

medical space  
for  
**LEASE**

1,600 sf

\$29.95/psf mg

- + bulding: 10,800 rsf
- + land: 1.2 AC
- + parking: 3.7/1,000 (40 total)
- + year built: 2000
- + signage: pylon & building
- + parcel id: 20-2429-3477-10-000



**2nd Gen  
MEDICAL  
OFFICE**

  
**MOVE-IN  
READY**

12554 S. John Young Pkwy  
Suite 102  
Orlando, Florida 32837

patrick goetz  
vice president  
(407) 734.7210  
pat@BBDRE.com

  
**Bishop Beale Duncan**  
COMMERCIAL REAL ESTATE



## highlights

2nd Generation  
Pediatrics Office  
in a Medical  
Office Complex

- Located Near the Hunter's Creek
- Community, with Close Access to the FL 417
- Within a Primarily Medical Office Complex
- Fully Built-out & Ready-to-Occupy Office
- Ample Parking
- Office Amenities: Present Pediatrics Office, 4 Exam Rooms, 2 Break Rooms, Storage Space, 4 Exam Rooms, Reception Area
- Co-Tenants: Optical, Chiropractor, Med Spa, General Practice, Massage Therapy.



250 N. Orange Ave., Ste. 1500  
Orlando, FL 32801  
+ (407) 426.7702  
[www.BBDRE.com](http://www.BBDRE.com)

This offer is subject to errors, omissions, prior sale or withdrawal without notice.



for more information, contact patrick goetz vice president (407) 734.7210 [pat@BBDRE.com](mailto:pat@BBDRE.com)

