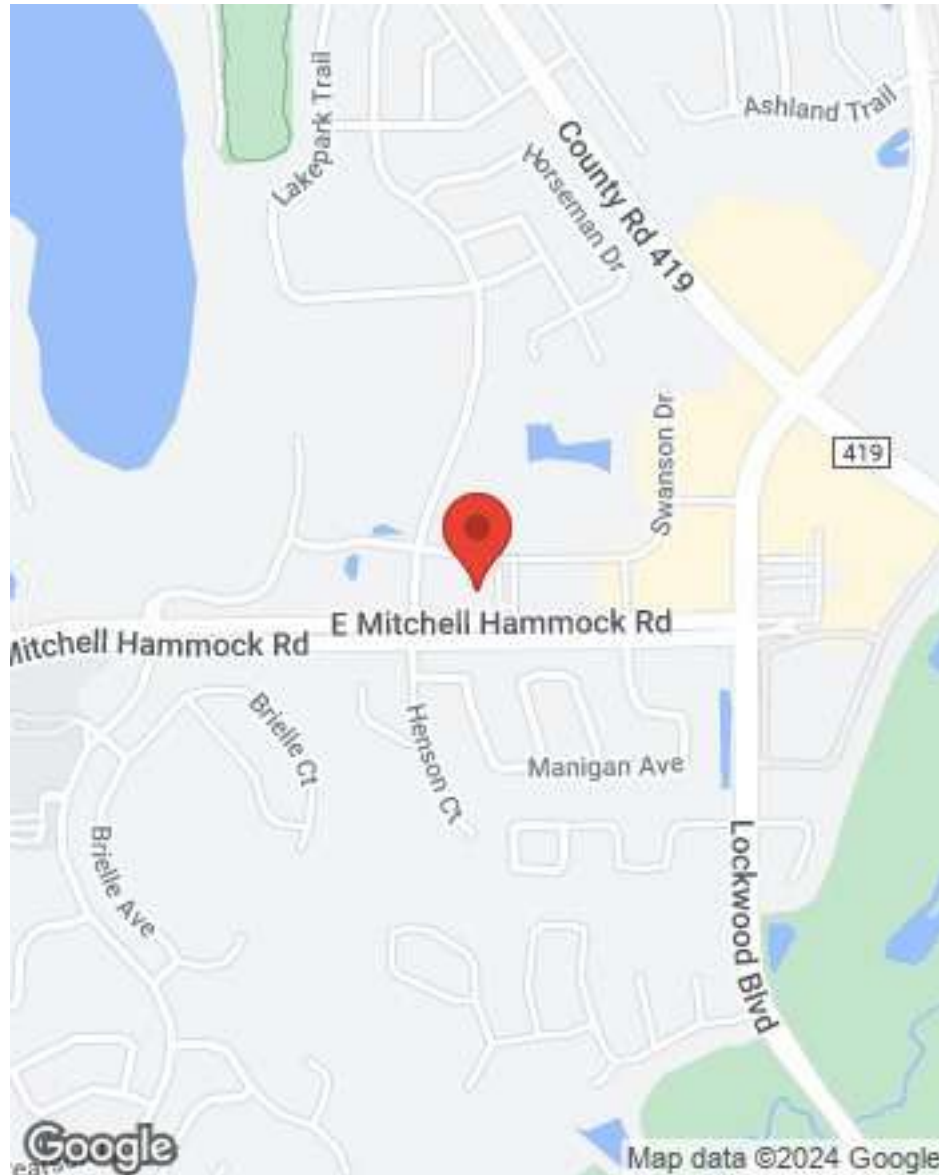
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