

Medical Office For Lease

1301 SUNDIAL POINT
WINTER SPRINGS, FL 32708

\$20 NNN Asking Rent
Second Gen Medical
Ideal for One or Two Practitioners



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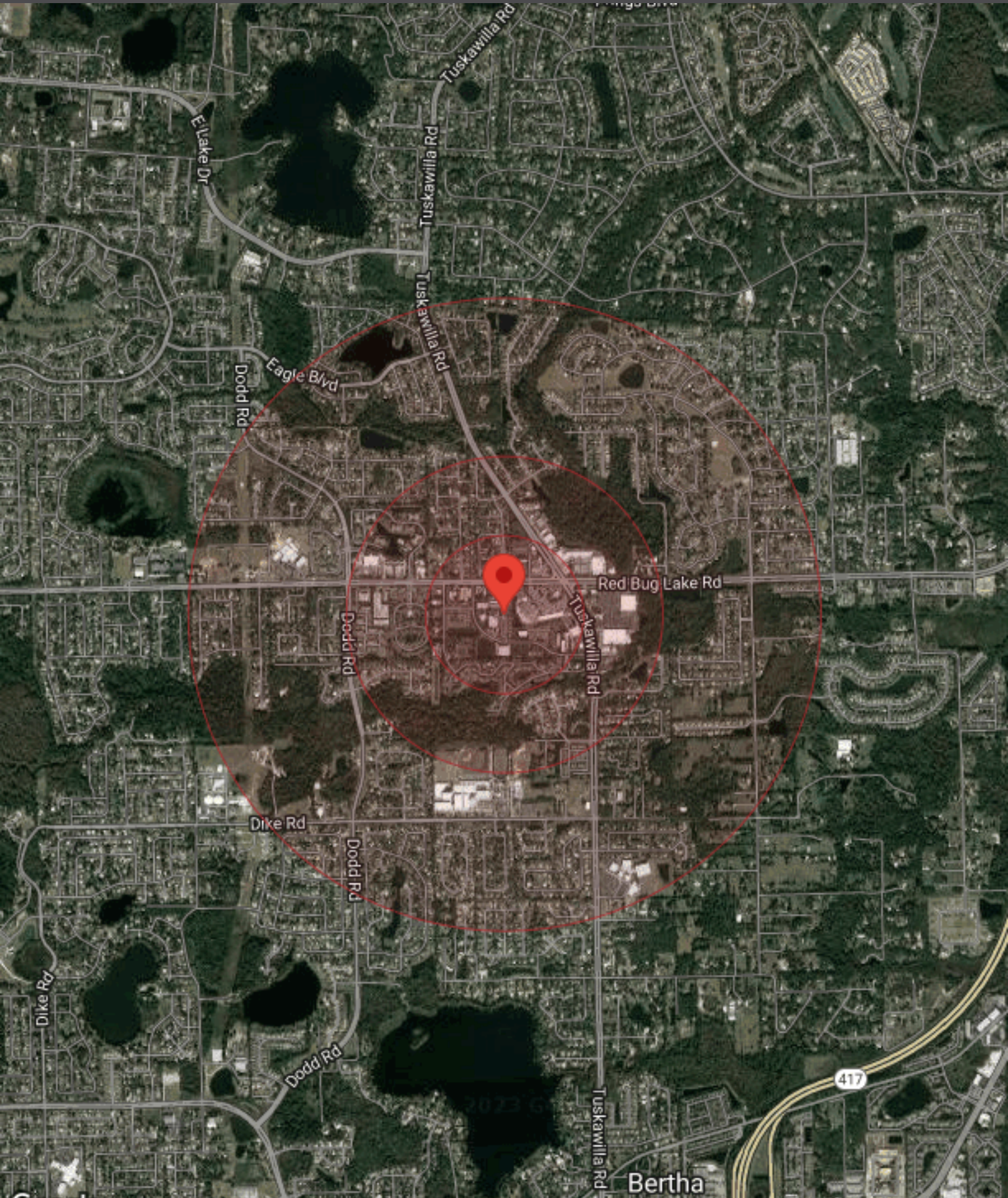
