

FOR SALE AVAILABLE IMMEDIATELY
Established Veterinary Clinic
Two Operating Rooms
Dynamic East Orlando Location
Strong Demographics
Great Visibility
Directly off Expressway
Over 100,000 Cars Daily

VETERINARIAN MEDICAL SERVICES
7313 LAKE UNDERHILL ROAD
ORLANDO, FL 32822

Price: \$3,200,000

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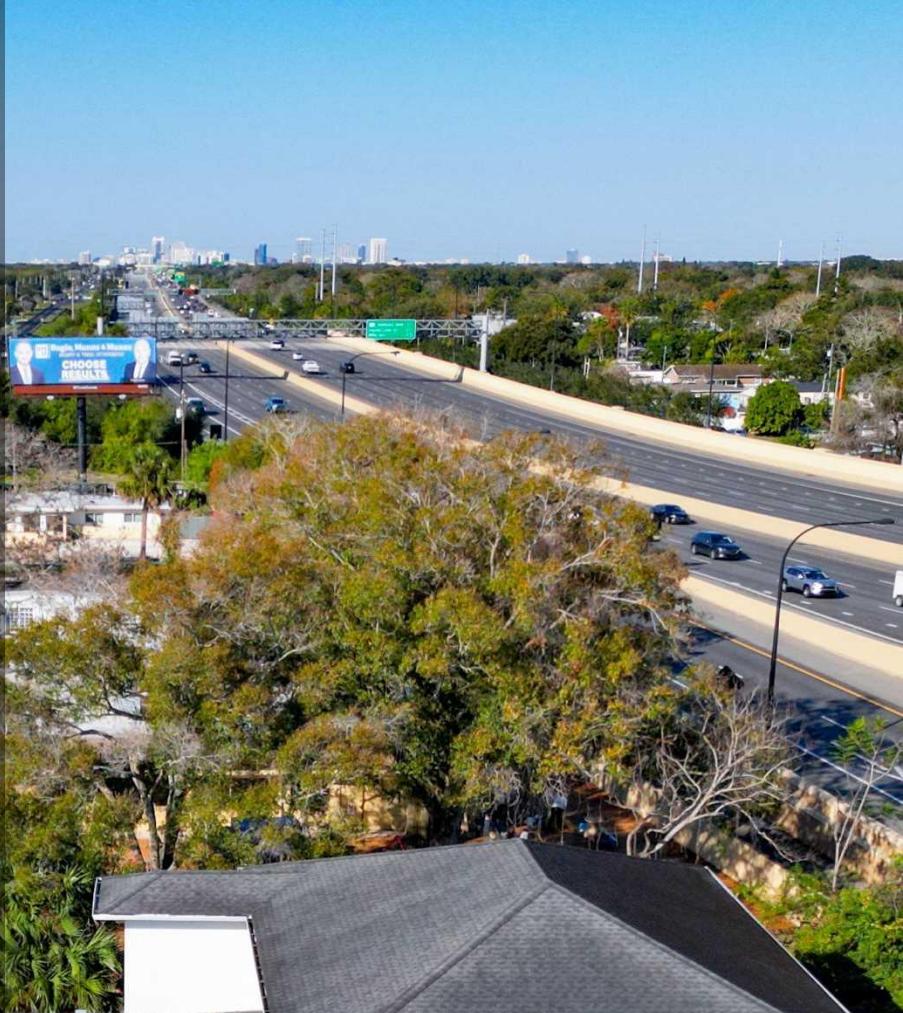


