



**SALE**

# Medical Office Building

**9582 W COLONIAL DR**

Ocoee, FL 34761

**PRESENTED BY:**

**GAIL BOWDEN**

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**MARK BOWER**

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## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$5,800,000
<b>BUILDING SIZE:</b>	10,018 SF
<b>LOT SIZE:</b>	1.15 Acres
<b>PRICE / SF:</b>	\$578.96
<b>YEAR BUILT:</b>	2007
<b>RENOVATED:</b>	2023
<b>ZONING:</b>	P-S
<b>MARKET:</b>	Ocoee
<b>SUBMARKET:</b>	Orlando
<b>APN:</b>	282221632800020
<b>VIDEO:</b>	<a href="#">View Here</a>

### PROPERTY OVERVIEW

Beautiful two-story medical office building with an updated design and plentiful use of glass gives an open, bright, and clean aesthetic. An owner/user can occupy the second floor or secure another quality tenant to pair with the existing tenant already in place for the entire lower level. The site is in Ocoee, FL, which has experienced an average of 1.9% population growth year-over-year in the past ten years.

Orlando Health - Health Central is approximately 1 mile from the site and is a 171-bed hospital in Ocoee, Florida. In April 2012, Orlando Health acquired Health Central for \$181.3 million.

### PROPERTY HIGHLIGHTS

- Quality medical investment is only 1 mile to Orlando Health Hospital
- The lower level is leased to an established local radiology physician
- The upper level is ready for owner user or can be leased
- The building is open, bright, clean
- Newer construction, ample parking

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## PROPERTY DETAILS

<b>SALE PRICE</b>	<b>\$5,800,000</b>
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### LOCATION INFORMATION

<b>BUILDING NAME</b>	Medical Office Building
<b>STREET ADDRESS</b>	9582 W Colonial Dr
<b>CITY, STATE, ZIP</b>	Ocoee, FL 34761
<b>COUNTY</b>	Orange
<b>MARKET</b>	Ocoee
<b>SUB-MARKET</b>	Orlando
<b>CROSS-STREETS</b>	W Colonial Dr & Citrus Oaks Ave
<b>TOWNSHIP</b>	22
<b>RANGE</b>	28
<b>SECTION</b>	21
<b>SIDE OF THE STREET</b>	South
<b>SIGNAL INTERSECTION</b>	No
<b>ROAD TYPE</b>	Highway
<b>MARKET TYPE</b>	Large
<b>NEAREST HIGHWAY</b>	0 miles to HWY 50 (Colonial Dr.), 0.9 miles to HWY 408, 2 miles to HWY 429
<b>NEAREST AIRPORT</b>	24 miles to Orlando International Airport

### PROPERTY INFORMATION

<b>PROPERTY TYPE</b>	Office
<b>PROPERTY SUBTYPE</b>	Medical
<b>ZONING</b>	P-S
<b>LOT SIZE</b>	1.15 Acres
<b>APN #</b>	282221632800020
<b>LOT FRONTAGE</b>	238 ft
<b>LOT DEPTH</b>	351 ft
<b>CORNER PROPERTY</b>	Yes
<b>TRAFFIC COUNT</b>	34000
<b>TRAFFIC COUNT STREET</b>	W Colonial Dr
<b>TRAFFIC COUNT FRONTAGE</b>	238
<b>WATERFRONT</b>	No
<b>POWER</b>	Yes

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### PARKING & TRANSPORTATION

<b>STREET PARKING</b>	No
<b>PARKING TYPE</b>	Surface
<b>PARKING RATIO</b>	4.13
<b>NUMBER OF PARKING SPACES</b>	40

### UTILITIES & AMENITIES

<b>SECURITY GUARD</b>	No
<b>HANDICAP ACCESS</b>	No
<b>ELEVATORS</b>	N/A
<b>FREIGHT ELEVATOR</b>	No
<b>NUMBER OF ELEVATORS</b>	0
<b>NUMBER OF ESCALATORS</b>	0
<b>CENTRAL HVAC</b>	Yes
<b>HVAC</b>	Forced Air
<b>RESTROOMS</b>	6