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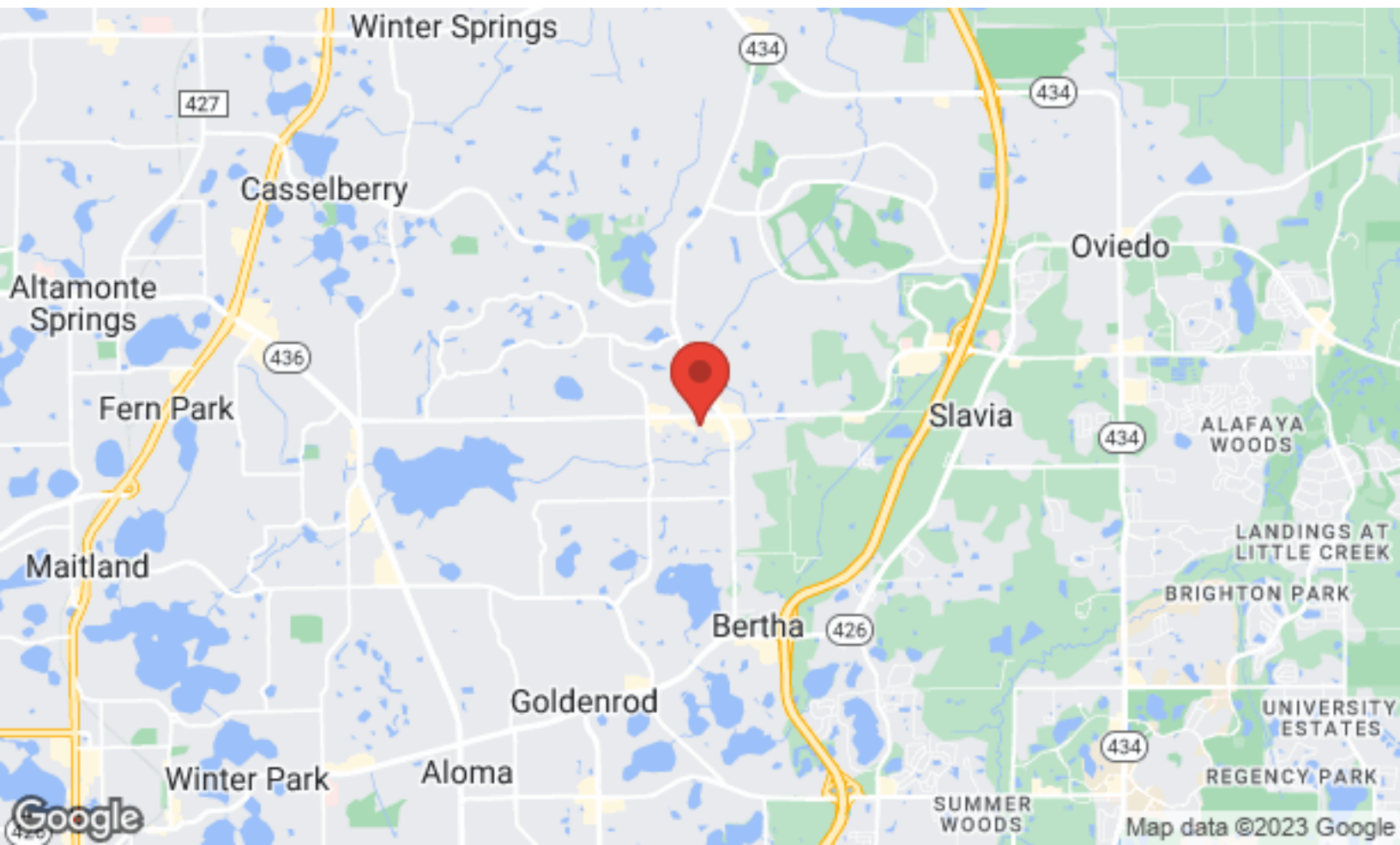
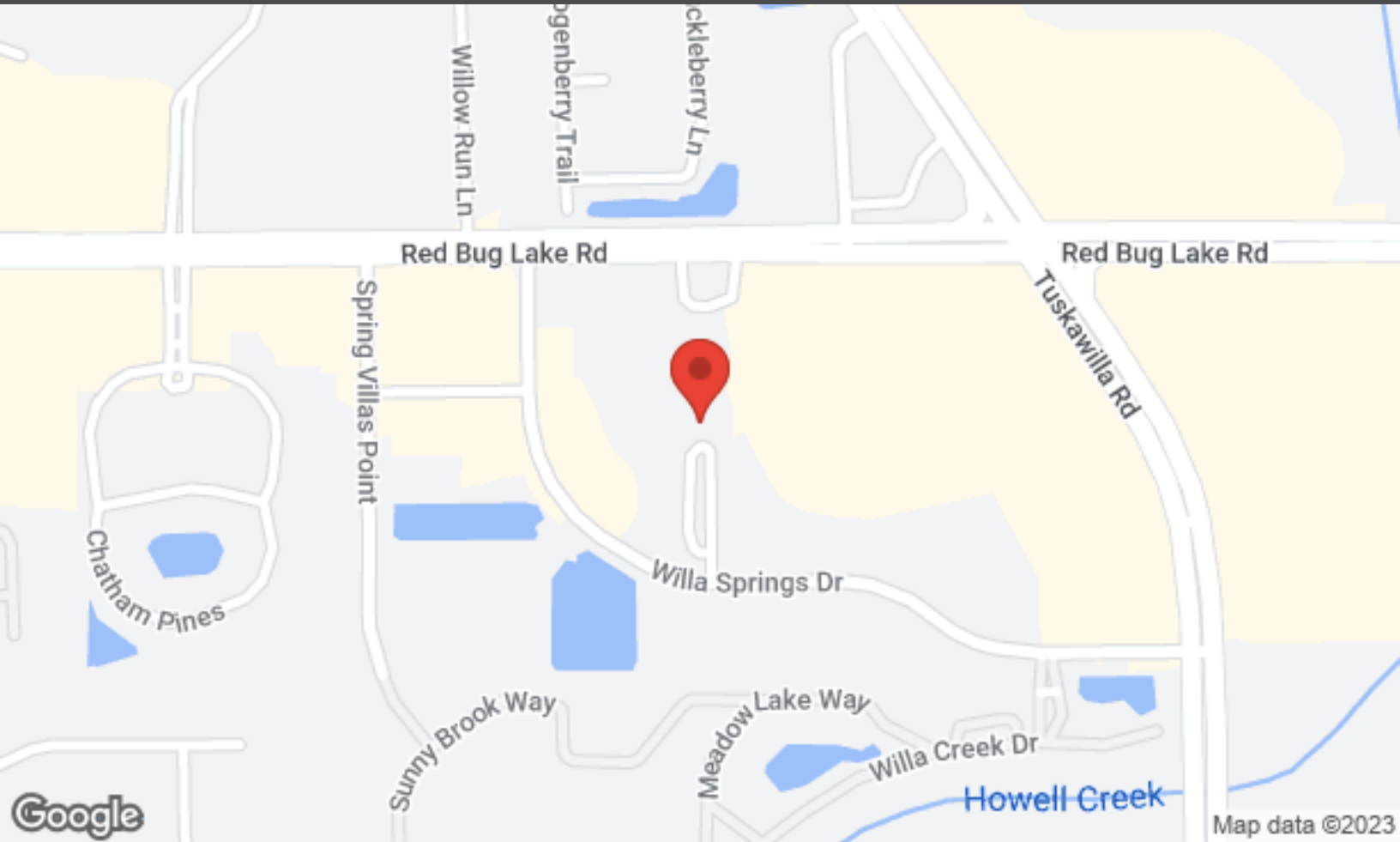
BUSINESS MAP