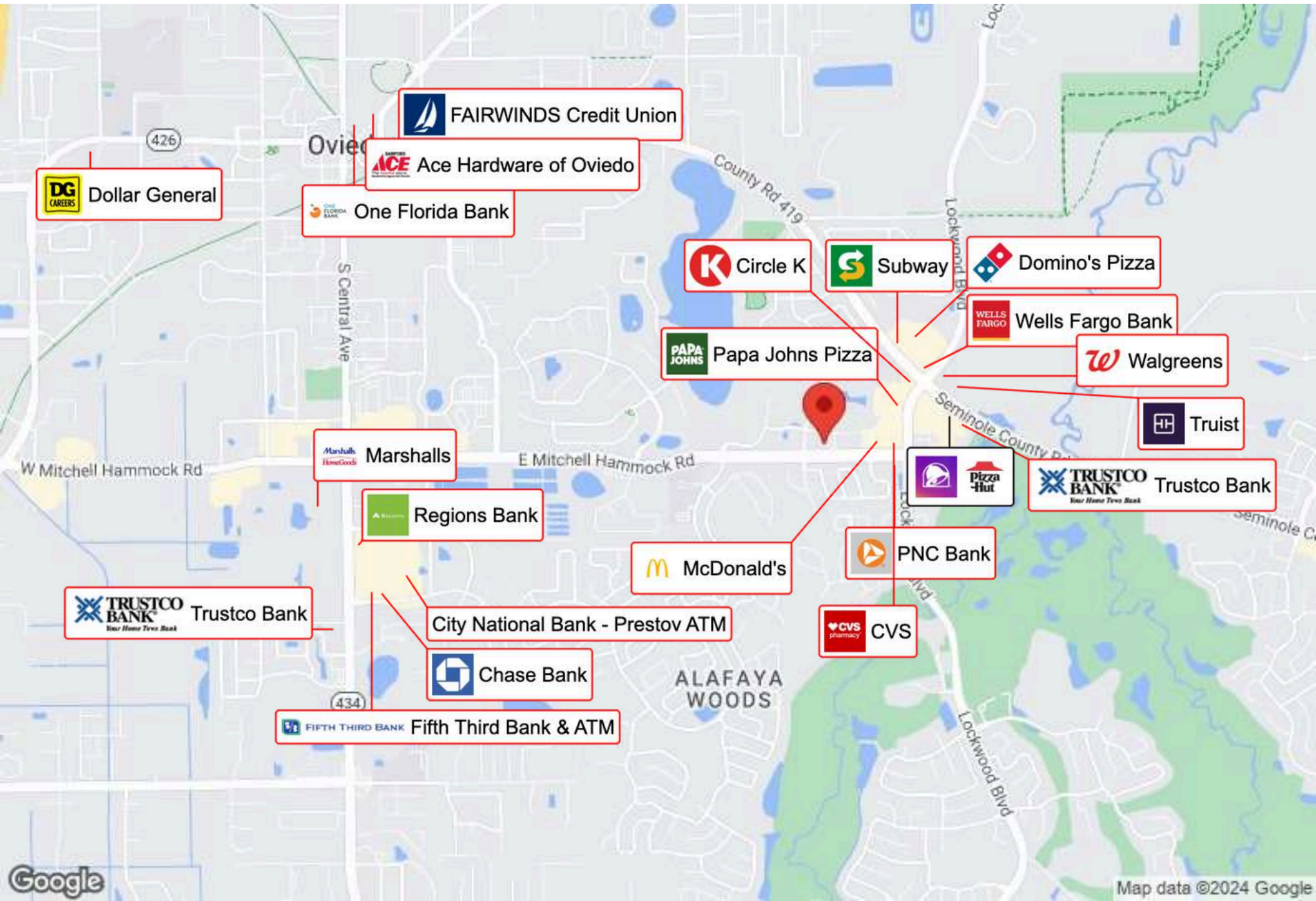
LOCATION MAPS