### BUILDING INFORMATION

<b>BUILDING SIZE</b>	10,018 SF
<b>NOI</b>	\$152,460.00
<b>CAP RATE</b>	2.63
<b>BUILDING CLASS</b>	A
<b>OCCUPANCY %</b>	50.0%
<b>TENANCY</b>	Multiple
<b>CEILING HEIGHT</b>	10 ft
<b>MINIMUM CEILING HEIGHT</b>	10 ft
<b>NUMBER OF FLOORS</b>	2
<b>AVERAGE FLOOR SIZE</b>	5,017 SF
<b>YEAR BUILT</b>	2007
<b>YEAR LAST RENOVATED</b>	2023
<b>GROSS LEASABLE AREA</b>	9,680 SF
<b>LOAD FACTOR</b>	338.0
<b>CONSTRUCTION STATUS</b>	Existing
<b>CONDITION</b>	Excellent
<b>ROOF</b>	2023 - S/MEMBRANE
<b>FREE STANDING</b>	Yes
<b>NUMBER OF BUILDINGS</b>	1
<b>FOUNDATION</b>	Slab

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# RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
-	-	-	-	-	-	-	-
1	Optima Imaging LLC	4,840 SF	48.31%	\$31.50	\$152,460.00	11/01/2023	10/31/2029
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
<b>TOTALS</b>		<b>4,840 SF</b>	<b>48.31%</b>	<b>\$31.50</b>			
<b>AVERAGES</b>		<b>4,840 SF</b>	<b>48.31%</b>	<b>\$31.50</b>			