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DISCLAIMER

This is a confidential Offering Memorandum, which is intended solely for your limited use and benefit in determining whether you desire to express any further interest in acquiring 53rd Court N, West Palm Beach, FL 33407 (the "Property"). You are bound by the Confidentiality Agreement executed in connection with your receipt of this Offering Memorandum. This Offering Memorandum was prepared by Transworld Commercial, a **Florida limited liability Company** broker. It contains selected information pertaining to the Property and does not purport to be all inclusive or to contain all the information, which prospective investors may desire. It should be noted that all or any of the market analysis projections are provided for general reference purposes and are based on assumptions relating to the general economy, competition, and other factors beyond our control and, therefore, are subject to material variation. Additional information and an opportunity to inspect material related to the Property will be made available to interested and qualified prospective capital sources. Neither the Owner, Broker, nor any of their respective officers have made any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, and no legal commitments or obligations shall arise by reason of this Offering Memorandum or its contents. It is essential that all par-es to real estate transactions be aware of the health, liability, and economic impact of environmental factors on real estate. Broker does not conduct investigations or analyses of environmental matters and, accordingly, urges interested parties to retain qualified environmental professionals to determine whether hazardous or toxic wastes or substances (such as asbestos, pcbs, other contaminants or petrochemical products stored in underground tanks) or other undesirable materials or conditions are present at the Property, and if so, whether any health danger or other liability exists. Various laws and regulations have been enacted at the federal, state, and local levels dealing with the use, storage, handling, removal, transport and disposal of toxic or hazardous wastes and substances. Depending on past, current and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If such substances exist or are contemplated to be used at the Property, special governmental approvals or permits may be required. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present. In this Offering Memorandum, certain documents are described in summary form. The summaries do not purport to be complete descriptions of the full agreements involved, nor do they purport to constitute any legal analysis of the provisions of the documents. This brochure shall not be deemed an indica-on of the situation of the Owner nor constitute an indica-on that there has been no change in the business or affairs of the Owner since the date of preparation of this Offering Memorandum. Duplication of the Offering Memorandum in part or whole without expressed written consent of Broker is not authorized.

PROPERTY INSPECTION:

Prospective purchasers will be given an opportunity to visit and inspect the property at their convenience by scheduling an appointment with ALAN KAYE of TRANSWORLD COMMERCIAL. Property Tours should be scheduled with as much advance notice as possible. Prospective purchasers may not visit the property without ALAN KAYE of TRANSWORLD COMMERCIAL PLEASE DO NOT VISIT THE PROPERTY WITHOUT SETTING AN APPOINTMENT WITH ALAN KAYE OR MIKE SHEA & PLEASE DO NOT DISTURB THE TENANTS.

PROPERTY SUMMARY

Veterinarian Medical Services

7313 Lake Underhill Road | Orlando, FL 32822

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Property Summary

Property Type:	Veterinary Office with ER
Location:	Dynamic East Orlando Location
Operating Rooms:	Two
Building SF:	6,309 +/- SF
Property Use:	1,900- Office Medical Building
Lot Size:	.39 Acre Site
Frontage:	100 +/- Linear Feet
Zoning:	ORG-C-2
Constrction:	CBS
Foundation:	Slab on Grade
Year Built/Renovated:	1979/2011
Floors:	One Story & Two Story Buildings
Curb Cuts:	One
Parking:	Ample Surface Parking
County:	Orange County
Parcel ID:	26-22-30-0000-00-048
Price:	\$3,200,000

Property Overview

Transworld Commercial Real Estate and Transworld Business Advisors are pleased to represent ownership in the disposition of a Veterinary Office with ER & Two Operating Rooms located at 7313 Lake Underhill Road in East Orlando, Florida. Built in 1979 and renovated beautifully in 2011-2012, this Medical Office Building presents an outstanding opportunity for a physician to build their practice with two operating rooms. It is strategically located a short distance to downtown Orlando and just off the East-West Expressway in a growing area just close to Baldwin Park. It is comprised of a one-story CBS building connected to a two story CBS building that totals 6,309 square feet on .39 acre rectangular with ample surface parking. There is exceptional exposure and great visibility from the East West Expressway, Goldenrod Road, and Lake Underhill Road. There are almost 60,000 people living within a 2 mile radius and over 302,000 living within a 5 mile radius.

Location Overview

Orlando was incorporated as a city in 1885 and is part of Orange County located in the central part of Florida. Orange County has a population of over 1,500,000 people, making it the fifth largest county in Florida. Orlando is the County Seat and the county's largest city and the core of the Orlando metropolitan area with almost 3,000,000 people. Downtown Orlando is the center of the greater Orlando region and its home to many of the region's major banks, government buildings and cultural and tourist attractions along with a large residential population. Orlando has been nicknamed the "theme park capital of the world". It is the fourth most populated city in the state with a population of over 310,000 residents. It remains one of the most-visited cities in the world primarily due to tourism, major events, theme parks, and conventions with Orange County Convention Center the second largest convention facility in the U.S.

