



**OVIEDO DENTAL BUILDING  
35 WINDSORMERE WAY**

OVIEDO, FL 32765

**Lease Price: \$27.00MG  
No CAM  
Pay Your Own Metered Utilities  
Lease Term: Neg.**



**ROBIN KESLER, CCIM**  
Commercial Director  
(407) 366-4500  
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BK694599, Florida

# PROPERTY SUMMARY

35 WINDSORMERE WAY



## Property Summary

Price:	\$0
Building SF:	2,448
Price / SF:	\$27.00psf MG
Lease Rate:	\$27.00 MG
Lease Term:	Neg.
Available SF:	2,449
Occupancy:	Available Now
Lot Size:	23871 SF
Parking:	9 Private+ Overflow
Year Built:	1979
Remodeled	2021

## Property Overview

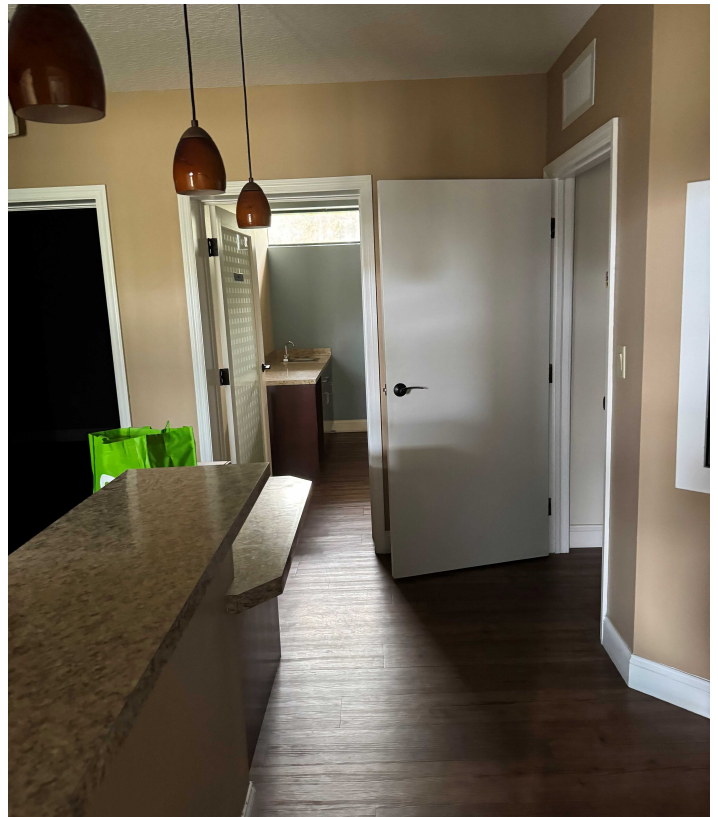
Formerly used as an Endodontist Office, this stand alone Oviedo building is now available. Located in a premier Oviedo business park, this building combines Oviedo charm from the pond in the backyard to the comfortable functionality of the building, which was remodeled in 2021. The floorplan consists of waiting/reception, large nurse's station, ADA Restroom, 4 large operatories, large central work area, Lab & sterilization room, workroom with laundry connections, large physician's office, storage room and IT area. A private entry leads to another restroom, break area, conference room and kitchenette.

