

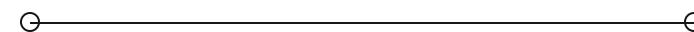


FOR LEASE

Waterford Lakes Class "A" Medical Office

11886 LAKE UNDERHILL RD

Orlando, FL 32825



PRESENTED BY:

RAFAEL MENDEZ, CCIM

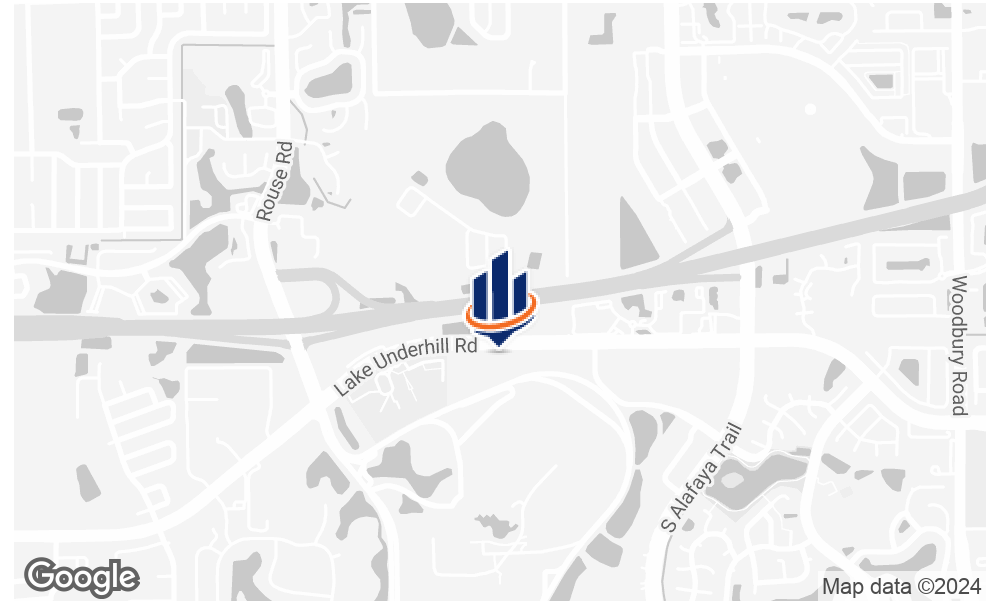
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FL #SL3317523

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Withheld
LEASE TERM:	10 - 15 Years
BUILDING SIZE:	4,500± SF
AVAILABLE SF:	4,500± SF
LOT SIZE:	.41± AC
TRAFFIC COUNT:	23,000 Cars/Day
APN:	312228938801001

PROPERTY OVERVIEW

SVN | Saunders Ralston Dantzler proudly presents the Waterford Lakes Class "A" Medical Office Lease Opportunity situated on Lake Underhill Road in East Orlando within the Waterford Lakes Area. This proposal outlines a 4,500 ± SF Class "A" Medical Office building available in either a Single or Multi-Tenant configuration on a .41 ± AC lot.

The site holds a strategic position adjacent to the newly announced Orlando Health ER on Lake Underhill Rd, aligning with the growth of this area. Orlando Health stands as one of Central Florida's premier healthcare providers and is the 4th largest employer in the Orlando Metro area, boasting a workforce of 26,397 employees.

Moreover, the site's central and convenient location provides exceptional access to Downtown Orlando, Waterford Lakes, Avalon Park communities, Lockheed Martin, the University of Central Florida, Lake Nona, and other major attractions and areas.

Seize the opportunity to be part of the expanding medical office landscape in vibrant Orlando.

