



MEDICAL OFFICE FOR LEASE

4106 W. Lake Mary Blvd., Lake Mary, FL 32746

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For Lease: \$25 / SF, NNN
Suite 205: ± 2,258 SF



**2nd GEN
MEDICAL
OFFICE**

2nd Gen Medical Office Space in Lake Mary Medical Complex




Closest Medical Office Building East of I-4 on Lake Mary Blvd.

Strategically Located Between South Seminole Hospital and Sanford Memorial Hospital; Minutes from Orlando Health Medical Pavilion and Advent Health ER locations on Rinehart Rd.

Current Buildout Includes Reception Area, 6 Exam and Procedure Rooms, Office and Nurses station

High Traffic Area: 19,500 AADT with 400 ft. of Frontage Along Lake Mary Blvd.

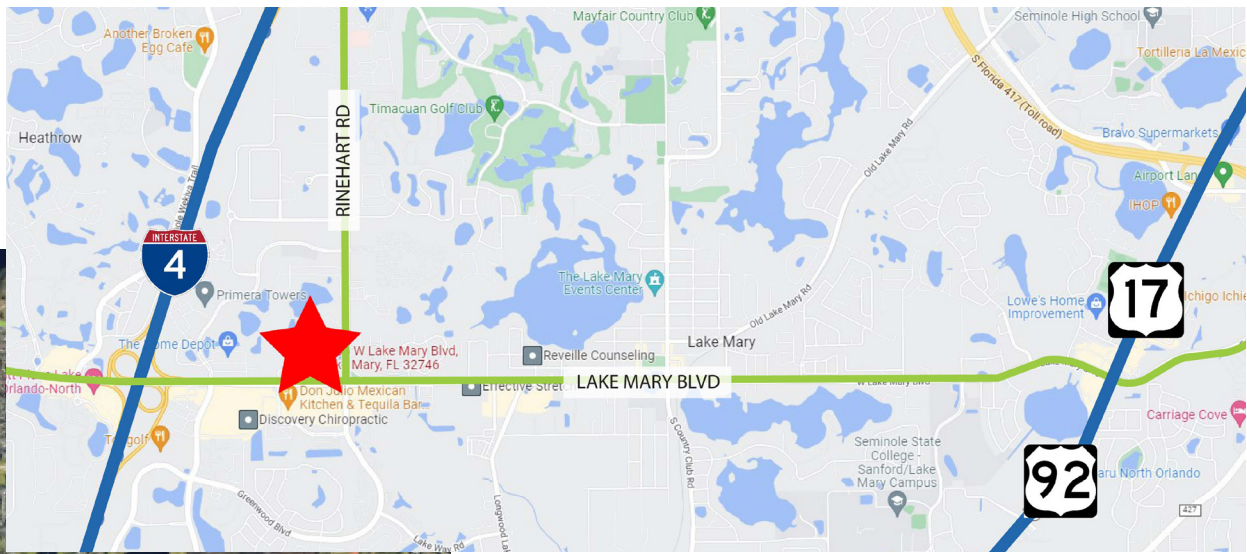
DEMOGRAPHICS

2022	 Total Population	 Total Households	 Average HH Income
5 Min	13,597	5,766	\$111,292
10 Mins	90,082	35,186	\$119,828
15 Mins	227,654	90,175	\$103,759

615 East Colonial Drive, Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

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LOCATION



MEDICAL USERS IN THE MARKET

Subject Medical Office is located within a hub of complementary medical users including but not limited to:

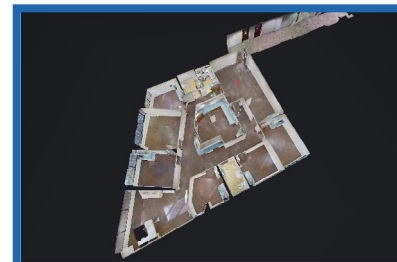
- Nemours Children's Health, Lake Mary
- Advent Health Lake Mary ER
- Central Florida Bone & Joint Institute
- Florida Hospital Medical Group
- Advent Health Medical Group Family
- Orlando Health Jewett Orthopedic
- Lake Oral and Maxillofacial Surgery
- Lake Mary Endodontics
- Advanced Women's Health Specialists

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SUITE 205 - ± 2,258 SF



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VIA MATTERPORT

Visit: [https://fcp.com/
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PICTURES



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