

For Lease

Arden Hill Medical Center

800 - 3,206 SF | \$24.50 / SF



6388 Silver Star Road

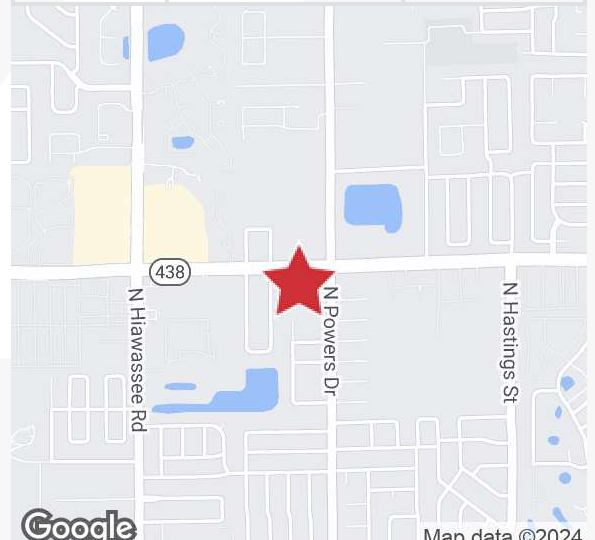
Orlando, Florida 32818

Property Highlights

- 25,440± SF, two-story professional office building with elevator on 2.07± acres
- Both general and medical office space available
- Ample parking for visitors and employees
- On-site maintenance staff during business hours Mon-Fri
- Building exit doors are secured during non-business hours; tenants have individual alarm codes
- Each suite is individually metered
- Close to Health Central Hospital in Ocoee
- Zoning: C-1
- Easy access to SR 50 (Colonial Drive), SR 408 (East-West), I-4, Orange Blossom Trail and SR 429 (Western Beltway)

AVAILABLE SPACES

Space	Lease Rate	Size (RSF)
Suite 1B	\$24.50 SF/yr	800
Suite 1D	\$24.50 RSF/yr	3,206
Suite 2E	\$24.50 RSF/yr	1,413