## Location Overview

Located off Broadway (SR 426), with easy access to Downtown, SR 434, 419 & 417

# PROPERTY PHOTOS

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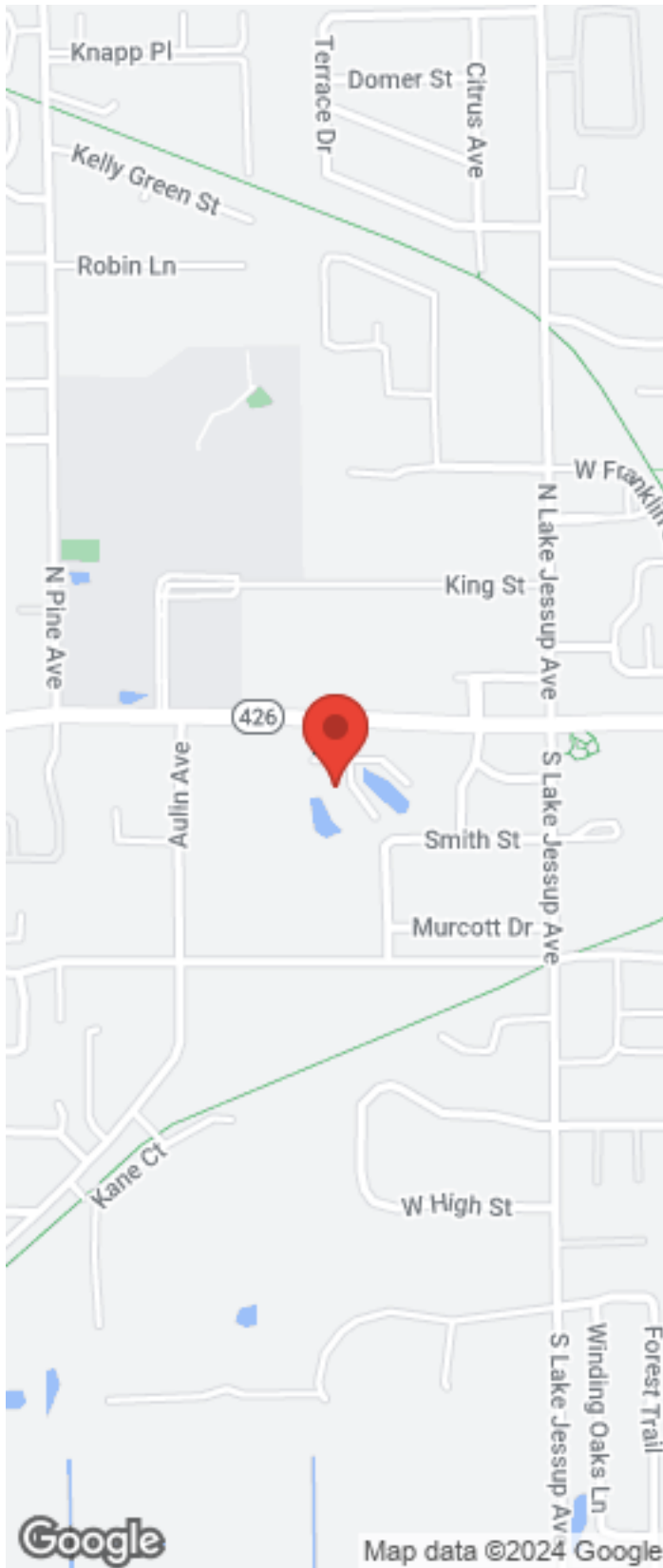


