CENTRAL FLORIDA MEDICAL CENTER BUILD-TO-SUIT

 Close proximity to Florida Hospital East and 0.65 miles south of SR 408

• 6.0+ spaces per 1,000 SF Parking Ratio

• Lease Rate: Negotiable

• Medical or Professional Use

• 10,000 - 30,000 RSF situated on 1.54 acres

• Building and Pylon Signage Available

• Zoned: MU-1/SP/AN

• Lease Rate: Negotiable

DEMOGRAPHICS:

POPULATION	TRAFFIC COUNTS

1 mile 21,399 3 miles 127,595 5 miles 291,117 +/-**60,000** vehicles/day at the site

DAYTIME BUSINESS POPULATION

1 mile 3,317 3 miles 35,448 5 miles 214,384

AVERAGE HH

1 mile \$43,148 3 miles \$56,871 5 miles \$67,611







The information contained herein has been obtained from sources deemed reliable, however, HRS makes no guarantees, warranties or representation as to its completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease or withdrawal without notice.

Josh Smith jsmith@harbertrealty.com 407.739.8602 2450 Maitland Center Pkwy Suite 200 Maitland, FL 32751 HarbertRealty.com 205.323.2020