1445 EAST MITCHELL HAMMOCK ROAD



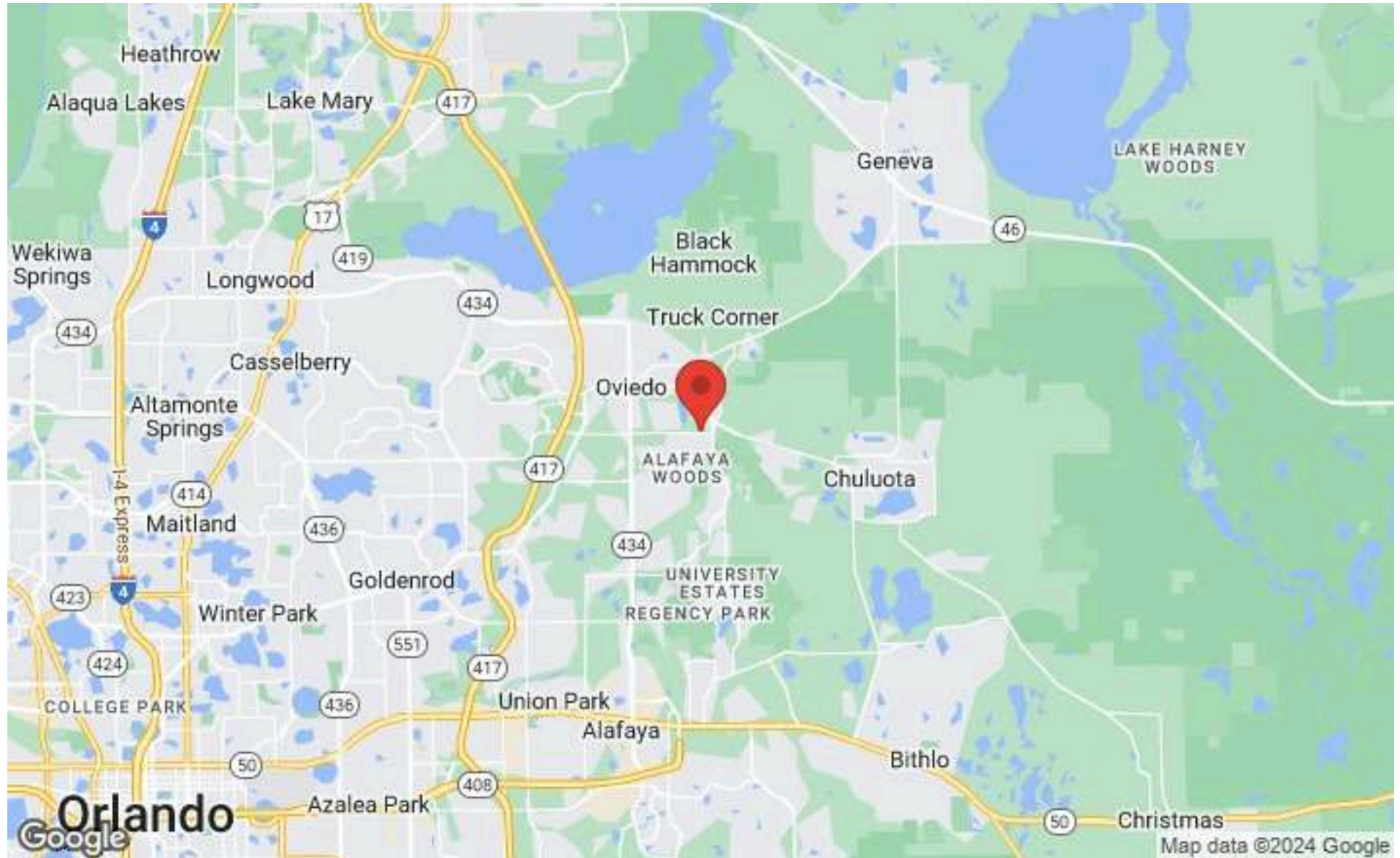
BUSINESS MAP

1445 EAST MITCHELL HAMMOCK ROAD



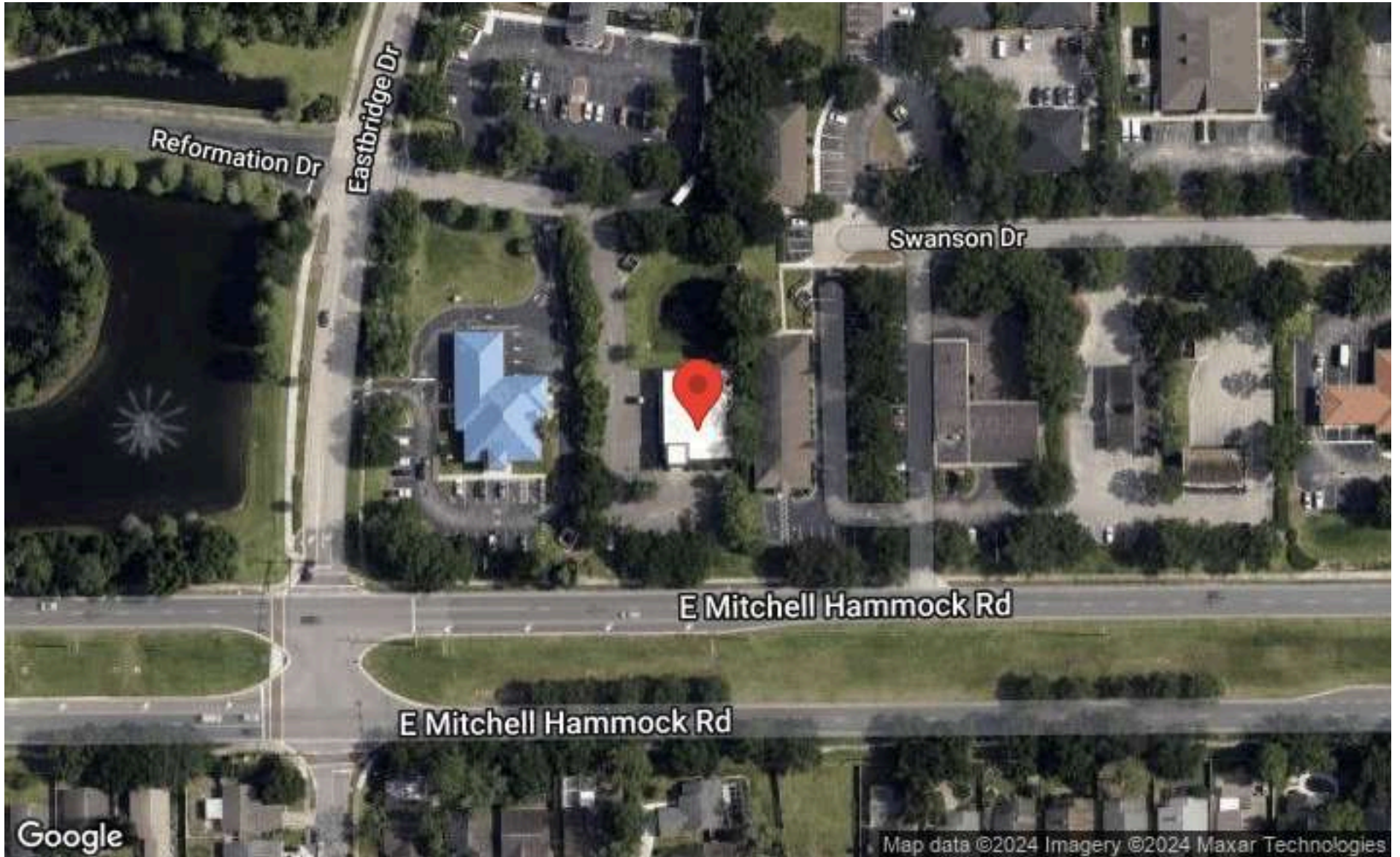
REGIONAL MAP

1445 EAST MITCHELL HAMMOCK ROAD



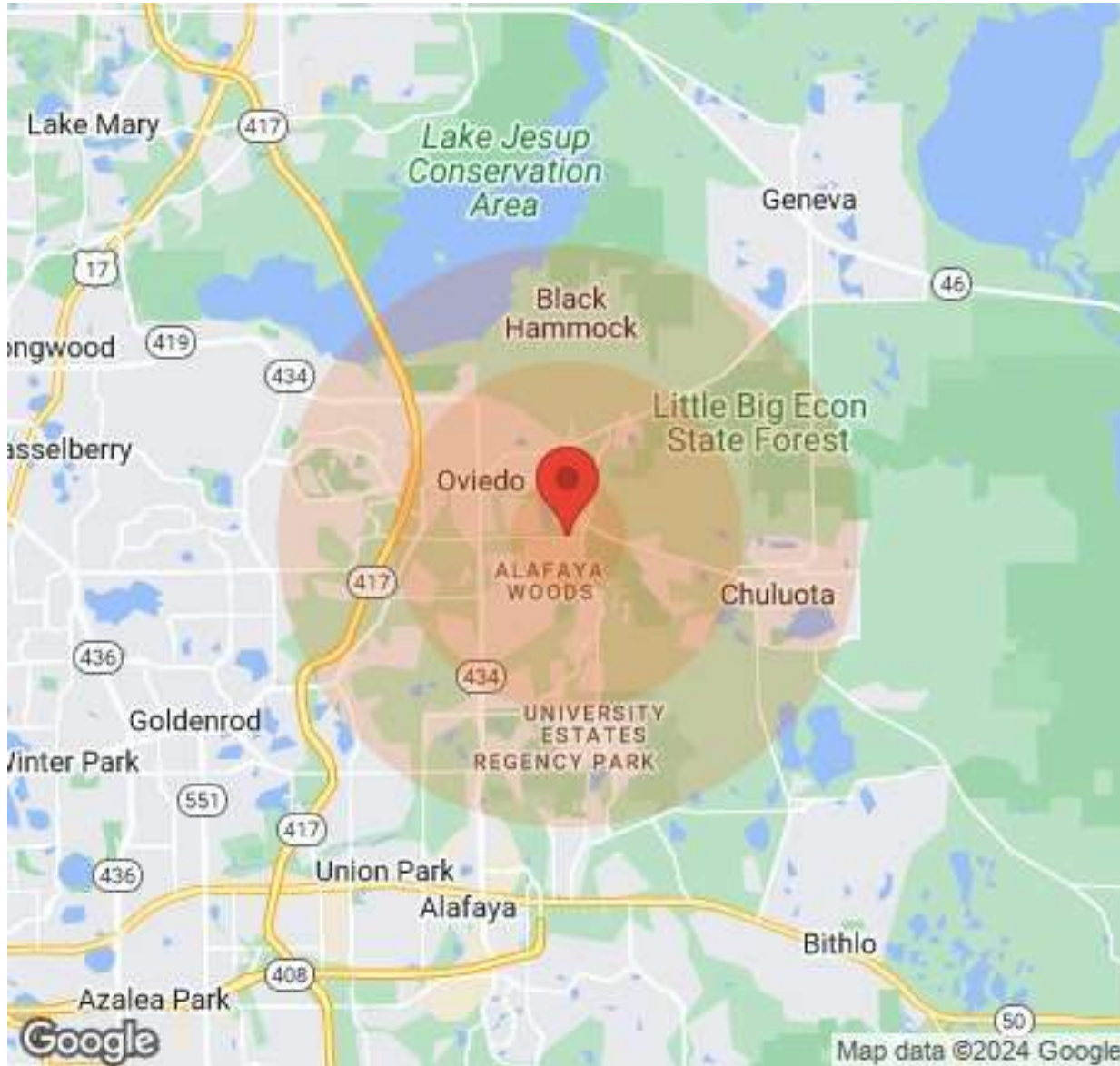
AERIAL MAP

1445 EAST MITCHELL HAMMOCK ROAD



DEMOGRAPHICS

1445 EAST MITCHELL HAMMOCK ROAD



Population	1 Mile	3 Miles	5 Miles
Male Female	3,706	26,952	54,725
Total	3,726	27,605	55,572
Population	7,432	54,557	110,297