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TRANSWORLD
COMMERCIAL REAL ESTATE

PROPERTY DESCRIPTION

Veterinarian Medical Services

7313 Lake Underhill Road | Orlando, FL 32822

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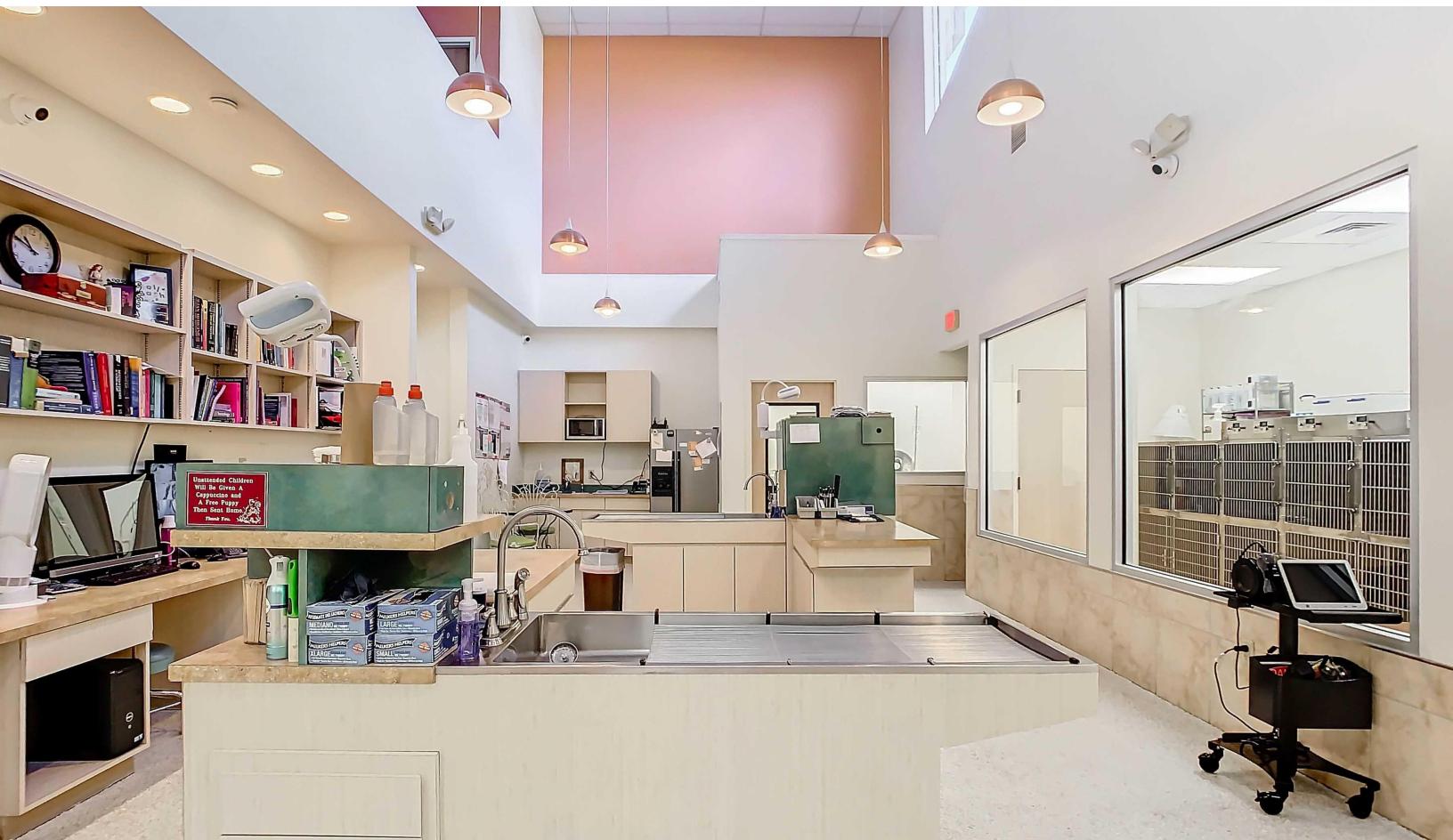
7313 Lake Underhill Road in Orlando is a very well situated Veterinarian Office with two operating rooms. The two buildings totaling 6,309 square feet were beautifully renovated in 2011-2012 and can now accommodate a practice with two operating rooms. The space has been exceptionally well thought out and would lend itself to several different medical uses. As you enter the property, the one story building is to the left and the two story building lies to the right and are connected. The two story building has a very impressive high ceiling and a loft over a portion of the space with a great room and a second room. There are bathrooms in both buildings. In addition to the two operating rooms there is a substantial amount of office space to see patients and do administrative work. There is a 1,000 square foot section of the building that can be separated from the balance of the property, and the current owner is interested in remaining in that 1,000 square foot space which would bring rental income to the new owner. There is great access off the East West Expressway, Goldenrod Road, and Lake Underhill Road with over 100,000 cars daily. The average household income within 2 miles is \$64,772 and \$83,241 within a 5 mile radius. It is a family pet friendly area. Advent Hospital is just down the street and Orlando International Airport, the seventh busiest Airport in the U.S. is eight miles away. Residents benefit from the Orlando Fire Department and the Orlando Police. . The two largest tourist attractions in the Orlando area are Walt Disney World Resort & Universal Orlando Resort. Companies with offices in Orlando include AAA, ABC Fine Wine & Spirits, AdventHealth, Amazon, Central Florida Expressway Authority, CNL, Darden Restaurants, Florida Turnpike, Hilton Grand Vacations Club, JetBlue, Lockheed Martin, Lowe's Hotels, Marriott, Millers Ale House, NBC Universal, Orlando Health, Planet Hollywood, Pulte Red Lobster, Ruth's Chris Steakhouse, SunTrust bank, Tupperware, & Wyndham to name a few.