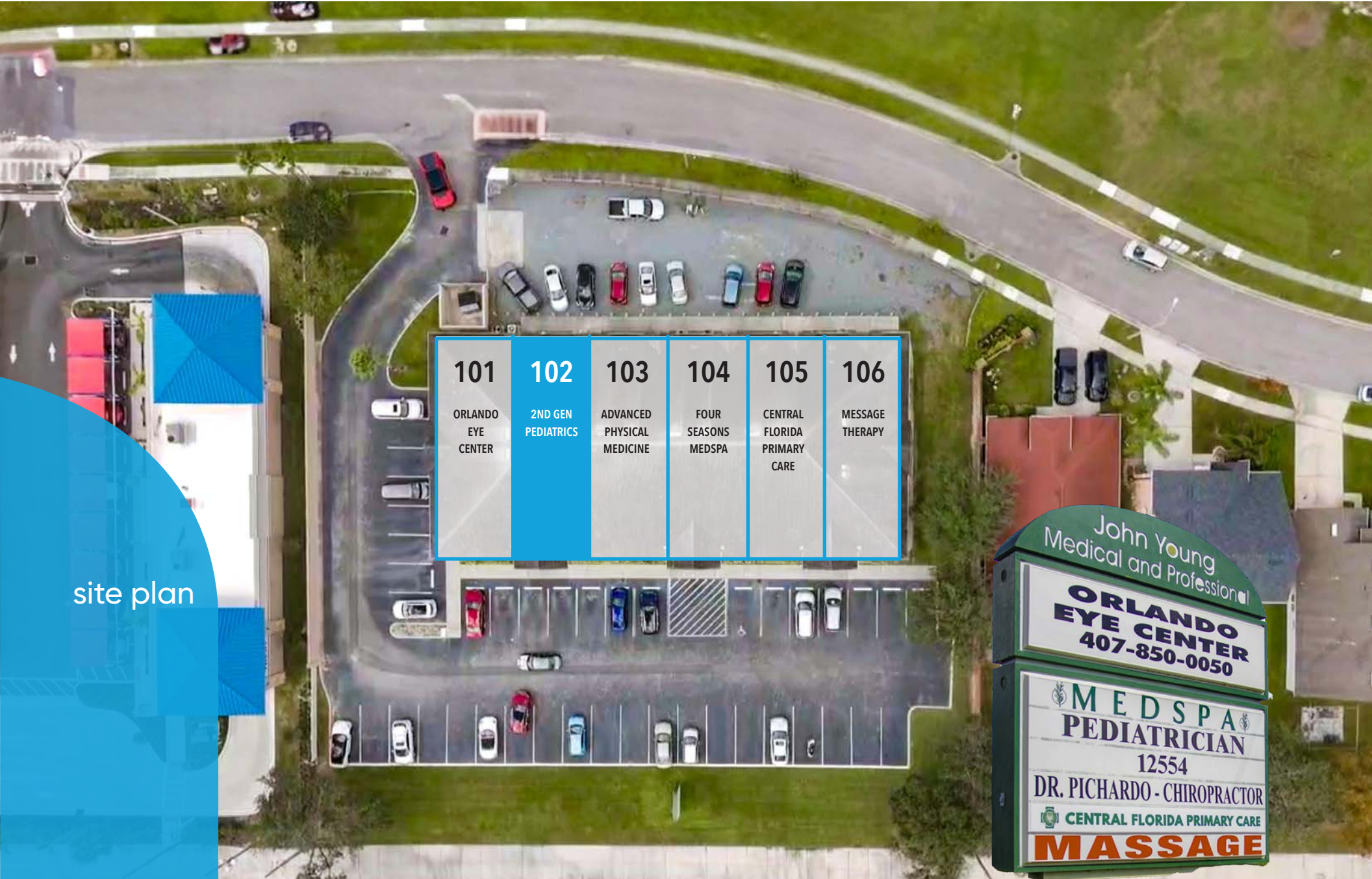
aerial elevation



exterior

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site aerial



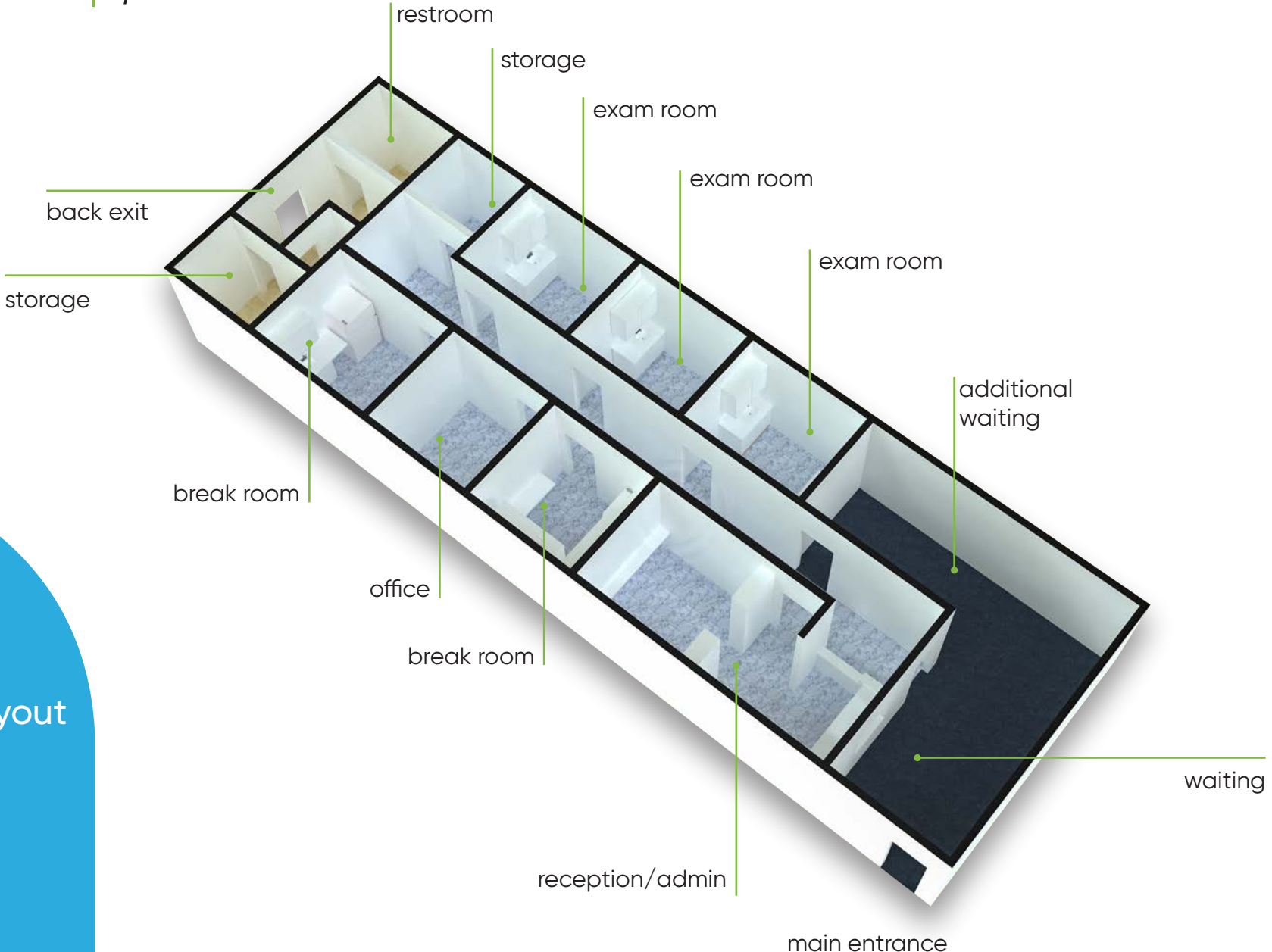
site plan

101	102	103	104	105	106
ORLANDO EYE CENTER	2ND GEN PEDIATRICS	ADVANCED PHYSICAL MEDICINE	FOUR SEASONS MEDSPA	CENTRAL FLORIDA PRIMARY CARE	MESSAGE THERAPY