COMPLETE HIGHLIGHTS



Conceptual Rendering



Conceptual Rendering

PROPERTY HIGHLIGHTS

- Prime Location: Strategically located in Waterford Lakes Area, offering easy access to Downtown Orlando, UCF, Lockheed Martin, and major attractions.
- Class "A" Facility: Proposed 4,500 ± SF Medical Office building with modern amenities and flexible Single or Multi-Tenant configuration on a .41 ± AC lot.
- Healthcare Hub: Adjacent to the newly announced Orlando Health ER, tapping into the growth of the area and proximity to Orlando Health, Central Florida's leading healthcare provider.
- Versatile Leasing: Flexible options for Single or Multi-Tenant configuration, accommodating diverse needs of healthcare professionals in Orlando.
- Strategic Connectivity: Central access to key areas, making it an ideal location for a medical office, with proximity to major employment centers and educational institutions.

CONCEPTUAL RENDERING



CONCEPTUAL RENDERING



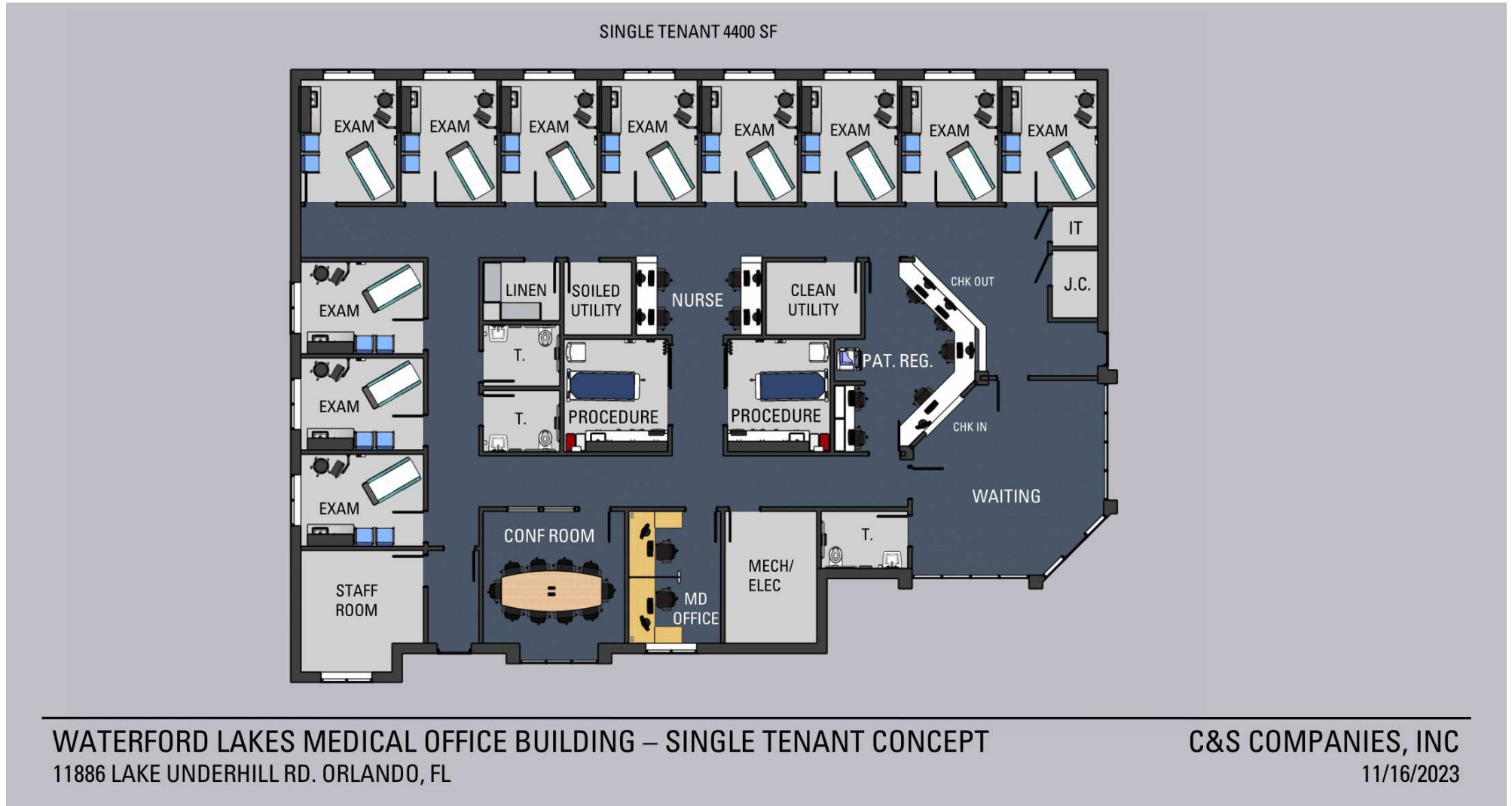
CONCEPTUAL RENDERING



ORLANDO HEALTH ER SITE LAYOUT PLAN



SINGLE TENANT FLOOR PLAN | CONCEPTUAL RENDERING



WATERFORD LAKES MEDICAL OFFICE BUILDING – SINGLE TENANT CONCEPT
11886 LAKE UNDERHILL RD. ORLANDO, FL

C&S COMPANIES, INC
11/16/2023

TWO TENANT MULTI TENANT | CONCEPTUAL RENDERING

SUITE 1 – LARGE CHIROPRACTOR
OFFICE WITH EXAM & PROCEDURE