PROPERTY PHOTOS

Veterinarian Medical Services

7313 Lake Underhill Road | Orlando, FL 32822

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PROPERTY PHOTOS

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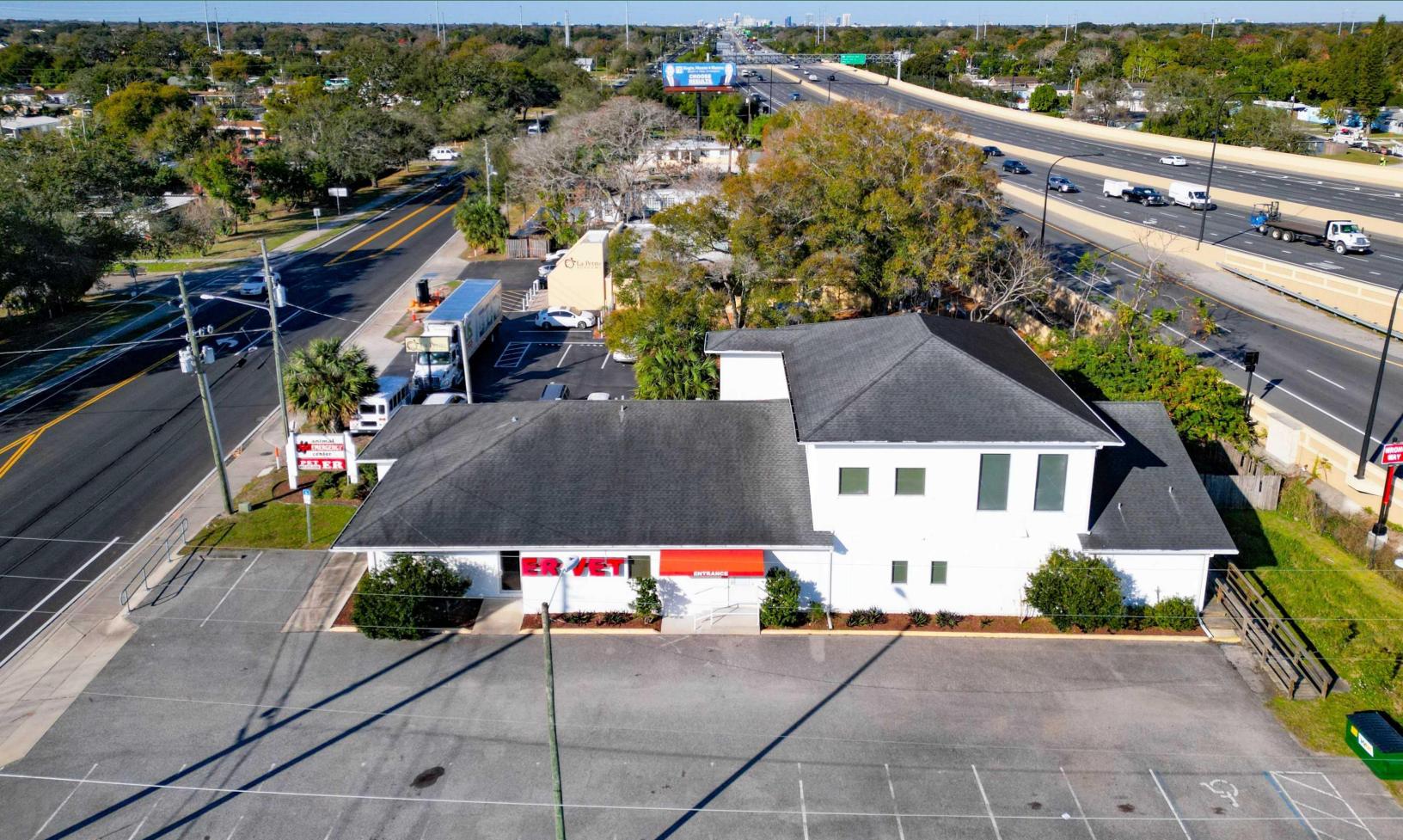