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## ADDITIONAL PHOTOS

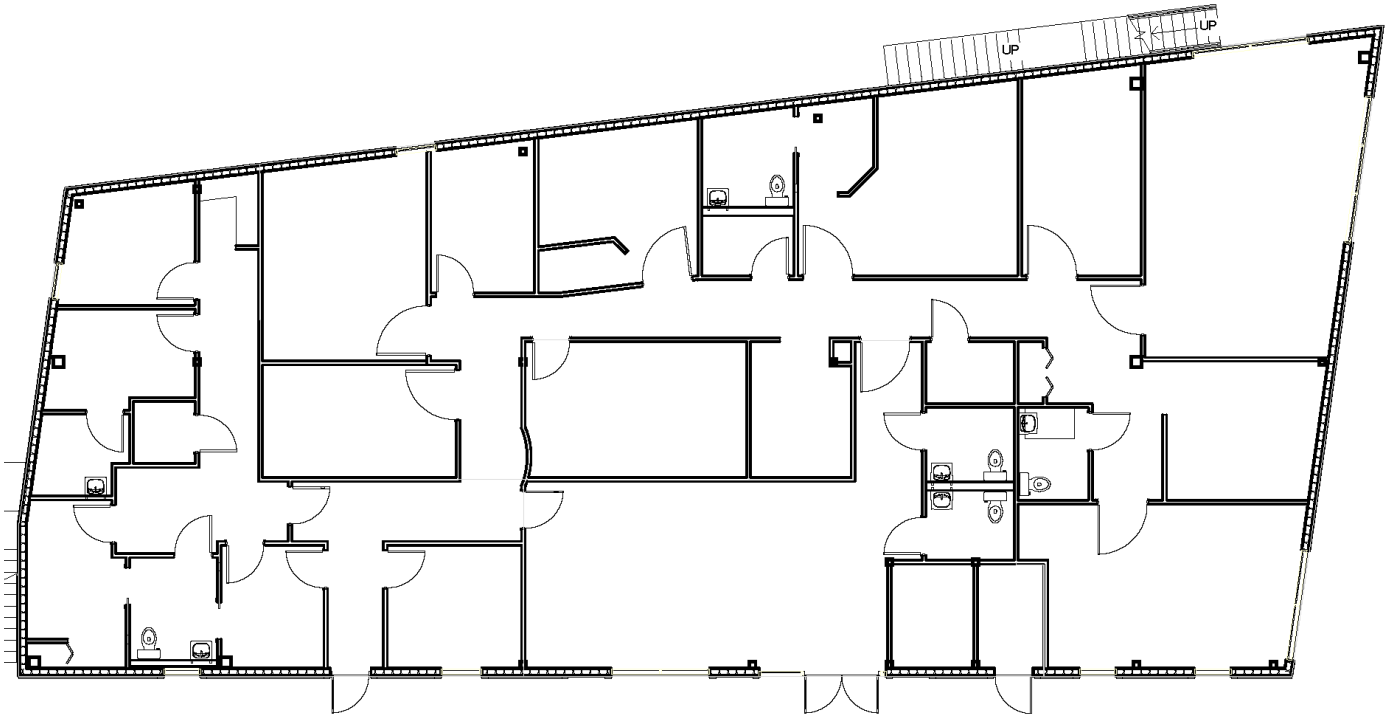


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# FLOOR PLANS



GROUND FLOOR PLAN  
9582 W COLONIAL DR, OCOEE

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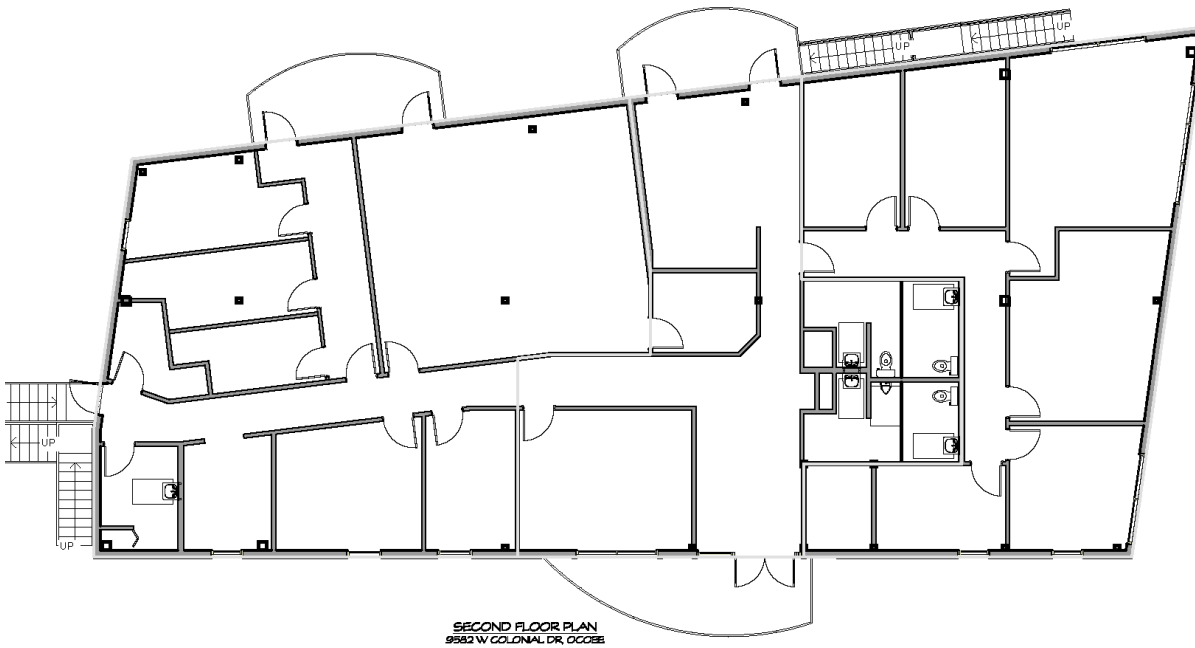
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# FLOOR PLANS