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# LOCATION MAPS

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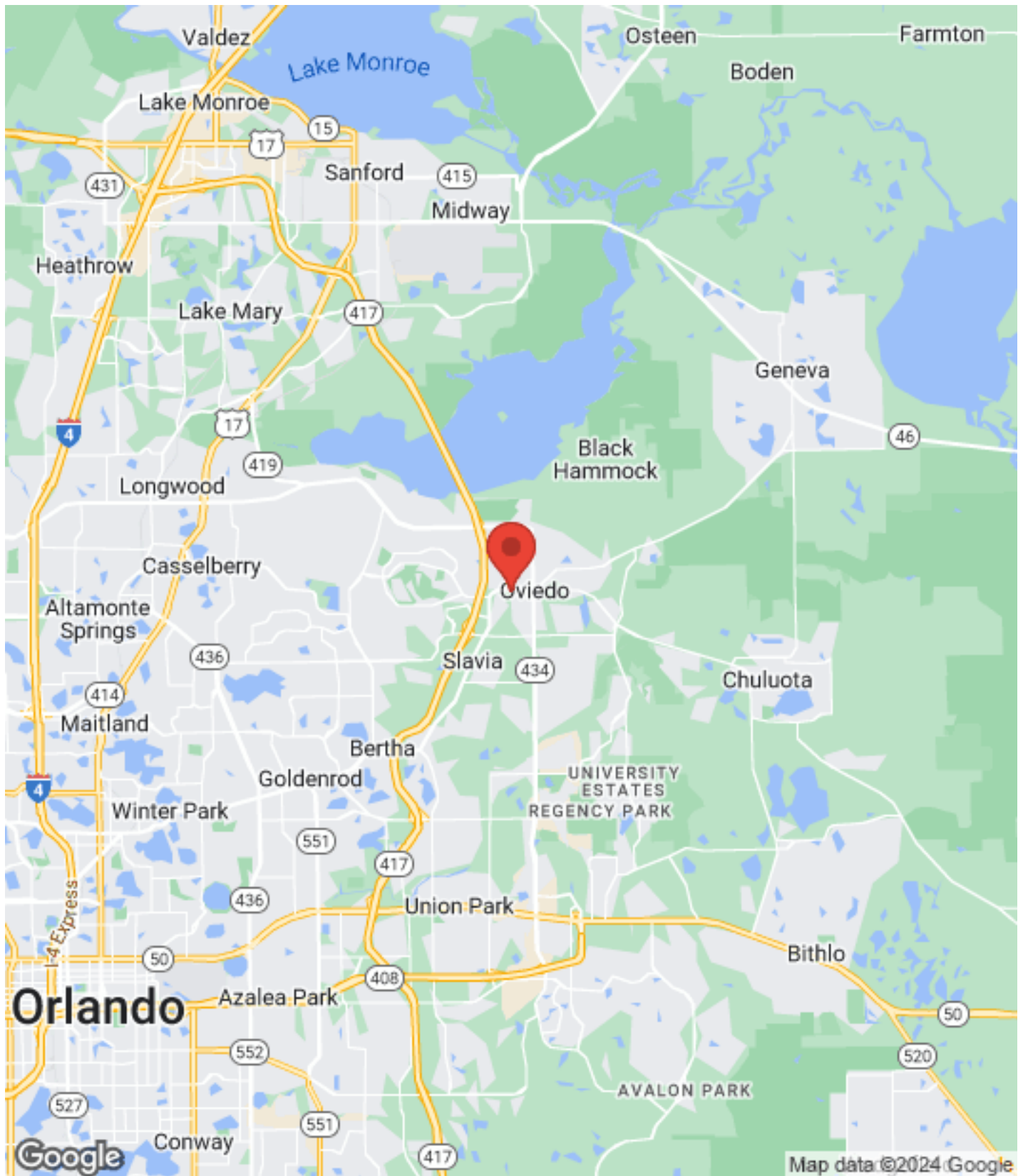


