

For Lease

# Medical Office Building

4,896 SF | \$24.00 / SF

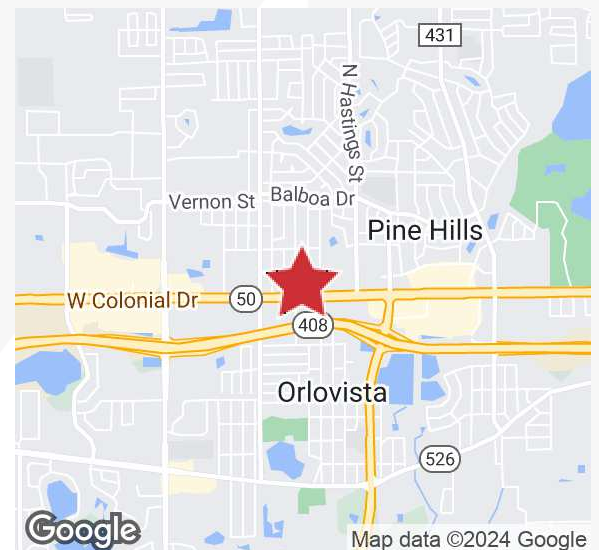


## 810-818 North Nowell Street

Orlando, Florida 32808

### Property Highlights

- Freestanding and ready-to-go medical office building
- 4,896± SF building on 0.56± acres
- Well laid out floor plan:
- 12 plumbed exam rooms
- Large waiting room / reception area
- Storage and staff work areas
- Ample parking - 24 spaces
- Just off of Colonial Drive (SR 50)
- 5 miles to Orlando HealthCentral Hospital
- Very close to SR 408 (East-West) and Kirkman Road interchange
- Densely populated area
- Surrounded by restaurants and retail



**Lease Rate: \$24.00 / SF NNN**

For more information

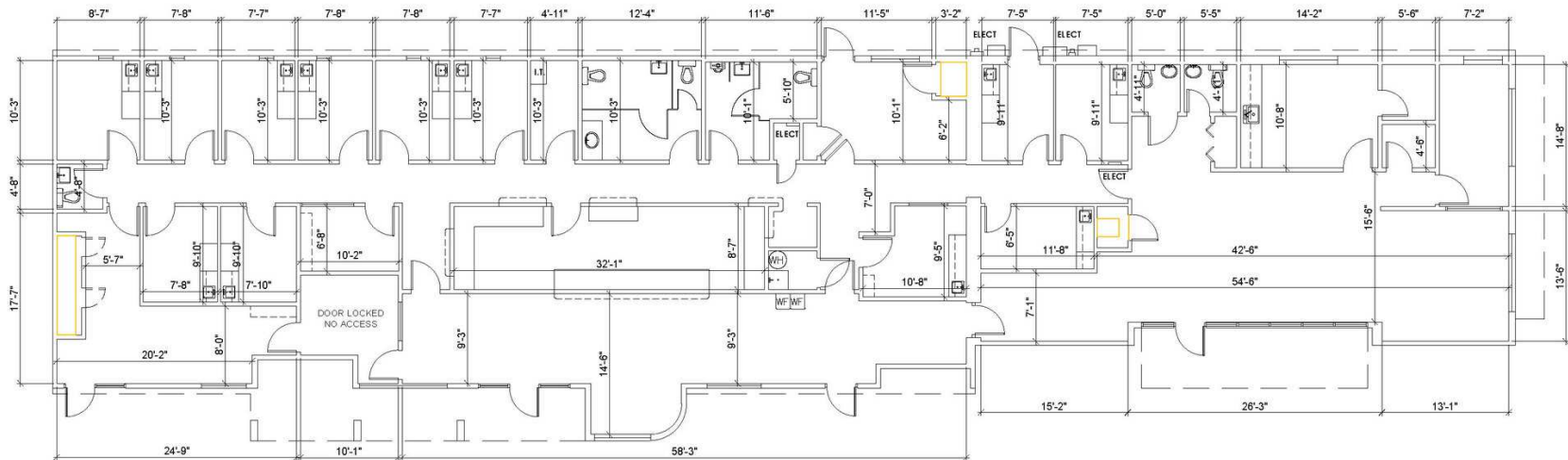
**Jeffrey Bloom, CCIM**

O: 407 949 0709

[jbloom@realvest.com](mailto:jbloom@realvest.com)



