

For Sale

2,608 SF FOR SALE
917 RINEHART RD, SUITE 2031, LAKE MARY, FL 32746

2,608 SF AVAILABLE

917 RINEHART RD, SUITE 2031

LAKE MARY, FL 32746



DESCRIPTION

Medical Office Condo available within the Lake Mary Professional Center on Rinehart Road. Recently updated and move-in ready, the suite offers an ideal opportunity for medical or professional users seeking a professional office space in a premier healthcare corridor. The property is located directly across from the AdventHealth ER and just minutes from major institutional healthcare providers and national retail, placing it at the epicenter of one of Central Florida's most established medical and professional hubs.

PROPERTY OFFERING

| | |
|--------------|----------------|
| ASKING PRICE | \$915,000 |
| FOR LEASE | \$30/SF + NNNs |
| GROSS SF | 2,608 |
| NET SF | 2,268 |

HIGHLIGHTS

- Features a professional reception and waiting area, 5 dedicated exam rooms, and 2 specialized procedure rooms.
- Includes a private consultation office, a central work area, a staff breakroom, and an in-suite restroom.
- Recently Updated
- Located directly across from the AdventHealth Emergency Medical Facility.
- Positioned just minutes from Interstate 4 and CR-46A for easy patient access.
- Monument Signage Available

CO-TENANTS INCLUDE:



FOR MORE INFORMATION, PLEASE CONTACT:

Rebekah Donato
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Rebekah@AtriumCommercial.com

JP Beaulieu, CCIM, CLS
407.863.2966
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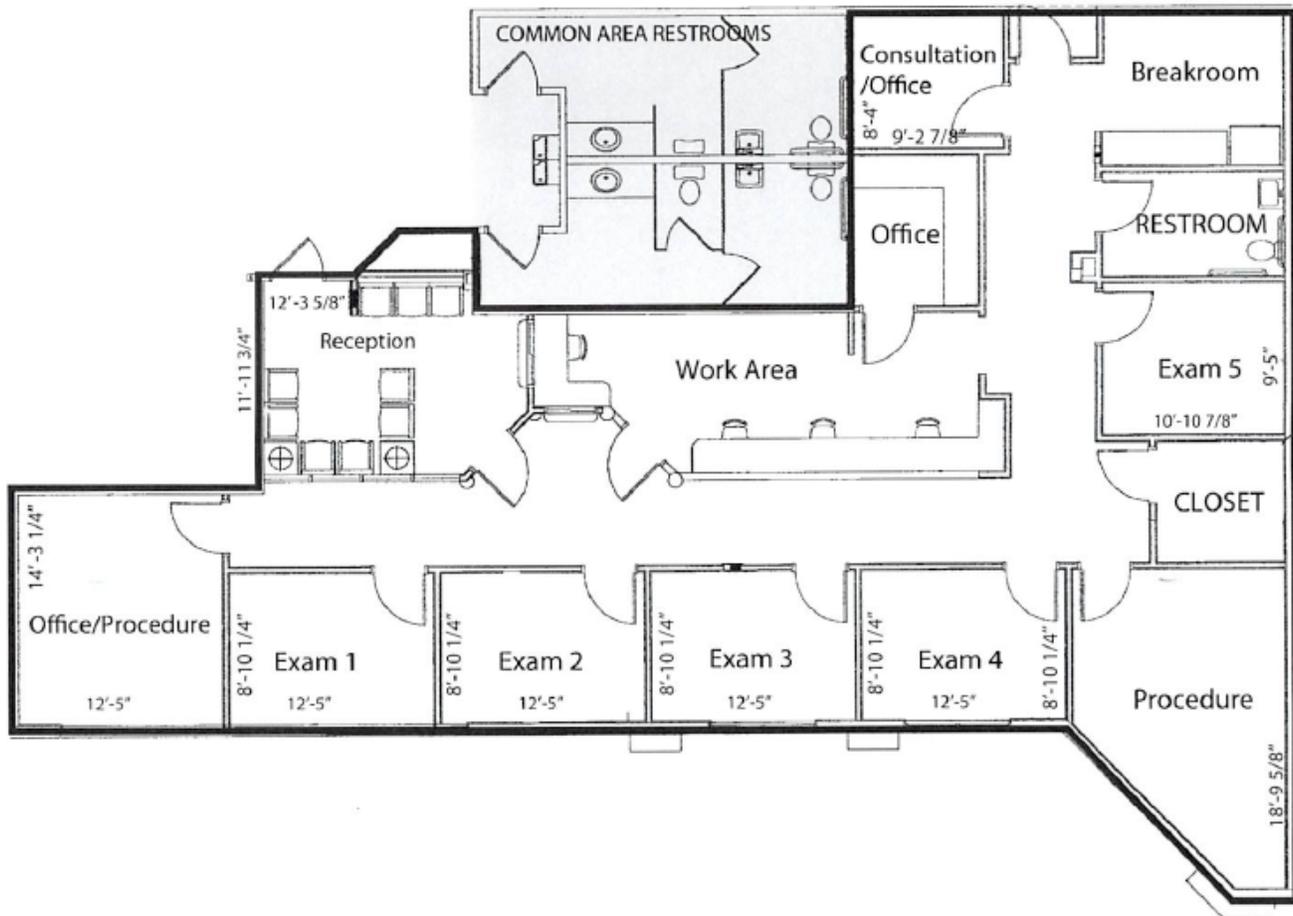
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FLOOR PLAN