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# REGIONAL MAP

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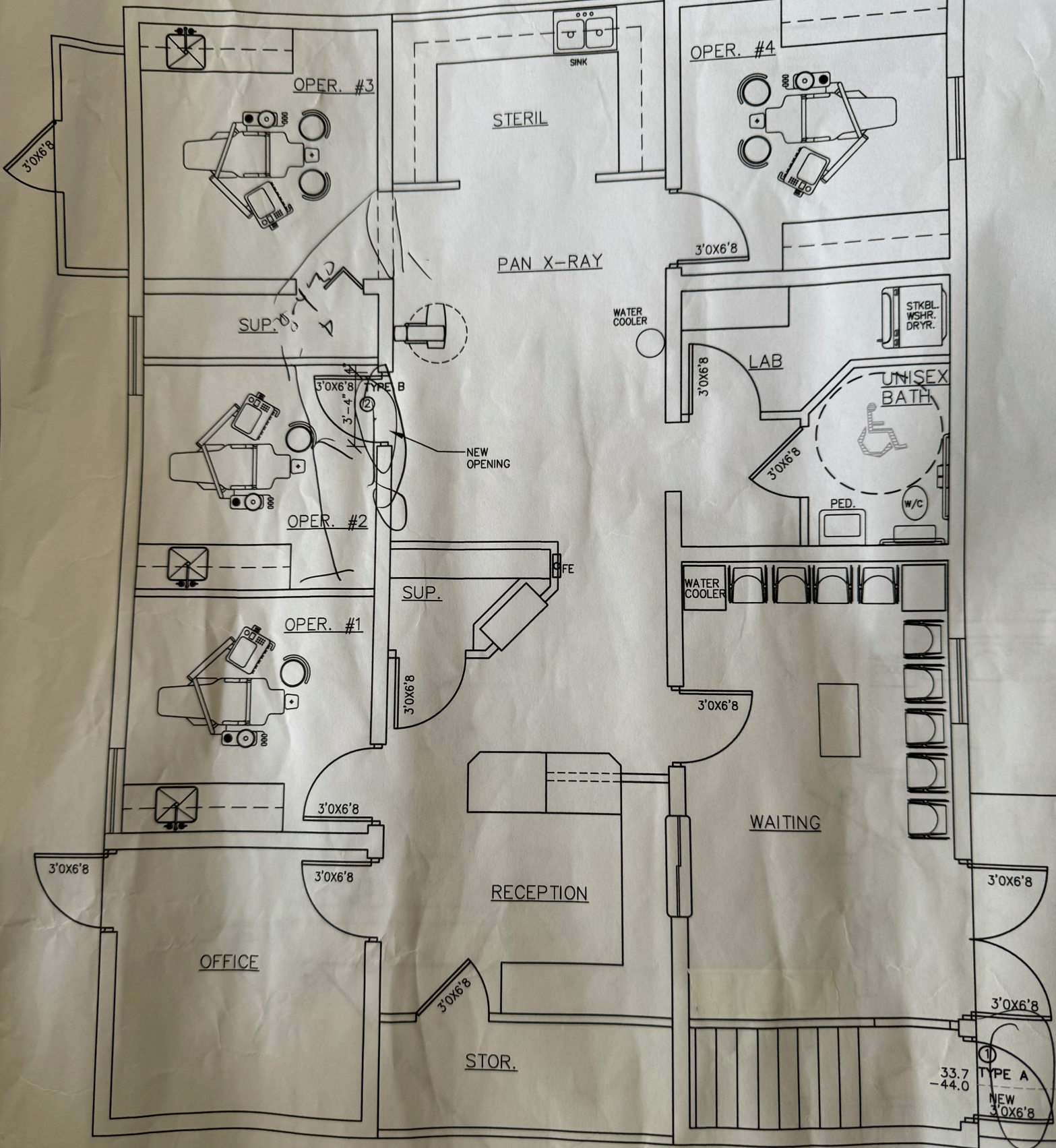


