

# 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

1 mile	21,399
3 miles	127,595
5 miles	291,117

### TRAFFIC COUNTS

**+/-60,000 vehicles/day at the site**

### DAYTIME BUSINESS POPULATION

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

### AVERAGE HH INCOME

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