2,268 SF NET



- Reception
- 5 Exam Rooms
- 1 Procedure Room
- 3 Offices
- Break Room
- Private Restroom

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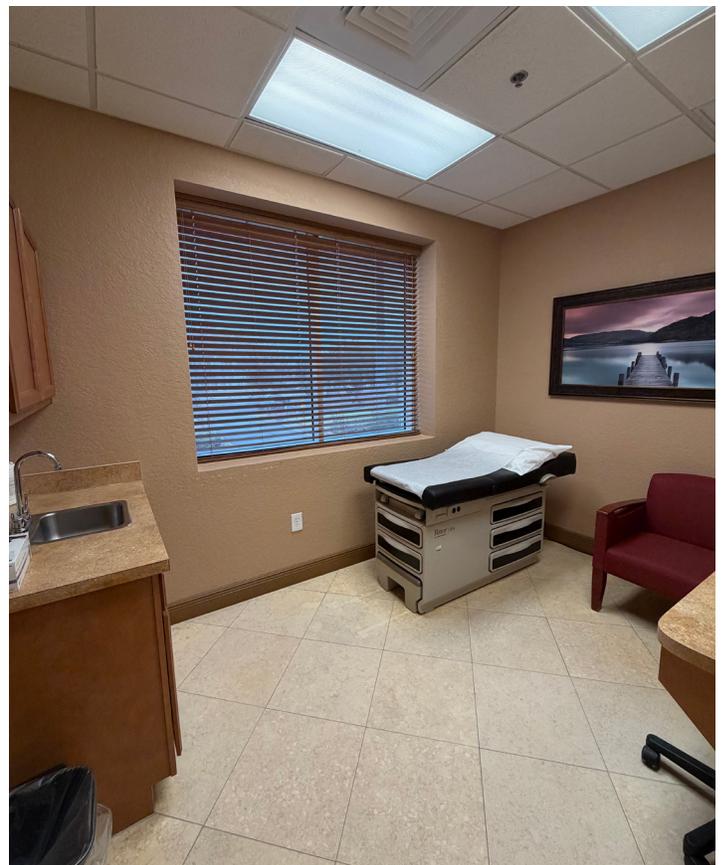
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PROPERTY PHOTOS