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# FLOORPLAN

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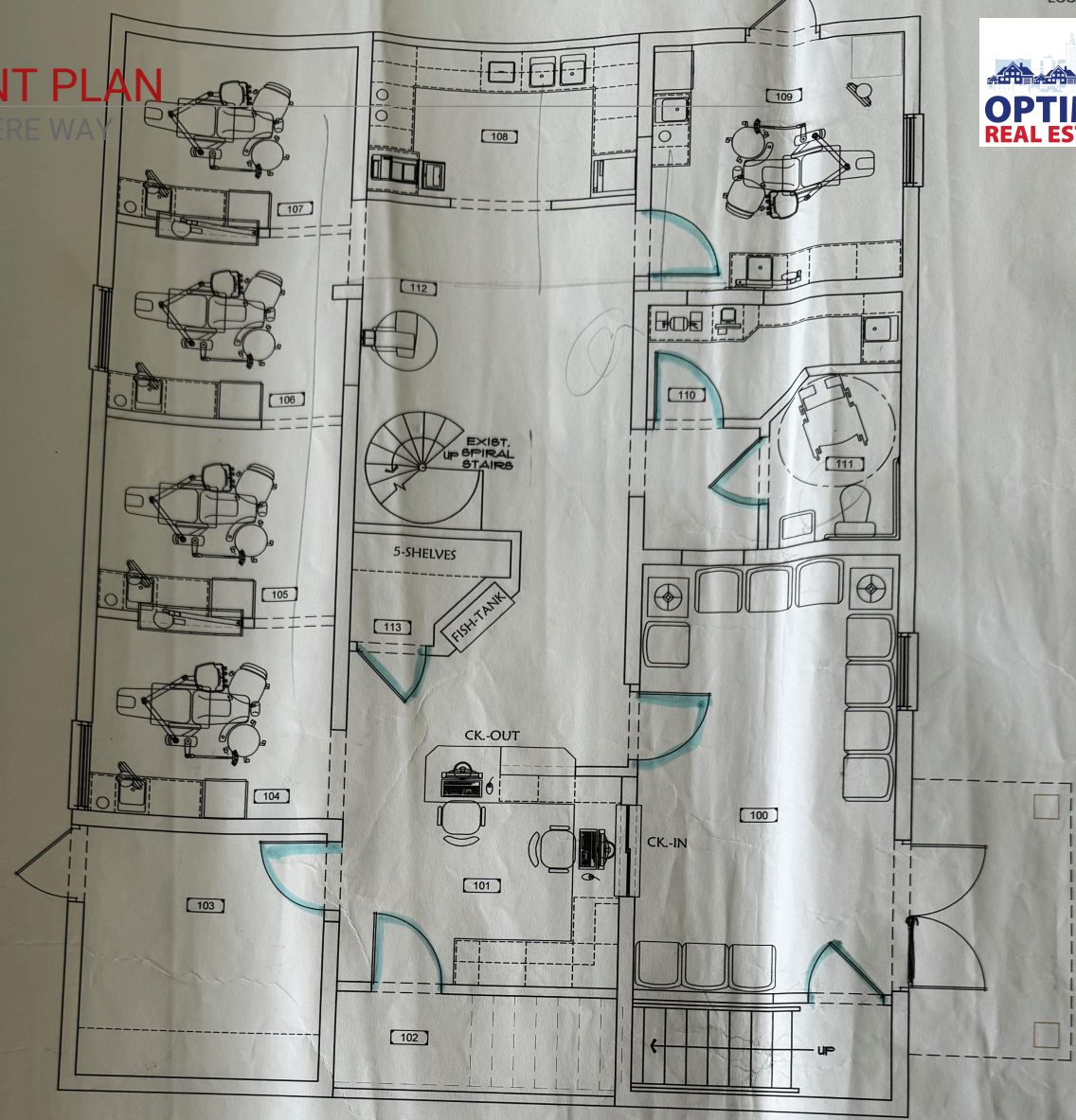
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FIRST FLOOR NEW PROPOSED LAYOUT



# EQUIPMENT PLAN

35 WINDSORMERE WAY



## EQUIPMENT PLAN

INTERIOR ROOM SCHEDULE					
ALL DIMENSIONS ARE FINISHED INTERIOR DIMENSIONS					
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
100	RECEPTION AREA	105	DENTAL TREATMENT RM #2	110	LABORATORY
101	RECEPTION OFFICE	106	DENTAL TREATMENT RM #3	111	EXISTING LAVATORY
102	STORAGE	107	DENTAL TREATMENT RM #4	112	PANORAMIC X-RAY
103	BUSINESS OFFICE	108	STERILIZATION	113	SUPPLY CLOSET
104	DENTAL TREATMENT RM #1	109	DENTAL TREATMENT RM #5	114	DENTAL MECHANICAL ROOM