ROOMS
2,725 SF

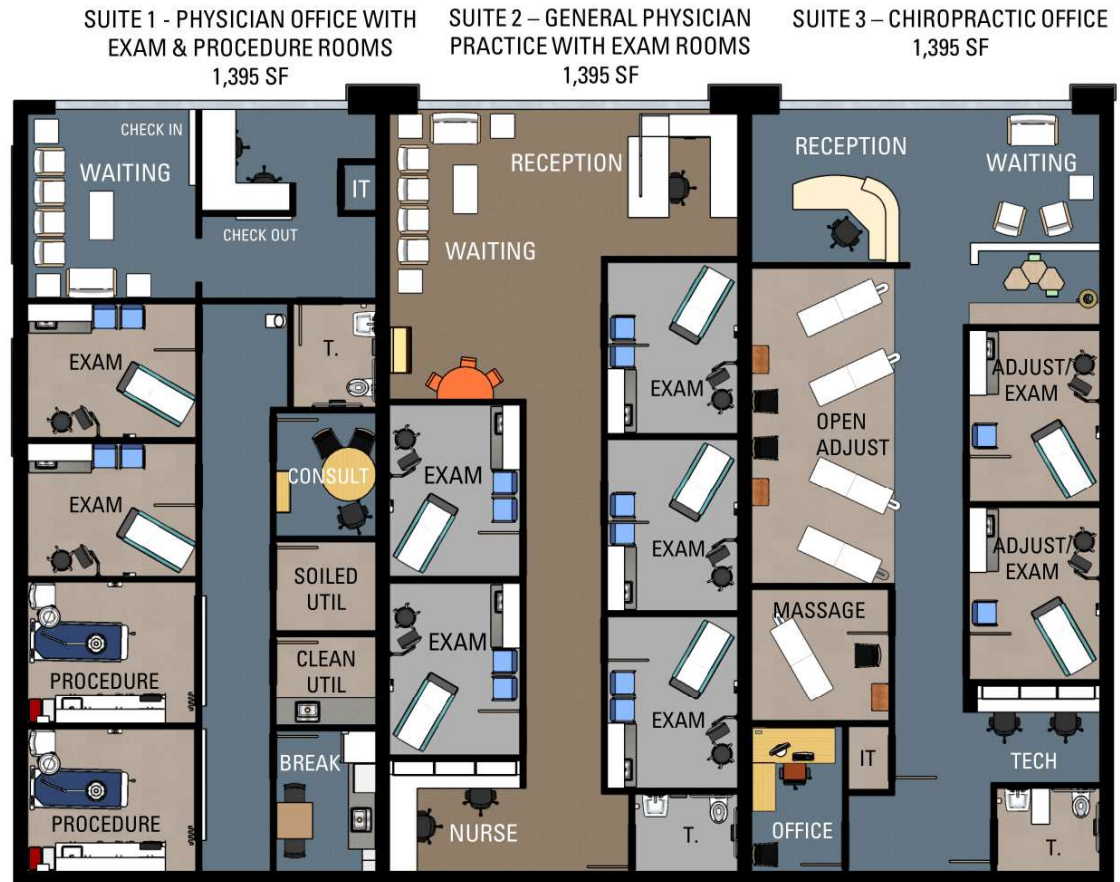


SUITE 2 – SMALL OPTICIAN OFFICE
WITH EXAM ROOMS & LAB
1,480 SF

WATERFORD LAKES MEDICAL OFFICE BUILDING – TWO TENANT CONCEPT
11886 LAKE UNDERHILL RD. ORLANDO, FL

C&S COMPANIES, INC
11/16/2023

THREE TENANT MULTI TENANT | CONCEPTUAL RENDERING



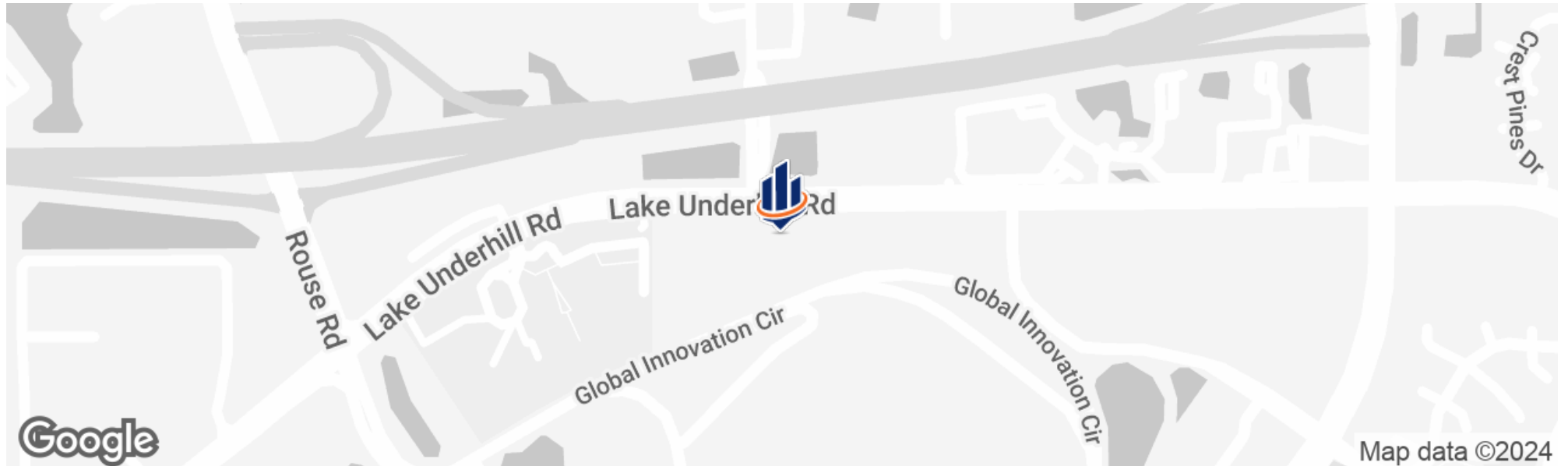
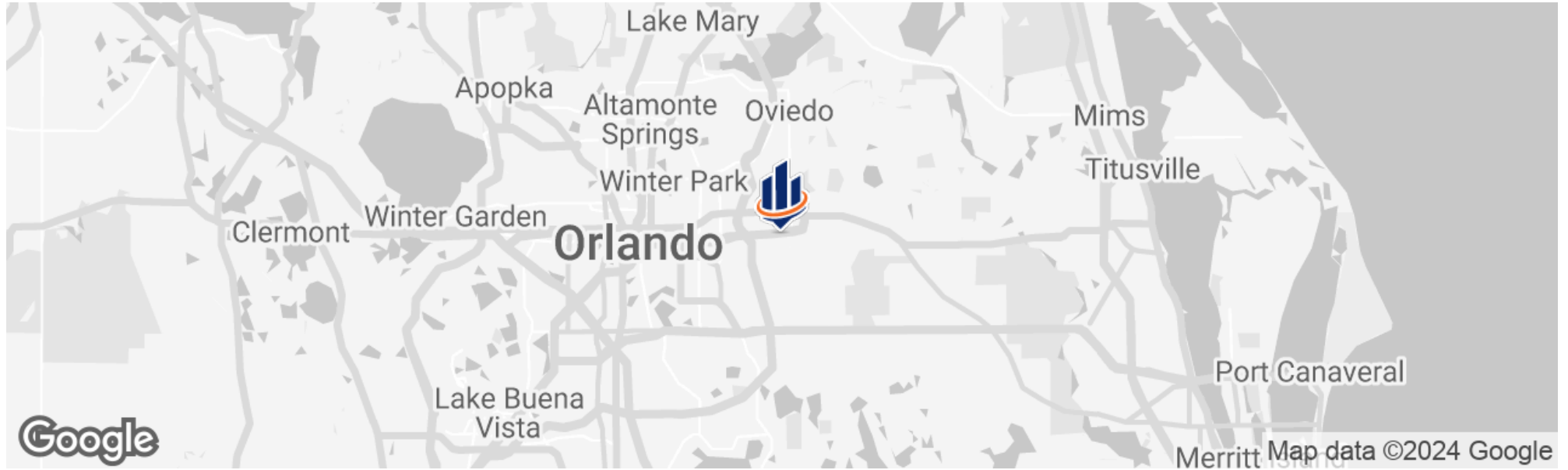
WATERFORD LAKES MEDICAL OFFICE BUILDING – 3 TENANT CONCEPT