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KEY LOCATIONS



37,375 AADT
Rinehart Road

125,000 AADT
Interstate 4

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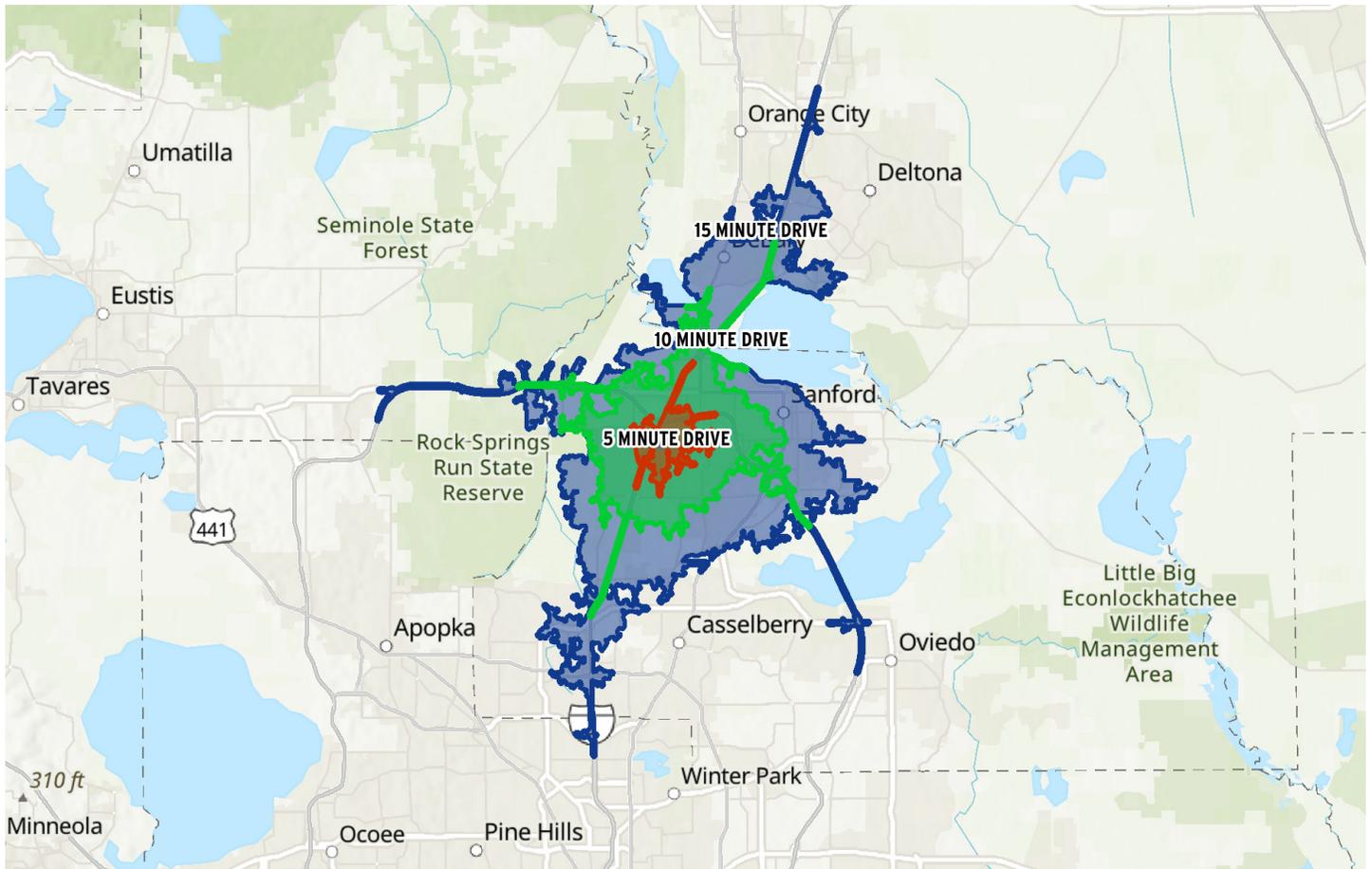
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DRIVE TIMES & DEMOGRAPHICS



5-MINUTE DRIVE

| | |
|--|--|
| | 23,018 ESTIMATED POPULATION |
| | 10,097 HOUSEHOLDS |
| | 22,002 TOTAL EMPLOYEES |
| | \$130,094 AVERAGE HOUSEHOLD INCOME |

10-MINUTE DRIVE

| | |
|--|--|
| | 68,277 ESTIMATED POPULATION |
| | 29,324 HOUSEHOLDS |
| | 50,472 TOTAL EMPLOYEES |
| | \$125,468 AVERAGE HOUSEHOLD INCOME |

15-MINUTE DRIVE

| | |
|--|--|
| | 140,977 ESTIMATED POPULATION |
| | 57,421 HOUSEHOLDS |
| | 88,165 TOTAL EMPLOYEES |
| | \$122,857 AVERAGE HOUSEHOLD INCOME |

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