Lease Rate: \$24.50/RSF Mod. Gross

For more information

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Property Photos



Great Location



Ample Parking

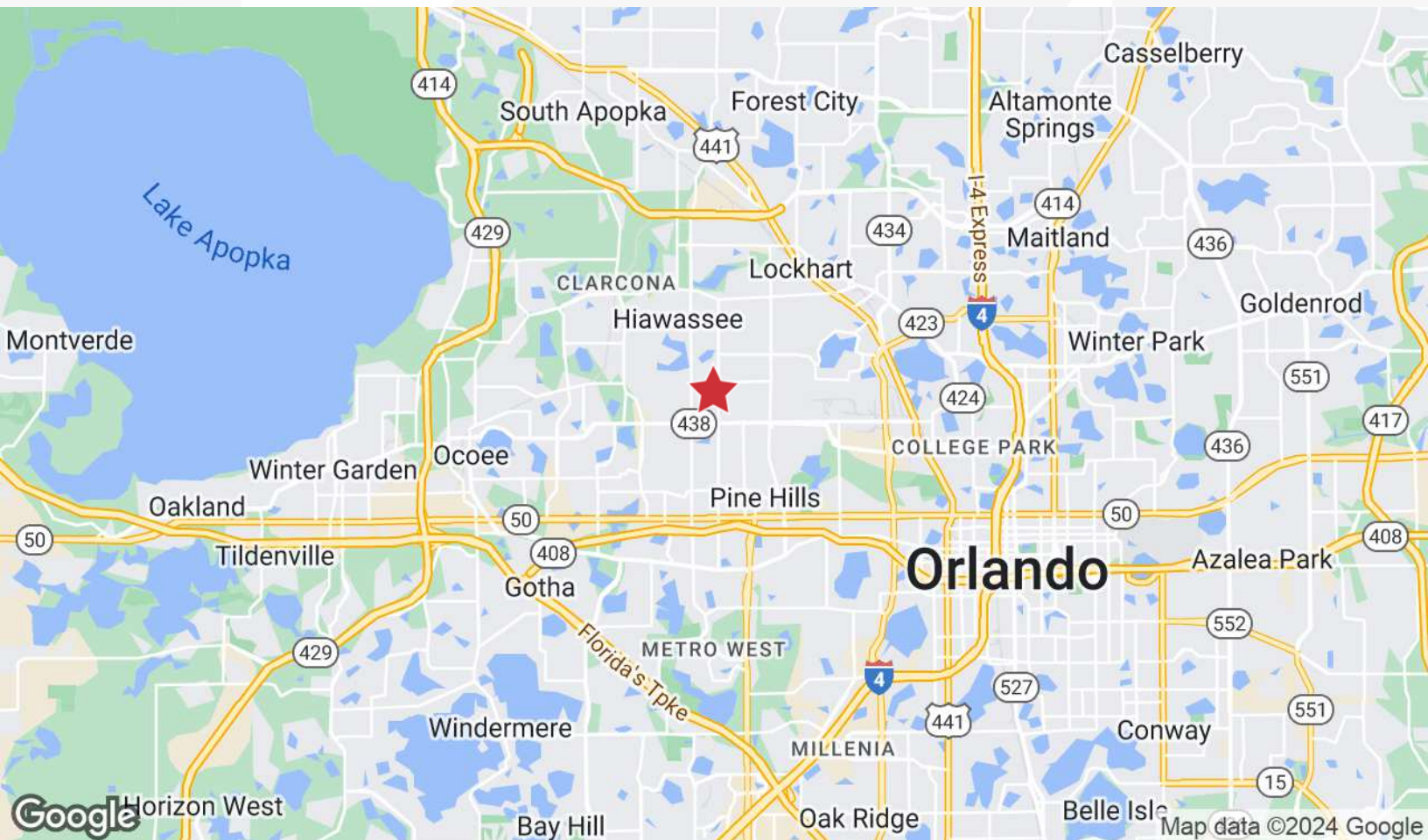
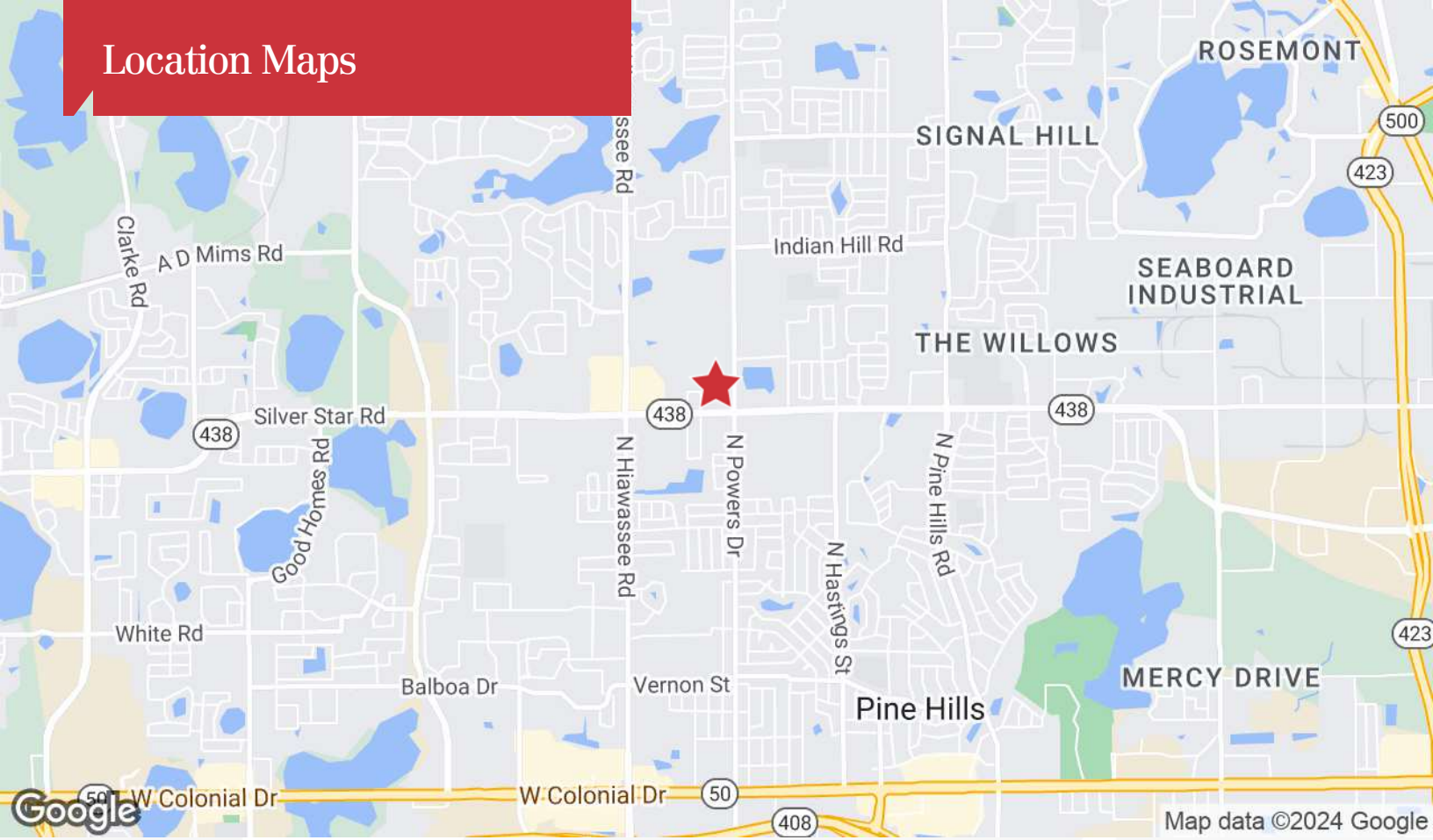