1301 Sundial Pt
1301 Sundial Point | Winter Springs, FL 32708



LOCATION MAPS

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Stand Alone, Second Gen Medical Office For Lease

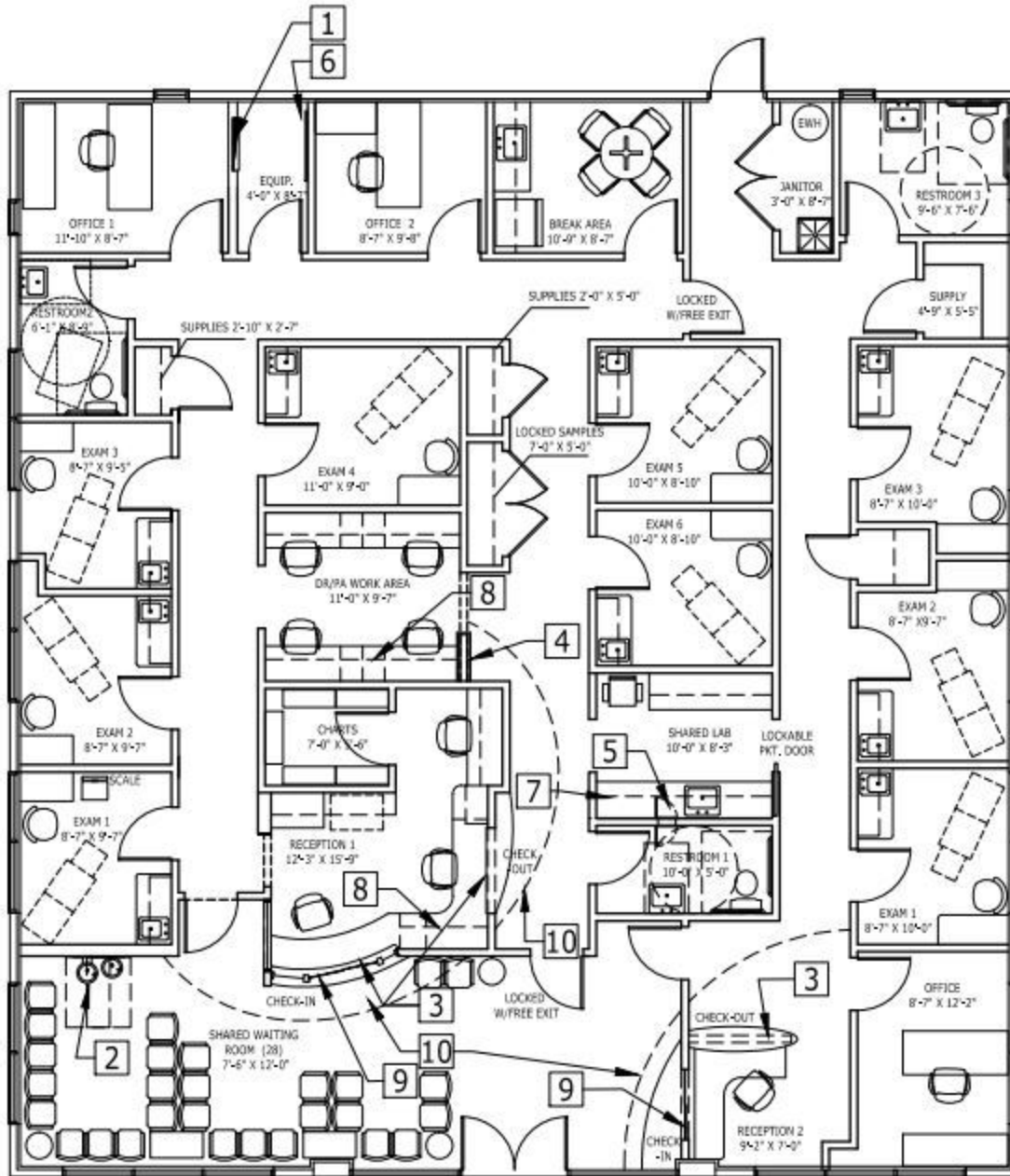
Formerly occupied by a National Medical tenant, this newly vacant building is ready for move in. Located off red Bug and Tuskawilla, with desirable Winter Springs Demographics, this office features great signage, ample parking in professional business park with a natural, peaceful setting.

Used by one tenant, the flexible floorplan allows for a second physician/use on the right side of the building. A shared waiting room opens to Unit A with reception, office, three exam rooms with sinks, one ADA RR, supply room and a shared lab/work area.

Unit B has six exam rooms, shared lab, reception/Nurses station work area, supply room, break area, storage, janitor room, two ADA RR's and three physician offices.