John Young  
Medical and Professional  
**ORLANDO EYE CENTER**  
407-850-0050  
**MEDSPA**  
PEDIATRICIAN  
12554  
DR. PICHARDO - CHIROPRACTOR  
CENTRAL FLORIDA PRIMARY CARE  
**MASSAGE**

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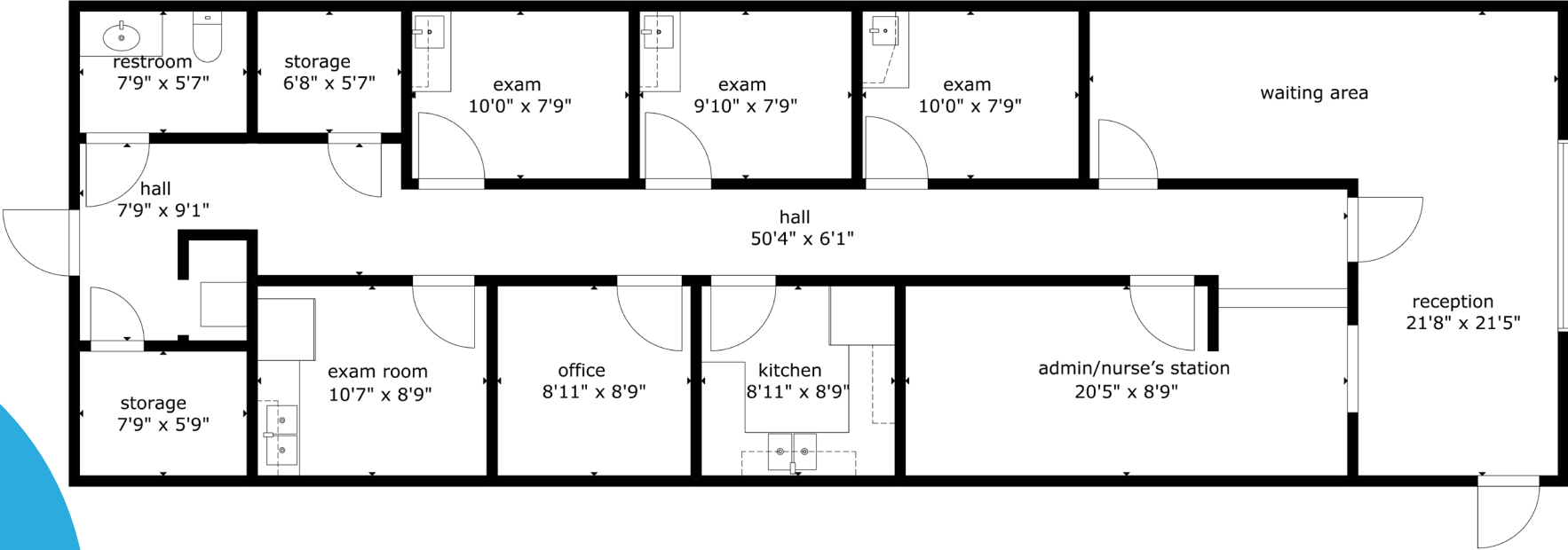
suite 102 | 1,600 rsf