PROPERTY PHOTOS

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PROPERTY PHOTOS

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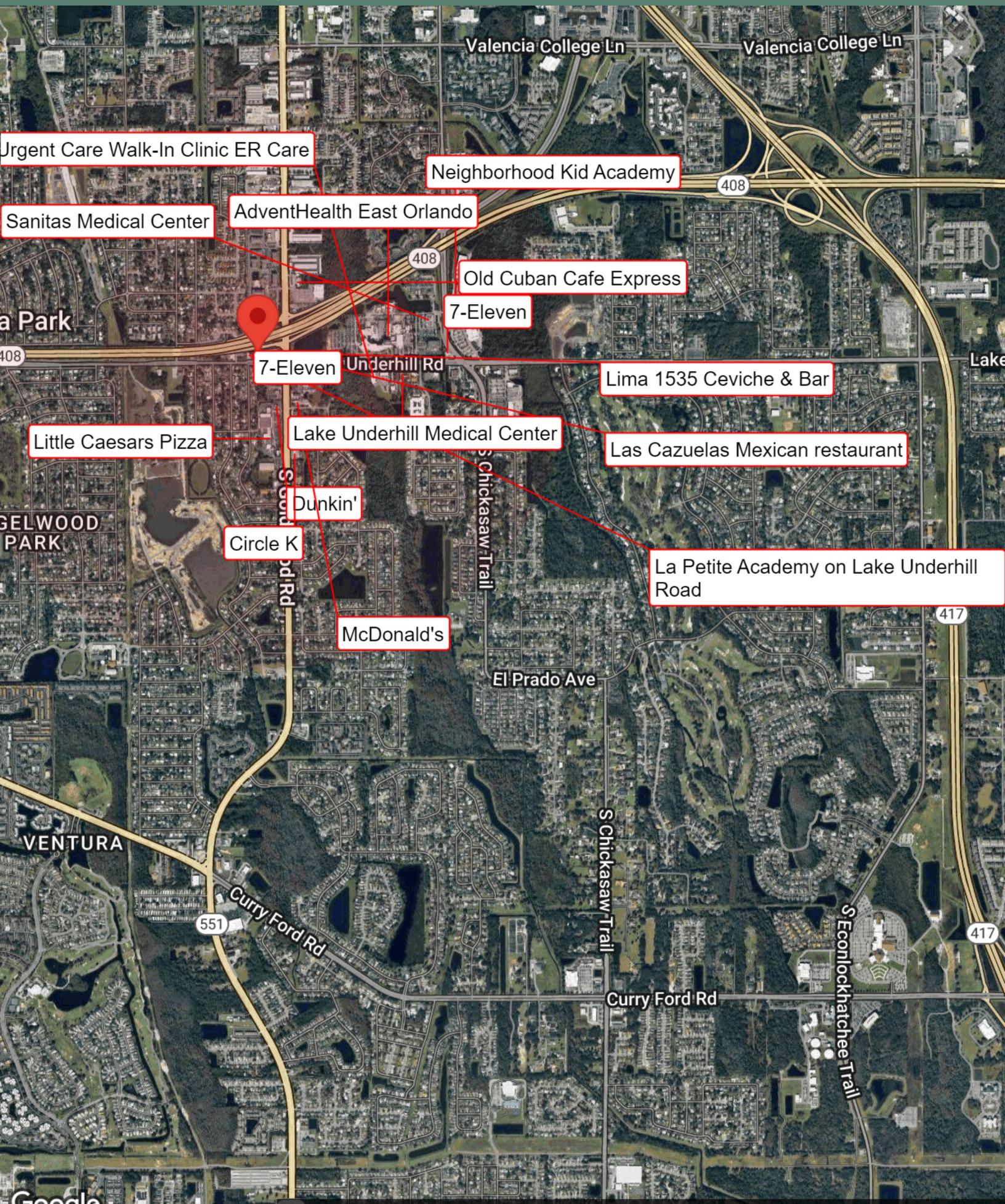