1st Floor Lobby

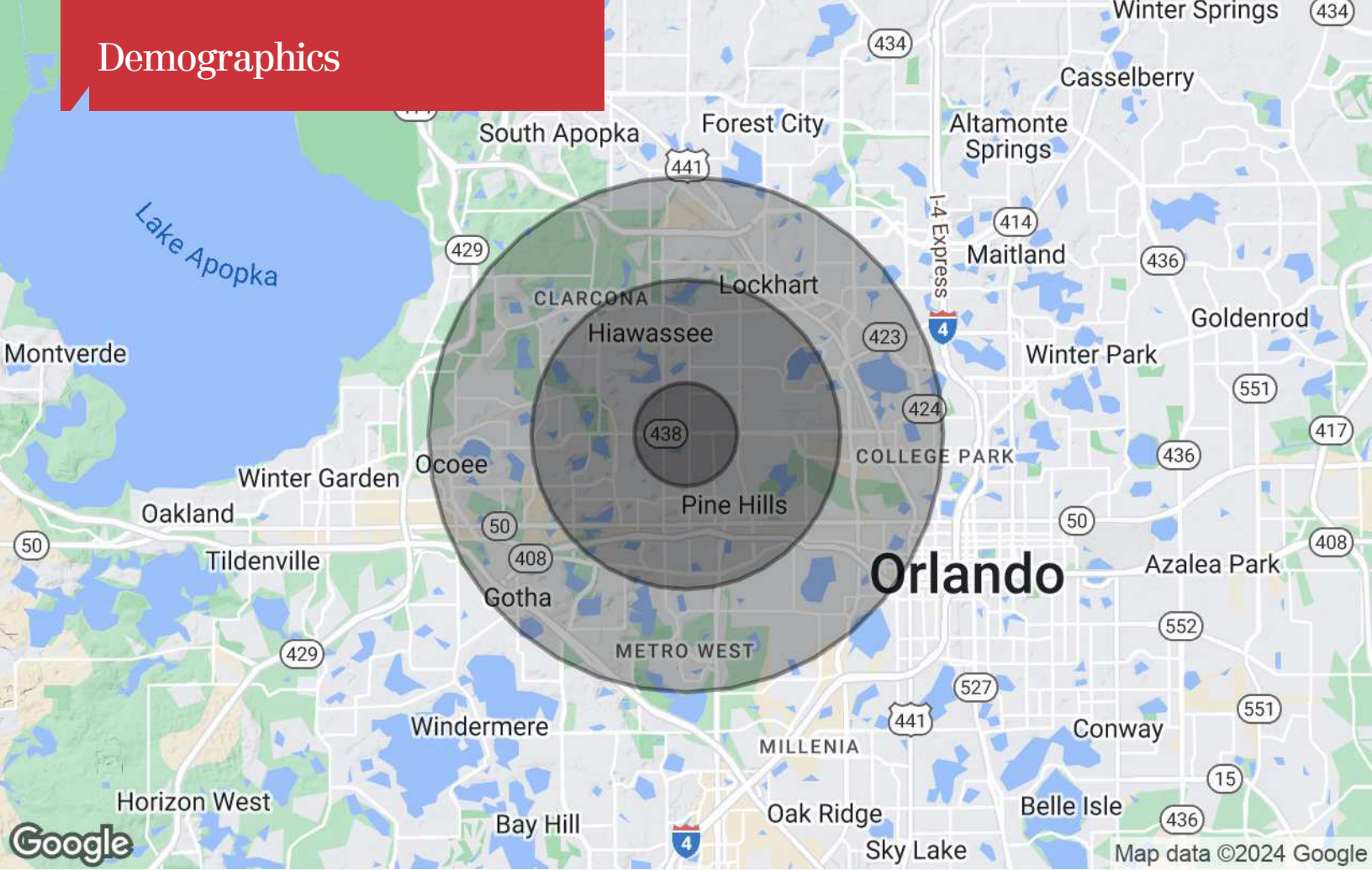


2nd Floor Lobby

Location Maps



Demographics



Population

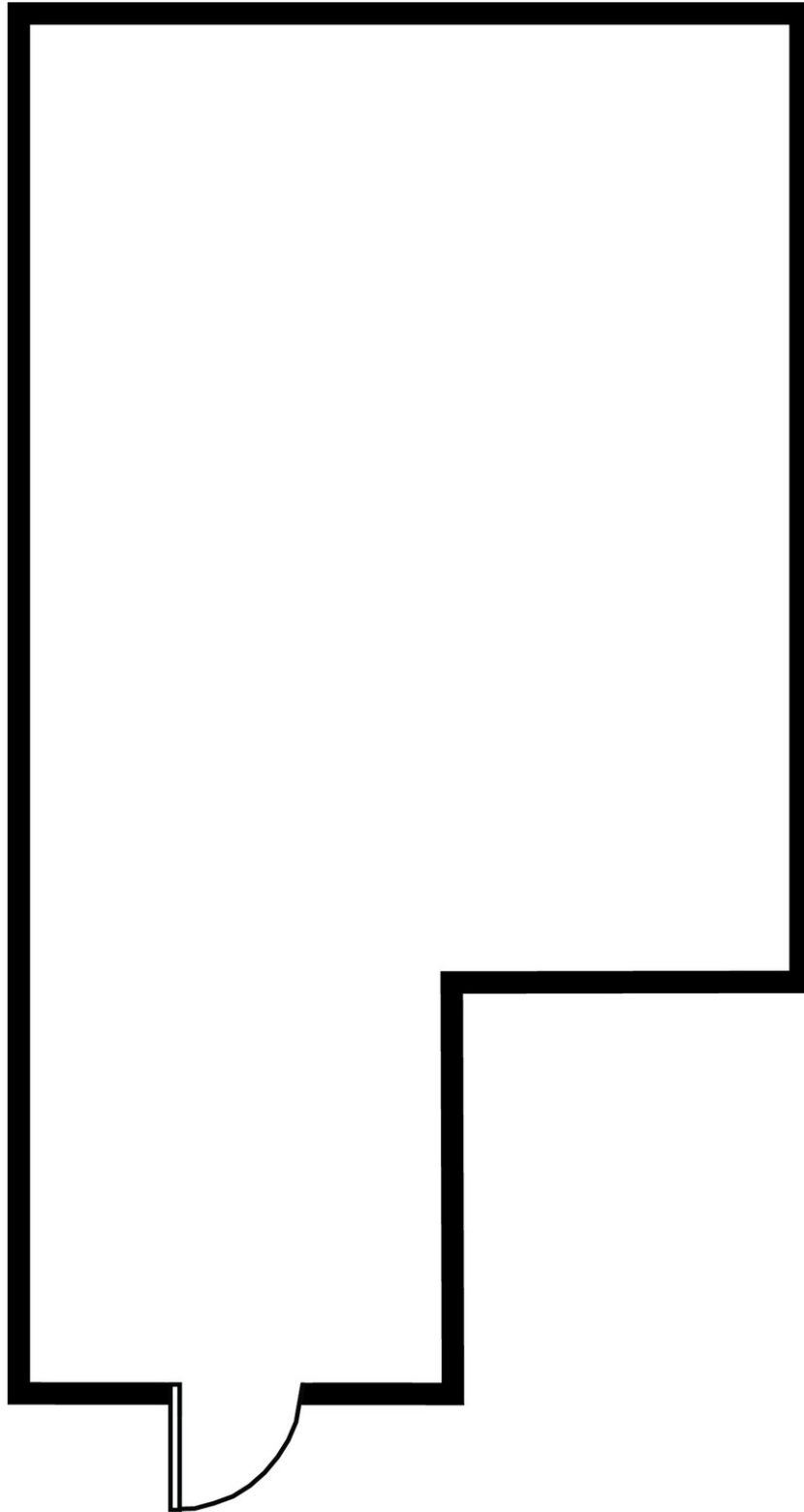
	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	21,374	120,025	264,901
MEDIAN AGE	37	38	39
MEDIAN AGE (MALE)	36	37	37
MEDIAN AGE (FEMALE)	39	39	40