# Floor Plan & Photos





# Property Aerials



Ample Parking



Close to Colonial Drive



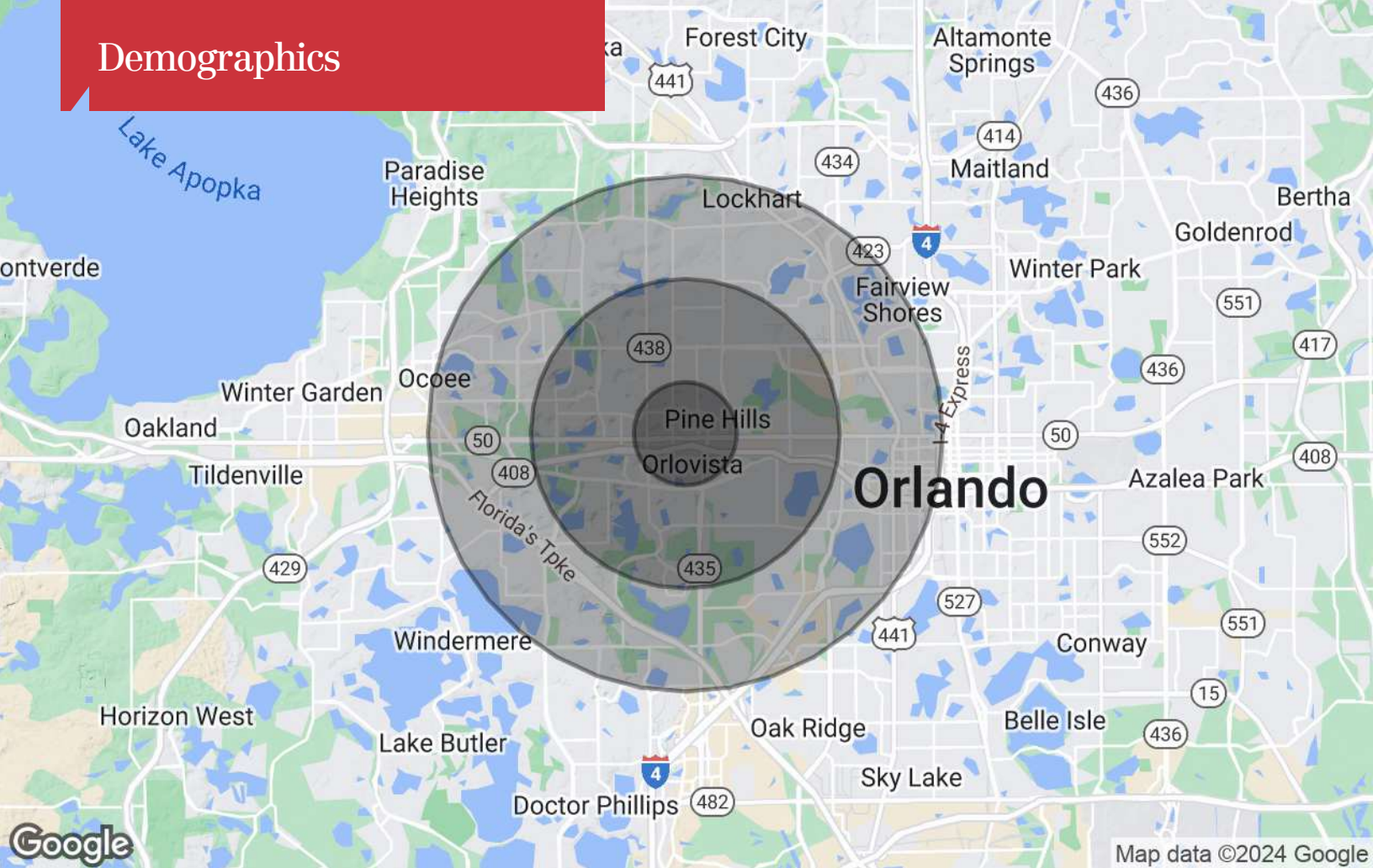
Looking East



Looking West



# Demographics



## Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	18,184	138,254	302,036
MEDIAN AGE	36.3	33.7	35.0
MEDIAN AGE (MALE)	30.7	32.2	34.5
MEDIAN AGE (FEMALE)	38.8	34.4	35.2

## Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	5,773	47,890	112,895
# OF PERSONS PER HH	3.1	2.9	2.7
AVERAGE HH INCOME	\$42,354	\$50,715	\$62,394
AVERAGE HOUSE VALUE	\$132,038	\$152,865	\$185,032

\* Demographic data derived from 2020 ACS - US Census