SECOND FLOOR PLAN  
9582 W COLONIAL DR, OCOEE

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# AERIAL MAP



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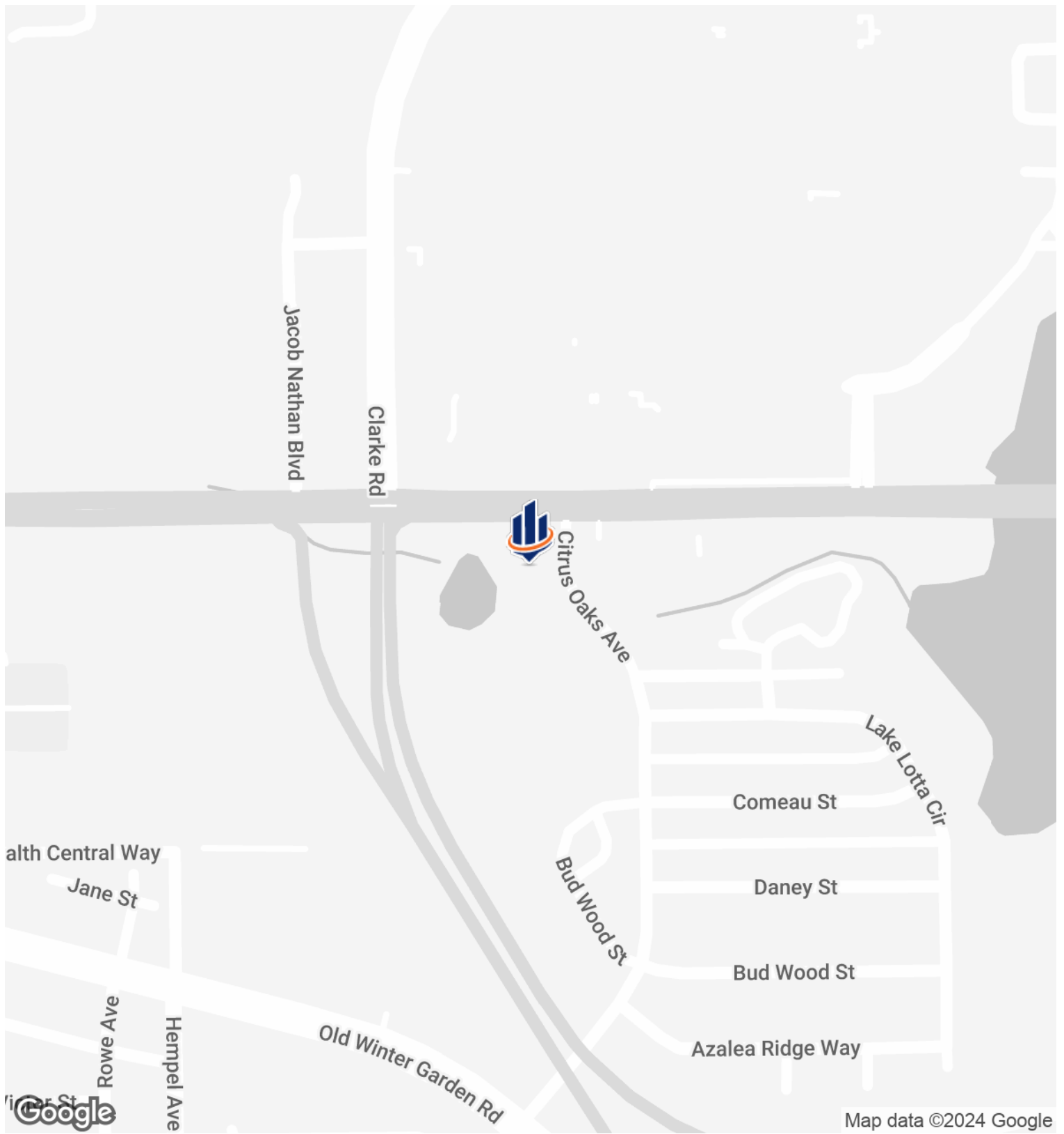
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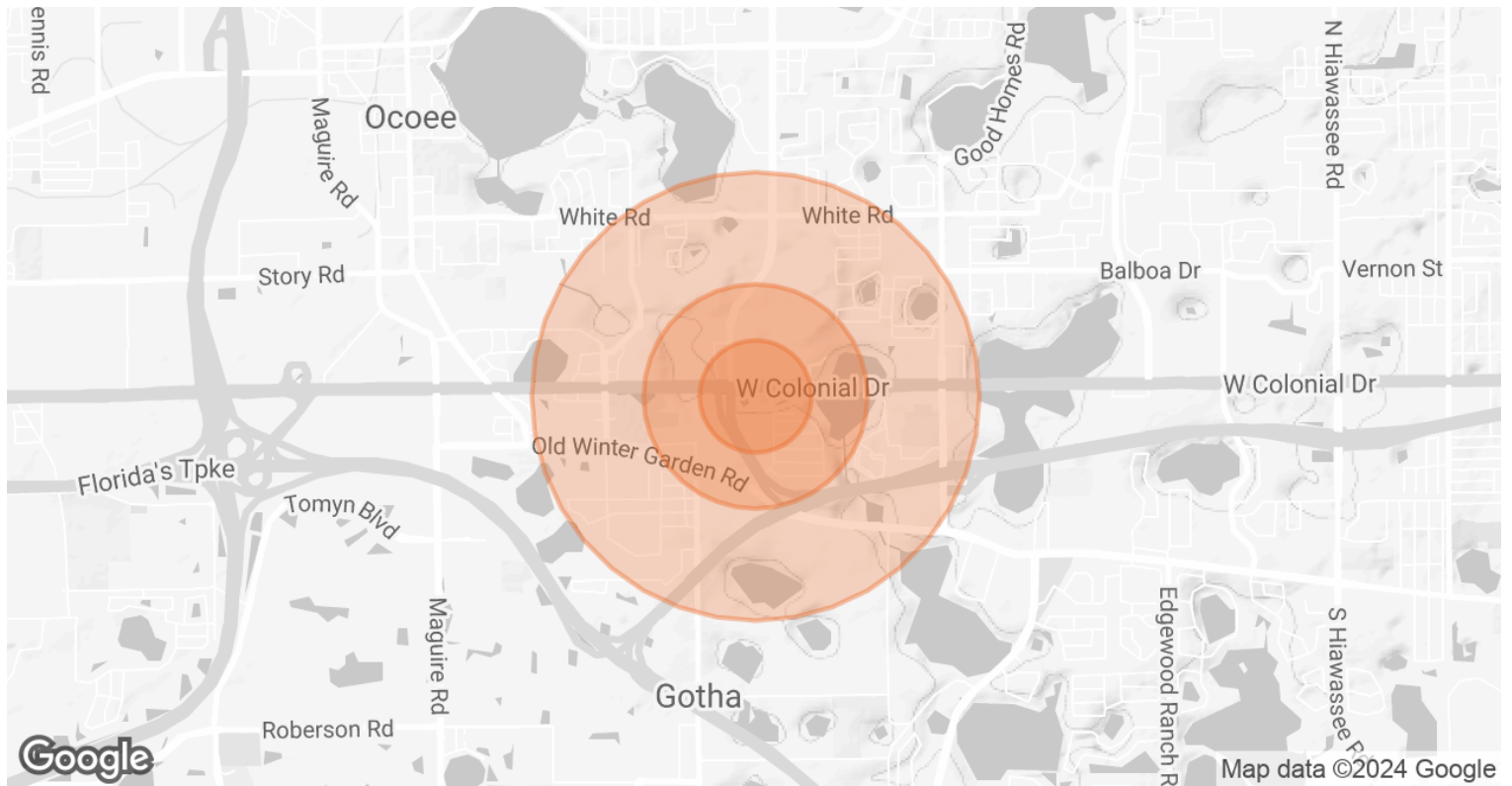
# LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT