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,460	10,324	18,861
Ages 15-24	1,141	8,197	14,489
Ages 25-54	3,225	21,779	49,922
Ages 55-64	881	6,461	12,727
Ages 65+	725	7,796	14,298

Race	1 Mile	3 Miles	5 Miles
White	6,044	45,844	92,117
Black	730	4,136	8,123
Am In/AK Nat	N/A	7	42
Hawaiian	N/A	N/A	4
Hispanic	1,473	8,614	17,576
Multi-Racial	904	5,154	10,470

Income	1 Mile	3 Miles	5 Miles
Median	\$72,848	\$76,564	\$73,219
< \$15,000	241	1,729	3,333
\$15,000-\$24,999	185	1,181	2,482
\$25,000-\$34,999	199	1,596	3,338
\$35,000-\$49,999	214	1,825	3,645
\$50,000-\$74,999	526	2,838	6,400
\$75,000-\$99,999	462	2,766	4,994
\$100,000-\$149,999	450	3,997	6,871
\$150,000-\$199,999	248	1,578	2,926
> \$200,000	76	900	1,878

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,615	19,183	37,754
Occupied	2,483	18,126	35,433
Owner Occupied	1,698	13,920	25,613
Renter Occupied	785	4,206	9,820
Vacant	132	1,057	2,321

DISCLAIMER

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