Households & Income

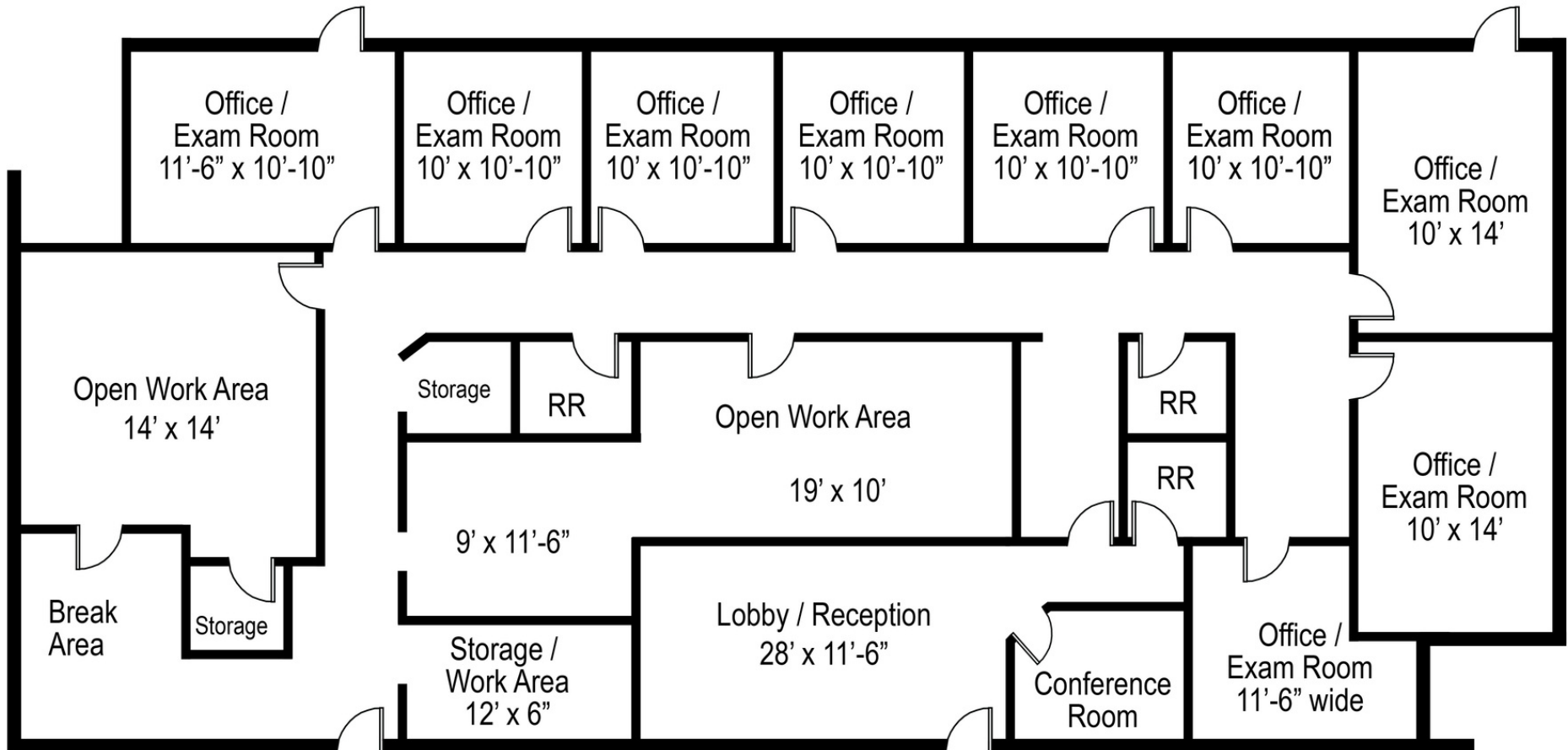
	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	7,010	40,076	94,020
# OF PERSONS PER HH	3	3	2.8
AVERAGE HH INCOME	\$55,726	\$67,127	\$79,371
AVERAGE HOUSE VALUE	\$246,502	\$288,657	\$335,091

* Demographic data derived from 2020 ACS - US Census

Suite 1B - 800± RSF



Suite 1D - 3,206± SF



Suite 2E - 1,413± SF

