



MEDICAL OFFICE FOR LEASE

3201 Budinger Ave, St Cloud, FL 34769

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 Sales & Leasing Associate P: 407.872.0177 ext. 131



For Lease: \$25.00 / SF, NNN

± 14,200 SF Building
 5 / 1,000 Parking Ratio



AVAILABLE IMMEDIATELY

2nd Gen Medical Building located in the high-growth Nolte Rd. corridor, 1 mile south of Orlando Health St. Cloud Hospital

Strategically positioned 1.5 miles from Florida's Turnpike access

Buildout includes 40+ private offices/rooms, 2 reception lobbies, 3 restrooms, a breakroom with kitchen, and a mailroom

Located at corner of Nolte Rd. and Budinger Ave entrance to Stevens Plantation Corporate Campus

Exclusive use of monument signage and 70-space parking lot

Alternate uses include physical, behavioral and occupational therapy, private school, or childcare



2023 DEMOGRAPHICS



Total Population



Total Households



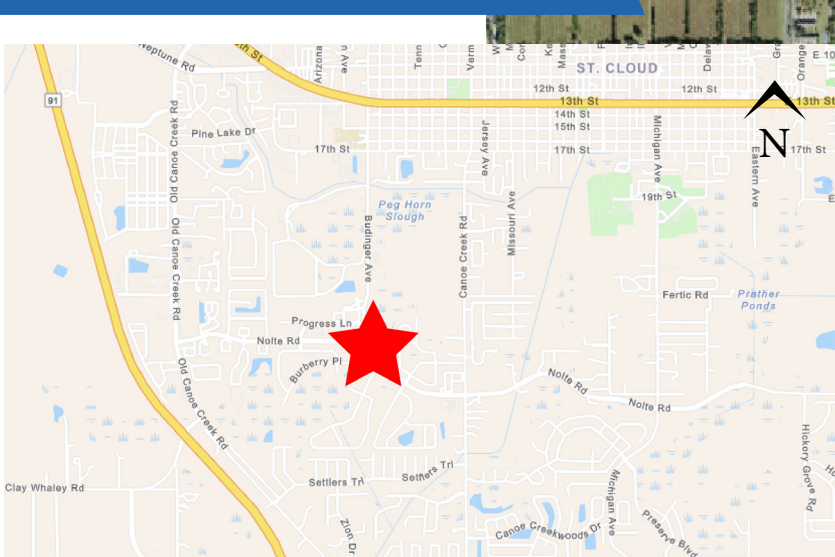
Average HH Income

| | | | |
|---------|---------|--------|----------|
| 5 Mins | 10,591 | 3,621 | \$80,731 |
| 10 Mins | 53,224 | 18,444 | \$81,892 |
| 15 Mins | 106,143 | 35,669 | \$85,544 |

615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 Fax: 407.426.8542

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THE NEIGHBORHOOD



MEDICAL EXPENDITURES
\$35,603,921
(10 min radius)



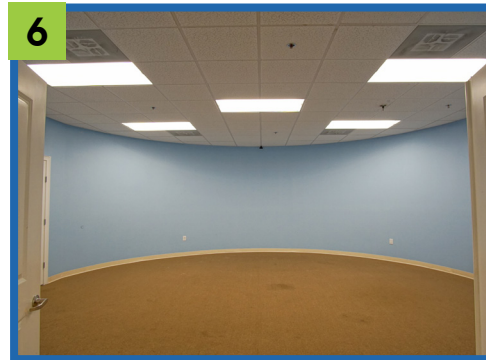
MEDIAN AGE
38.7
(10 min radius)

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FLOORPLAN



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SURROUNDING NEW HOME DEVELOPMENTS



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AERIAL MAP



SKY LAKES
ESTATES

 St. Cloud Christian
Preparatory School

 Walmart
Neighborhood Market

STEVENS PLANTATION

BUDINGER AVE

NOLTE RD

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