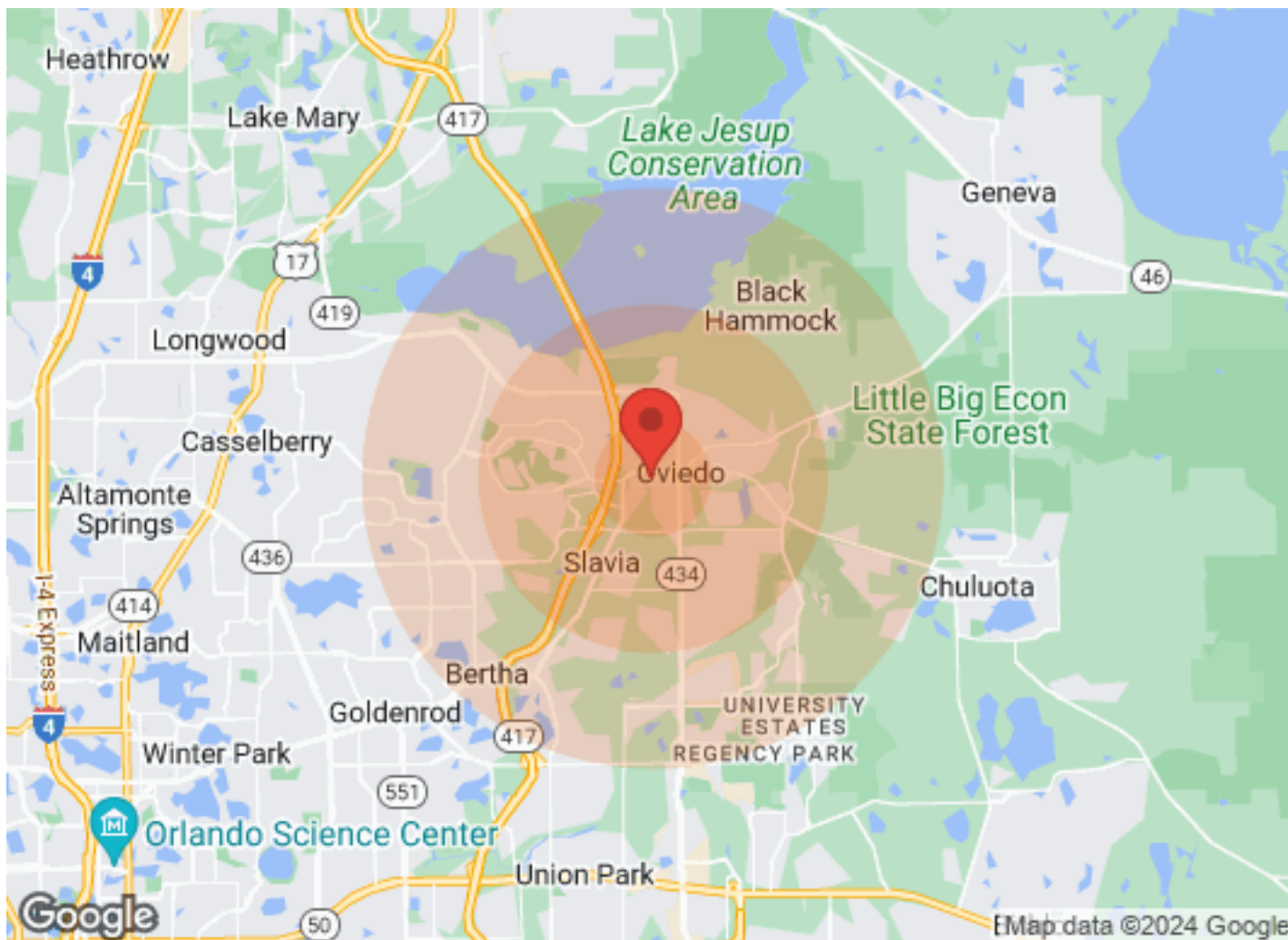
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# DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	542	21,825	56,656	Median	\$58,916	\$81,274	\$78,022
Female	512	22,851	58,288	< \$15,000	49	940	3,255
Total Population	1,054	44,676	114,944	\$15,000-\$24,999	20	1,036	2,814
				\$25,000-\$34,999	39	1,261	3,838
<b>Age</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>	\$35,000-\$49,999	84	1,466	4,166
Ages 0-14	171	7,620	19,711	\$50,000-\$74,999	71	2,757	7,508
Ages 15-24	161	6,456	15,571	\$75,000-\$99,999	15	2,528	5,909
Ages 25-54	418	17,300	46,044	\$100,000-\$149,999	83	3,232	8,475
Ages 55-64	152	6,078	15,394	\$150,000-\$199,999	33	1,754	3,446
Ages 65+	152	7,222	18,224	> \$200,000	N/A	1,088	2,404
<b>Race</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>	<b>Housing</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
White	1,017	38,813	97,846	Total Units	414	17,249	45,077
Black	24	2,983	7,015	Occupied	395	16,350	42,250
Am In/AK Nat	N/A	5	8	Owner Occupied	319	12,899	31,263
Hawaiian	N/A	N/A	N/A	Renter Occupied	76	3,451	10,987
Hispanic	60	6,176	18,470	Vacant	19	899	2,827
Multi-Racial	24	3,442	11,298				

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# PROFESSIONAL BIO

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## **ROBIN KESLER, CCIM** Commercial Director



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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.

☒ 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.

☒☒ 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.

# DISCLAIMER

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*PRESENTED BY:*

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