## POPULATION

	0.25 MILES	0.5 MILES	1 MILE
<b>TOTAL POPULATION</b>	689	2,591	8,564
<b>AVERAGE AGE</b>	35.9	36.3	37.3
<b>AVERAGE AGE (MALE)</b>	36.2	36.4	36.8
<b>AVERAGE AGE (FEMALE)</b>	36.1	36.5	37.7

## HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
<b>TOTAL HOUSEHOLDS</b>	252	949	3,052
<b># OF PERSONS PER HH</b>	2.7	2.7	2.8
<b>AVERAGE HH INCOME</b>	\$53,410	\$54,748	\$67,874
<b>AVERAGE HOUSE VALUE</b>	\$226,490	\$226,050	\$285,934

\* Demographic data derived from 2020 ACS - US Census

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## GAIL BOWDEN

Senior Investment Advisor

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## PROFESSIONAL BACKGROUND

Gail Bowden, Senior Investment Advisor and founder of Global Medical Team, brings a unique blend of strategic creativity and expertise to the SVN Commercial Advisory Group team. Drawing on over thirty years of experience, Bowden is well known for her business ingenuity and ability to navigate the complexities of venture capital, project finance, construction, and development.

Her project list is extensive, as well as her list of accomplishments as an expert and industry leader.

SVN Certified Specialist in Office, Self-Storage, Industrial, and Retail

Real Estate Forum's Women of Influence 2020 & 2016

SVN's prestigious honor "Partners Circle" 2022, 2021, 2019, 2015 & 2014

MS&C Commercial Presidents Circle, Top Team Outstanding Performance 2018 & 2017

Four-time Top CRE Advisor; Top Producer; Top Sale Transaction

Ranked #11 worldwide & #2 in Florida with SVN 2019

Ranked #3 worldwide & #1 in Florida with SVN 2015

Ms. Bowden is well-known for closing complex and varied commercial investment projects, specializing in medical office, self-storage, retail, and industrial properties. Gail's propensity for guiding clients to appropriate financing and her skill for identifying the most suitable investors for each deal has contributed to her career sales total of over \$600 million.

From contract to closing, Gail handles each client with exceptional care, ensuring that every transaction element is presented clearly and logically. Known for thorough research, stamina, and patience, Gail's ability to communicate clearly with all sides in any negotiation has established her as a true professional. A passion for travel has enhanced Gail's ability to develop and cultivate long-standing relationships with real estate and development professionals worldwide.

## RECENT TRANSACTIONS

- SOLD | Orlando, FL (Lake Nona area) | Investment Medical Office Building | \$11,085,040
- SOLD | Orlando, FL | Investment Medical Office Building | \$12,000,000

### SVN | Commercial Advisory Group

1626 Ringling Boulevard, Suite 500

Sarasota, FL 34236

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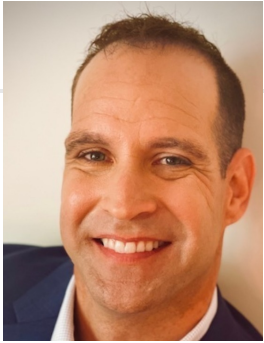
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## PROFESSIONAL BACKGROUND

Mark Bower is a founding partner with the SVN Global Medical Team in Sarasota, FL and specializes in health care, occupier services and investment sales. In this role, he oversees corporate real estate portfolios and sources investment-grade real estate opportunities while helping investors leverage market dynamics to maximize their specific goals. Mark prides himself on being creative, relentless and diligent on behalf of his clients-- using experience, intuition and data-driven analytics.

Prior to SVN, Mark founded three companies: an award-winning landscape architecture and construction firm which, during his tenure, completed projects throughout Florida with 300+ employees. Simultaneously, he spearheaded a development company with interests from Miami to New York. Additionally, Bower secured venture capital funding to launch an environmental/alternative energy company in Colorado which he scaled into six western states.

Outside of work, you can find Mark with his high school sweetheart, their 2 children and dog, Isla. They will probably be out on the water chasing fish, cooking something messy in the kitchen or planning their next road trip and camping adventure.

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