11886 LAKE UNDERHILL RD. ORLANDO, FL

C&S COMPANIES, INC

11/16/2023

REGIONAL & LOCATION MAP





LOCKHEED MARTIN

SUBJECT

ORLANDO HEALTH

Lake Underhill Rd

TOLL
408

Waterford
Lakes Community

BONEFISH
GRILL

Walgreens

McDonald's

LOWE'S



SR 408 (69,000 ± Cars/Day)

Lake Underhill Rd (23,000 ± Cars/Day)

SUBJECT



Downtown Orlando 15 ± Minutes

Union Park
Community

Legacy
Middle School

[69,000 ± Cars/Day]

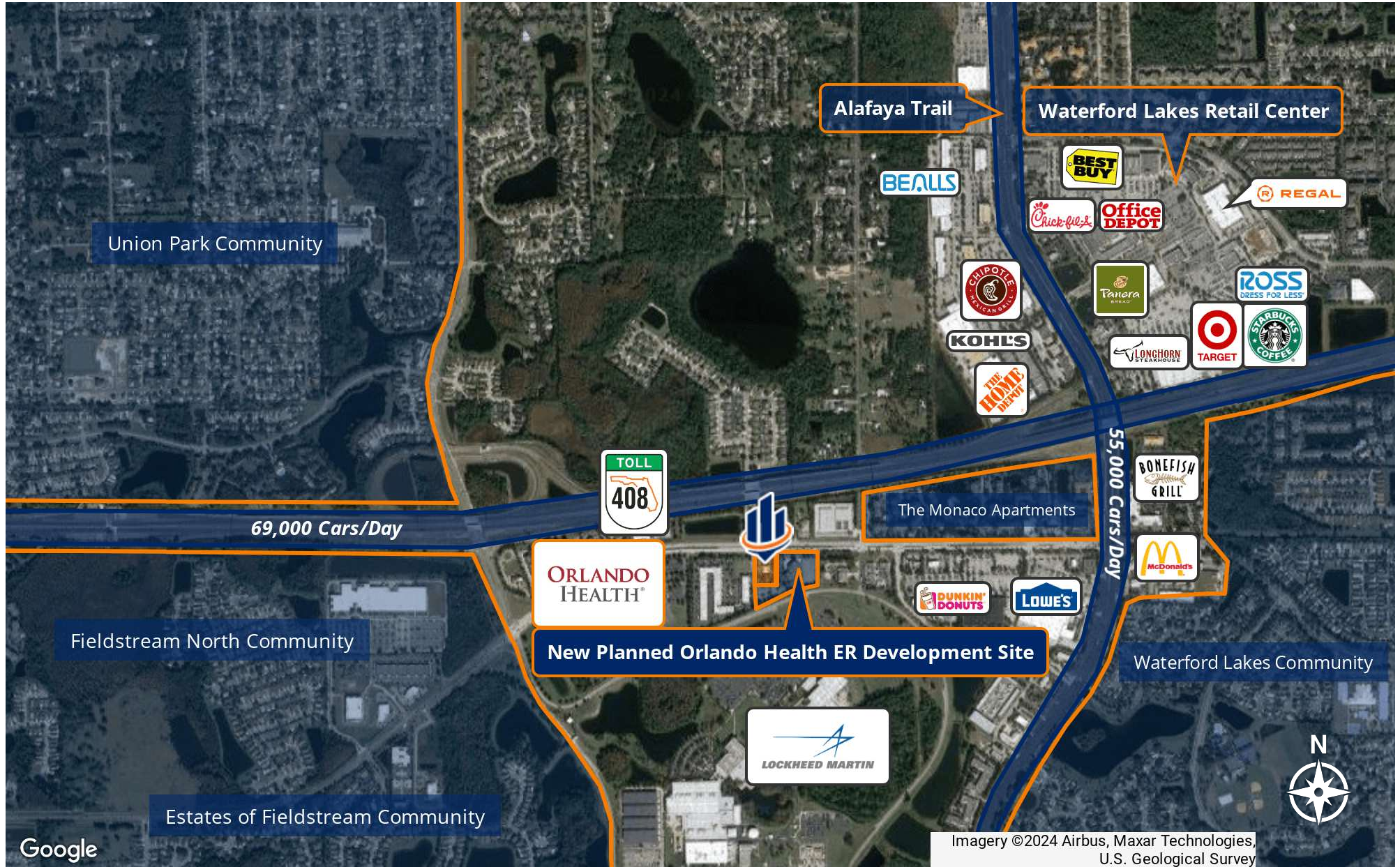


Lake Underhill Rd [23,000 ± Cars/Day]

