



MEDICAL OFFICE BUILDING FOR SALE

217 Hillcrest Street, Orlando, FL 32801

Second Generation Medical
Owner/User Opportunity

PROPERTY HIGHLIGHTS

- Centrally located in the heart of downtown Orlando
- Well maintained owner/user property
- Second generation medical office
- Large surface parking lot
- Quick and easy access to Colonial Dr., I-4, and SR 408
- Large monument sign



ASKING PRICE

Call For Pricing



SIZE

Building: $\pm 8,097$ SF
Land: ± 0.58 Acres



PARKING

± 40 surface spaces



YEAR BUILT

1981



ZONING

O-3



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Property Photos



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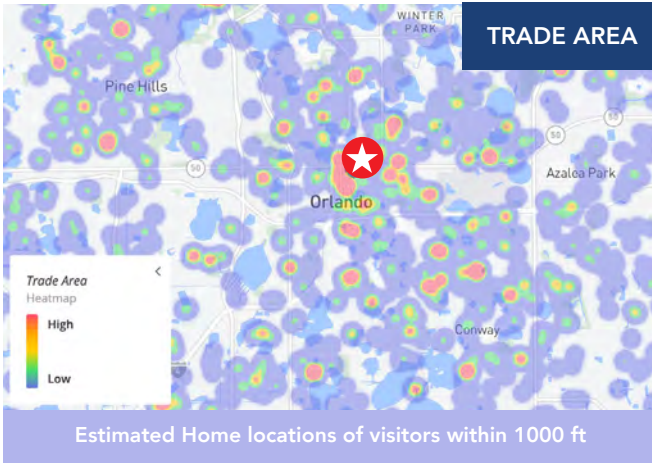
Floor Plan



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Demographics



12 MONTH VISITOR DEMOGRAPHICS WITHIN 1000 FT

Visits	252K
Visitors	82.2K
Visit Frequency	3.07x
Avg Dwell Time	103 minutes
Vehicle Traffic Counts	3,600 AADT on Highland Ave 38,000 AADT on E Colonial Drive

DRIVE TIMES

4 minutes

to I-4

10 minutes

to FL 408

1 minute

to E Colonial Drive

11 minutes

to Orlando Executive Airport

33 minutes

to Orlando International Airport (MCO)

39 minutes

Orlando Sanford International Airport (SFB)

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2025 Estimated Population	24,630	111,828	309,799
2030 Projected Population	27,243	114,005	304,275
2020 Census Population	18,303	101,609	291,222
2010 Census Population	12,424	84,400	254,042
Projected Annual Growth 2025 to 2030	2.1%	0.4%	-0.4%
Historical Annual Growth 2010 to 2025	6.5%	2.2%	1.5%
2025 Median Age	35.4	38.7	37.8
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2025 Estimated Households	14,409	55,747	136,748
2030 Projected Households	16,176	57,832	136,612
2020 Census Households	10,402	48,074	122,453
2010 Census Households	7,287	40,252	107,685
Projected Annual Growth 2025 to 2030	2.5%	0.7%	-
Historical Annual Growth 2010 to 2025	6.5%	2.6%	1.8%
INCOME	1 MILE	3 MILES	5 MILES
2025 Estimated Average Household Income	\$145,638	\$142,824	\$117,441
2025 Estimated Median Household Income	\$94,725	\$98,077	\$83,761
2025 Estimated Per Capita Income	\$85,572	\$71,483	\$52,055