BUSINESS MAP

Veterinarian Medical Services

7313 Lake Underhill Road | Orlando, FL 32822

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DEMOGRAPHICS

Veterinarian Medical Services

7313 Lake Underhill Road | Orlando, FL 32822

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Population				Households			
	2 miles	5 miles	10 miles		2 miles	5 miles	10 miles
2020 Population	58,673	310,080	870,141	2020 Households	21,294	122,548	333,099
2024 Population	56,345	302,455	873,087	2024 Households	20,378	119,376	334,146
2029 Population Projection	57,659	310,425	901,116	2029 Household Projection	20,849	122,555	345,274
Annual Growth 2020-2024	-1.0%	-0.6%	0.1%	Annual Growth 2020-2024	0%	0.4%	1.1%
Annual Growth 2024-2029	0.5%	0.5%	0.6%	Annual Growth 2024-2029	0.5%	0.5%	0.7%
Median Age	37.4	38	37	Owner Occupied Households	10,031	62,021	172,343
Bachelor's Degree or Higher	20%	33%	35%	Renter Occupied Households	10,818	60,534	172,931
U.S. Armed Forces	137	353	881	Avg Household Size	2.7	2.5	2.5
Population By Race				Avg Household Vehicles	2	2	2
	2 miles	5 miles	10 miles	Total Specified Consumer Spending (\$)	\$513M	\$3.4B	\$9.8B
White	18,306	134,946	406,165	Income			
Black	6,169	29,836	145,175		2 miles	5 miles	10 miles
American Indian/Alaskan Native	488	1,587	3,635	Avg Household Income	\$64,772	\$83,241	\$87,383
Asian	2,102	14,969	41,849	Median Household Income	\$50,273	\$60,133	\$62,354
Hawaiian & Pacific Islander	73	359	703	< \$25,000	4,344	23,054	65,694
Two or More Races	29,208	120,757	275,559	\$25,000 - 50,000	5,793	27,288	69,447
Hispanic Origin	34,861	137,497	301,052	\$50,000 - 75,000	3,985	20,046	57,040
Housing				\$75,000 - 100,000	2,736	16,657	42,059
	2 miles	5 miles	10 miles	\$100,000 - 125,000	1,635	10,663	30,853
Median Home Value	\$219,394	\$279,124	\$309,002	\$125,000 - 150,000	719	5,638	18,838
Median Year Built	1982	1984	1986	\$150,000 - 200,000	639	7,656	22,765
				\$200,000+	527	8,374	27,452

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TRANSWORLD®

BACK COVER SHEET

Veterinarian Medical Services

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