

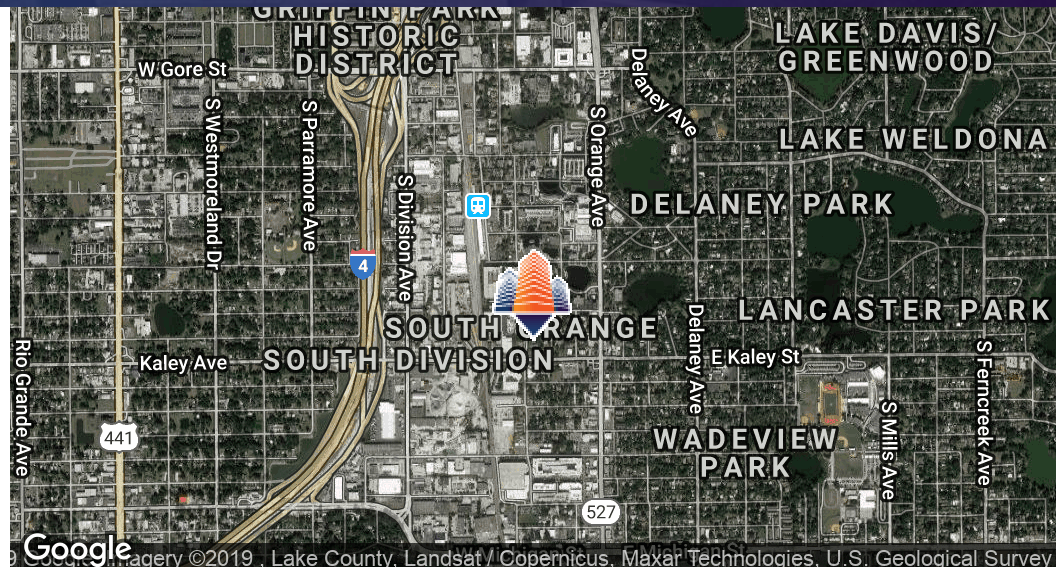
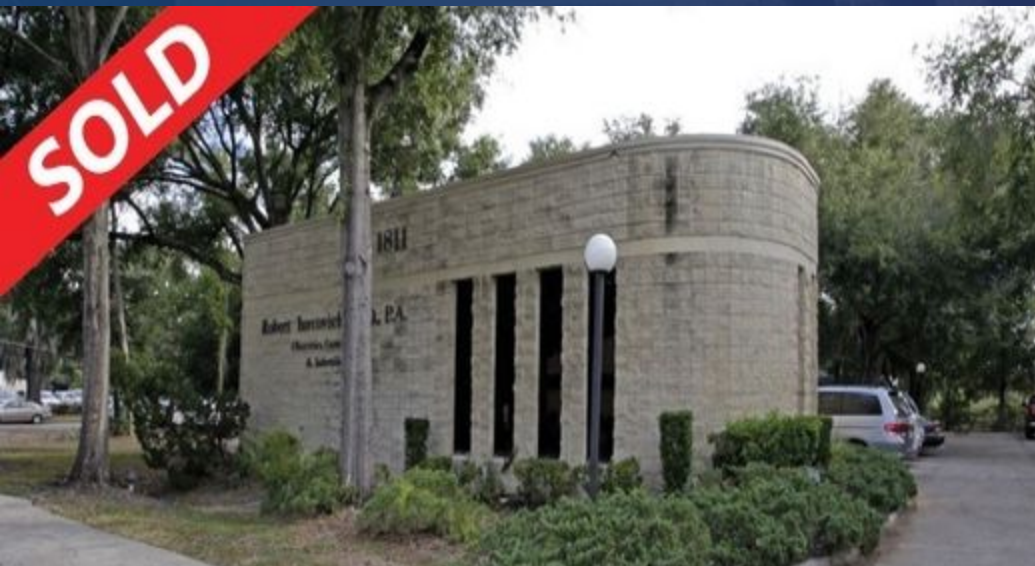
Lucerne Medical

1811 & 1803 Lucerne Terrace, Orlando, FL 32806



EQUITY
INVESTMENT
SERVICES

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Rare Opportunity to Acquire a 2,228 SF Freestanding Medical Building on Half an Acre
- Located in Downtown Orlando in the Orlando Regional Medical Center (ORMC) Campus
- Easy Access to I-4 and SR 408
- Near Turnkey Space for a Medical Office Space User with Exam Rooms, Lobby Area, & Private Offices
- Zoned O-2/T- City of Orlando
- The property has excess land that can be used to expand the building by approximately 2,000 SF

OFFERING SUMMARY

Sale Price:	\$997,000
Lot Size:	0.48 Acres
Building Size:	2,228 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,735	42,358	107,768
Total Population	8,644	101,473	267,938
Average HH Income	\$70,083	\$59,472	\$60,700

Juan Jimenez, MSRE, CCIM
407.844.5238
jjimenez@eisre.com



7575 Dr. Phillips Blvd, Ste 390
Orlando, FL 32819
www.eisre.com