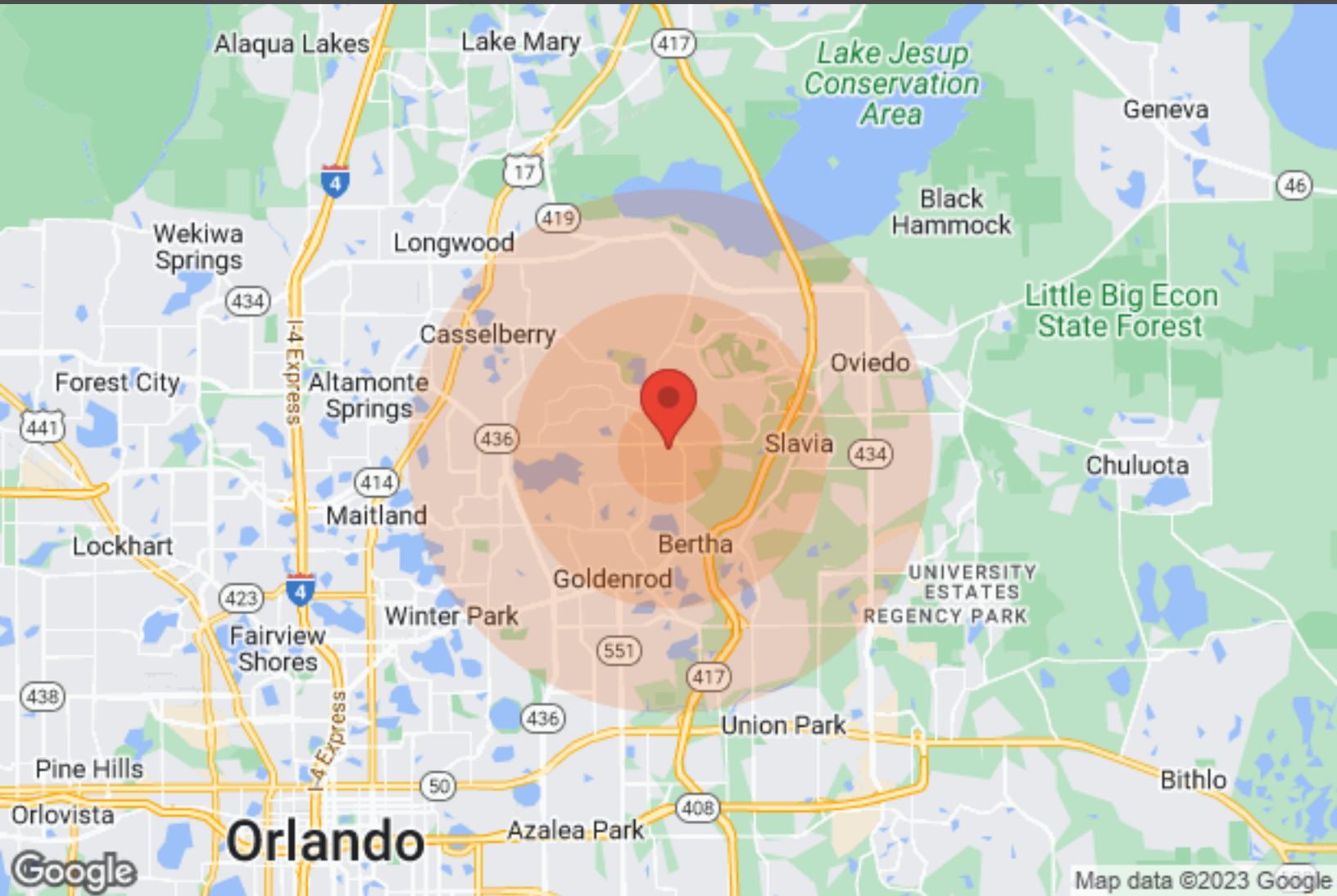
All exam rooms have sinks and cabinets. Chair railing and wooden blinds throughout, the flooring is plank tile in common areas and a ceramic tile in waiting rooms.

Newly vacant, this is an easy show and a quick move in!!



DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	5,847	34,665	101,249
Female	5,996	35,693	104,841
Total Population	11,843	70,358	206,090

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,918	11,219	33,956
Ages 15-24	1,553	8,896	25,054
Ages 25-54	5,117	27,448	85,721
Ages 55-64	1,671	10,263	26,660
Ages 65+	1,584	12,532	34,699

Income	1 Mile	3 Miles	5 Miles
Median	\$76,289	\$71,068	\$62,736
< \$15,000	208	1,915	9,024
\$15,000-\$24,999	280	1,947	8,251
\$25,000-\$34,999	476	2,836	9,444
\$35,000-\$49,999	587	2,948	10,378
\$50,000-\$74,999	1,171	5,724	15,332
\$75,000-\$99,999	563	4,377	11,143
\$100,000-\$149,999	859	4,540	11,197
\$150,000-\$199,999	338	1,838	4,120
> \$200,000	181	1,368	3,706

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,080	30,544	93,261
Occupied	4,670	28,517	85,609
Owner Occupied	3,149	21,270	54,651
Renter Occupied	1,521	7,247	30,958
Vacant	410	2,027	7,652



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Robin left a twenty-year banking career to form The Kesler Team in commercial real estate in January 2001. Her resume includes Senior Vice President at NationsBank and Bank of America.

Recent production awards include CCIM Top Office Producer 2009, 2010, 2012 CFCAR Top Office Producer 2009, 2010, and CFCAR Top Industrial Producer 2009. Her commercial team ranks in the top three for the state consistently and occasionally in the top ten for Canada & the United States. Robin won the 2012 and 2013 Overall Top Producer Award for Seminole County from CFCAR.

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Robin earned a BA in Economics/ English from Agnes Scott College, completed MBA work at UNCC, earned a Management Certificate from the prestigious Crummer Business School, and the CCIM designation in 2006 as well as the Certified Property Landlord designation.

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Civic activities include ten years on the Executive and General Board of Directors for the Central Florida Zoo, Leadership Orlando, membership in the Oviedo- Winter Springs Chamber, the EOCC Chamber, and numerous community help outreaches. Currently, Robin is the Past President of the Central Florida Commercial Association of Realtors for 2016.

Robin currently is a member of the CCIM Society, Florida CCIM chapter, CFCAR, ICSC, NAR & FAR.