3d layout



suite 102 | 1,600 rsf



floor plan



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suite 102 | 1.600 sf



interiors



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# location aerial

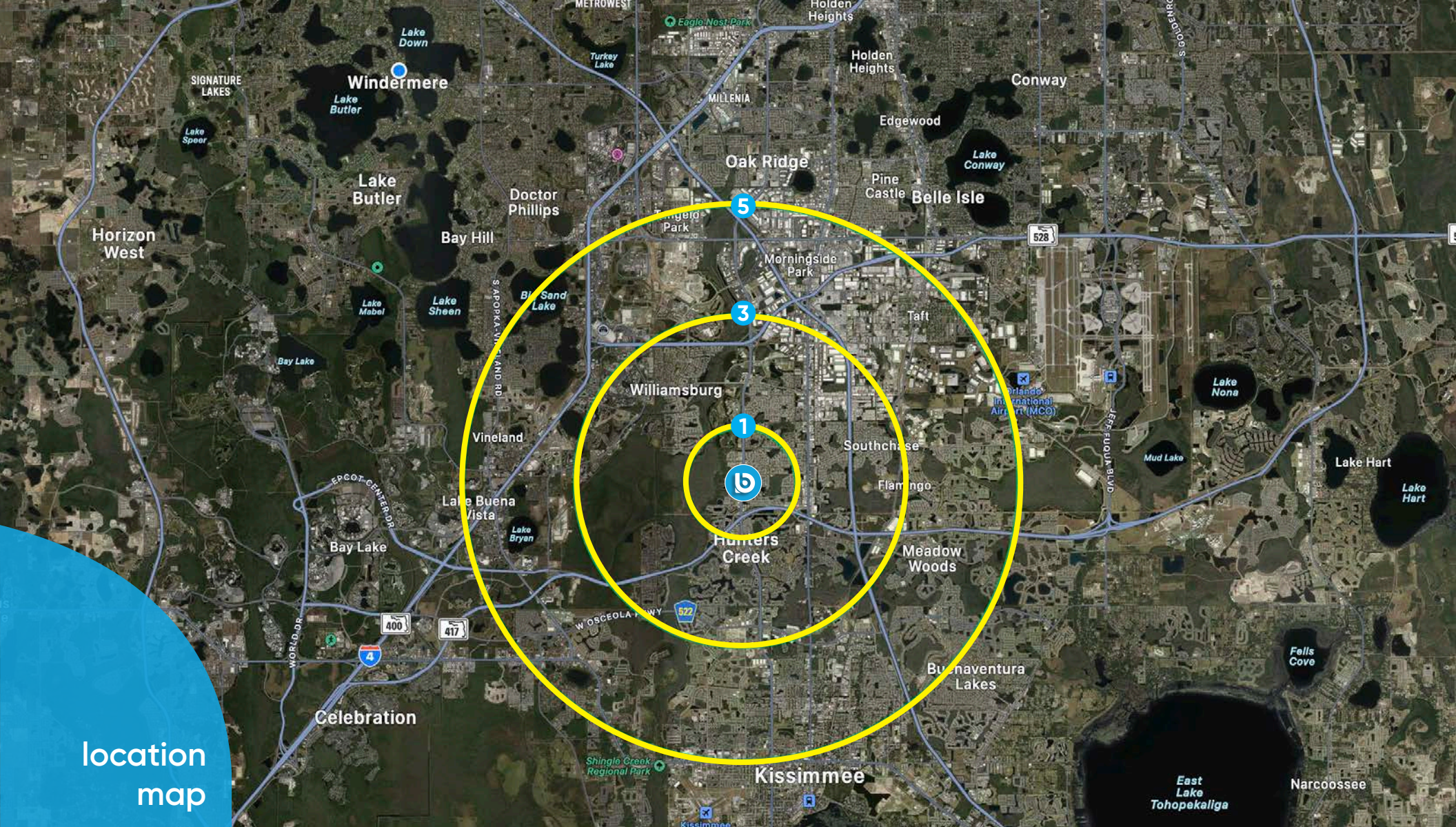


nearby  
businesses



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location  
map

demographics

Radius	Population	HH Income	Businesses	Employees
1-Mile	11,111	\$77,928	474	2,424
3-Mile	76,094	\$69,963	3,480	30,473
5-Mile	188,146	\$60,712	10,709	127,201



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