Global Innovation Cir

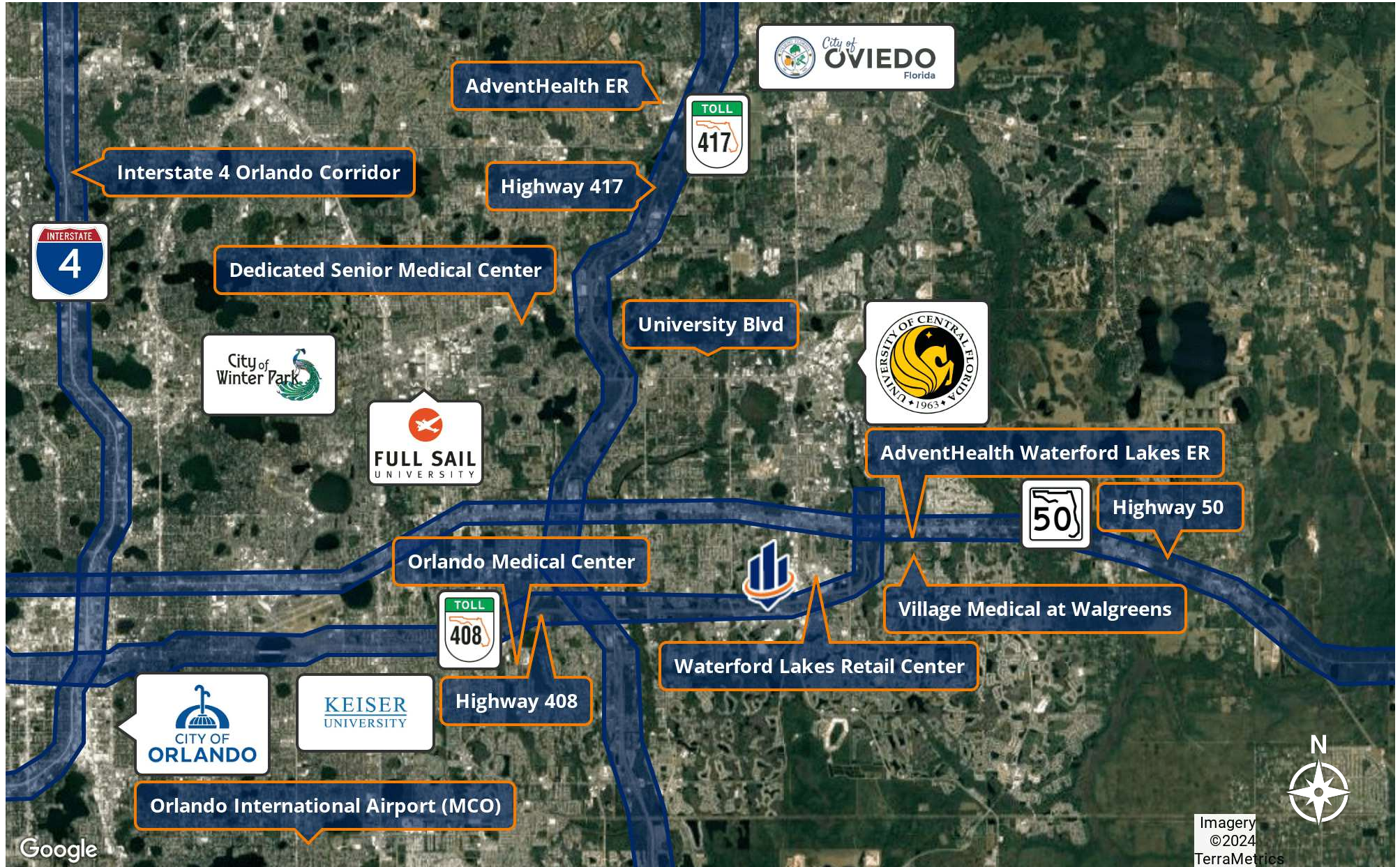


RETAILER MAP



Imagery ©2024 Airbus, Maxar Technologies, U.S. Geological Survey

RETAILER MAP



DEMOGRAPHICS MAP & REPORT

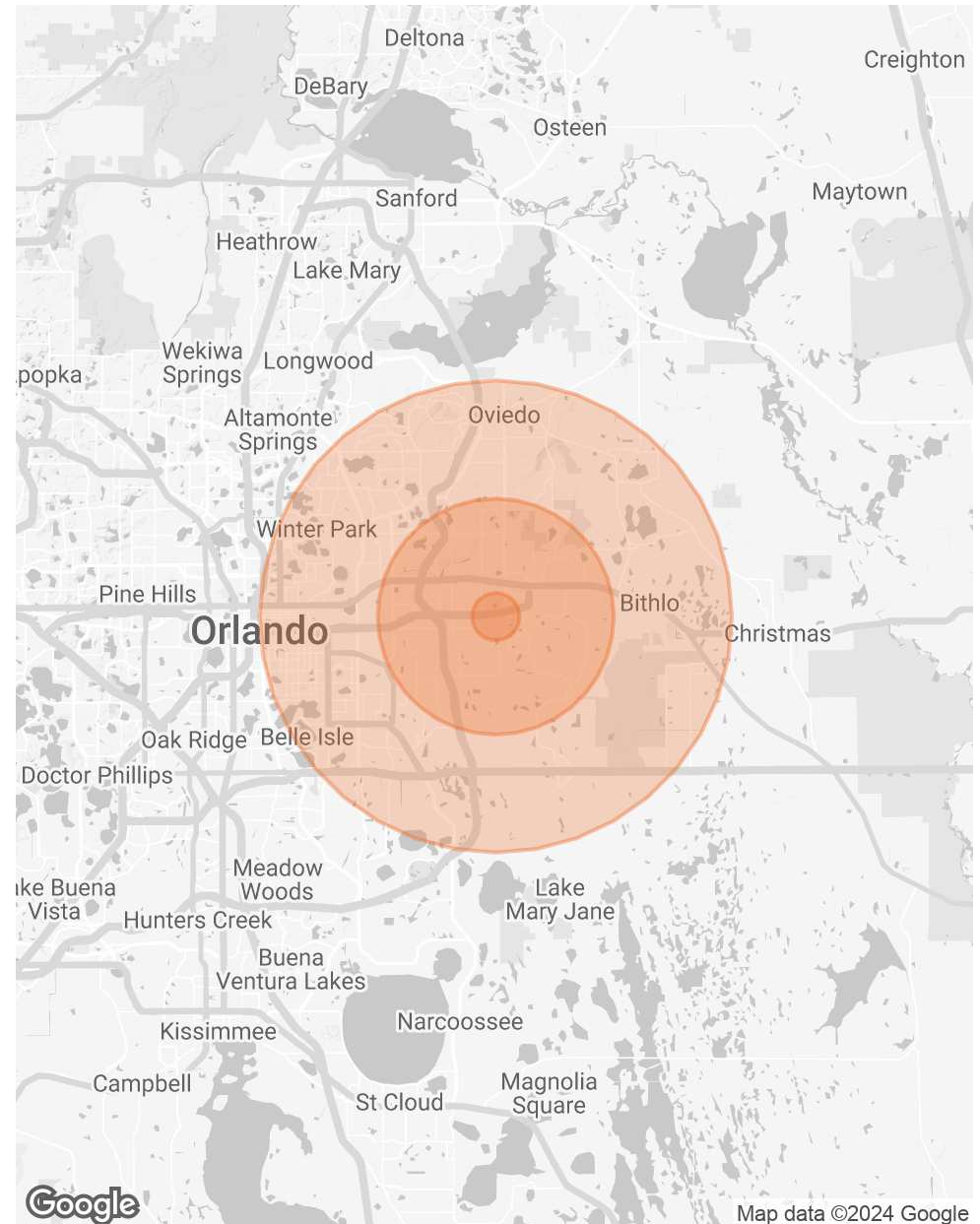
POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	9,403	231,795	655,170
AVERAGE AGE	35.9	34.5	36.7
AVERAGE AGE (MALE)	29.8	32.9	35.3
AVERAGE AGE (FEMALE)	39.4	36.5	38.5

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	3,761	79,766	259,682
# OF PERSONS PER HH	2.5	2.9	2.5
AVERAGE HH INCOME	\$67,186	\$71,165	\$80,204
AVERAGE HOUSE VALUE	\$207,645	\$225,049	\$261,182

* Demographic data derived from 2020 ACS - US Census



ADVISOR BIOGRAPHY



RAFAEL MENDEZ, CCIM

Regional Managing Director

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FL #SL3317523

PROFESSIONAL BACKGROUND

Rafael Mendez, CCIM is the Managing Director and Advisor at SVN | Saunders Ralston Dantzler Real Estate in Orlando, Florida.

Rafael specializes in mid-market acquisition and disposition of industrial and office properties throughout the state of Florida. His success derives from assisting his clients with identifying optimal opportunities in the market and executing them efficiently to achieve their intended results.

Beginning his career in real estate in 2015, Rafael assisted investors in residential real estate and later transitioned into commercial real estate. Rafael brings a global perspective with a national presence, local market expertise, and a forward-thinking “client-centric” mindset built on setting clear expectations with constant communication. Through this, he has not only catapulted his own success and growth but also his client’s success and growth throughout the years.

Rafael lives in Altamonte Springs, FL, and is married to his high school sweetheart Andrea with three children. Additionally, he is involved in his community and volunteers with Habitat for Humanity Building Homes and Special Olympics. Rafael also serves on the board of directors for Commonsense Childbirth, a non-profit organization.

Rafael specializes in:

- Industrial
- Office
- Special-use Properties
- Investment Sales
- Investment Properties



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—

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