

# MEDICAL OFFICE PAD FOR SALE BENT'S LANDING

462 RINEHART ROAD, LAKE MARY, FL 32746



Verax Lake Mary, LLC has retained Lee & Associate Central Florida as its exclusive agent in the sale of a shovel ready medical pad at Bent's Landing in Lake Mary, FL.. Bent's Landing is a 6 acres medical park adjacent to the newly constructed Orlando Health Lake Mary Campus which is located within the 150 acre Lake Mary Wellness & Technology Park Master PD. This pad is 1.70 acres and is entitled for a 2 story, 28,000 SF building.

Bent's Landing provides both convenience and service with its premier position. Adjacent to the 250 bed Orlando Health Hospital, with over 28,500 AADT per day allowing the tenants located here great access and exposure to residents and locals alike. The project will include 56,000 SF of medical space and 17,000 SF of retail space with ample outdoor seating and provides 5/1000 parking.

**OFFERING PRICE:** Contact Broker for Pricing Guidance



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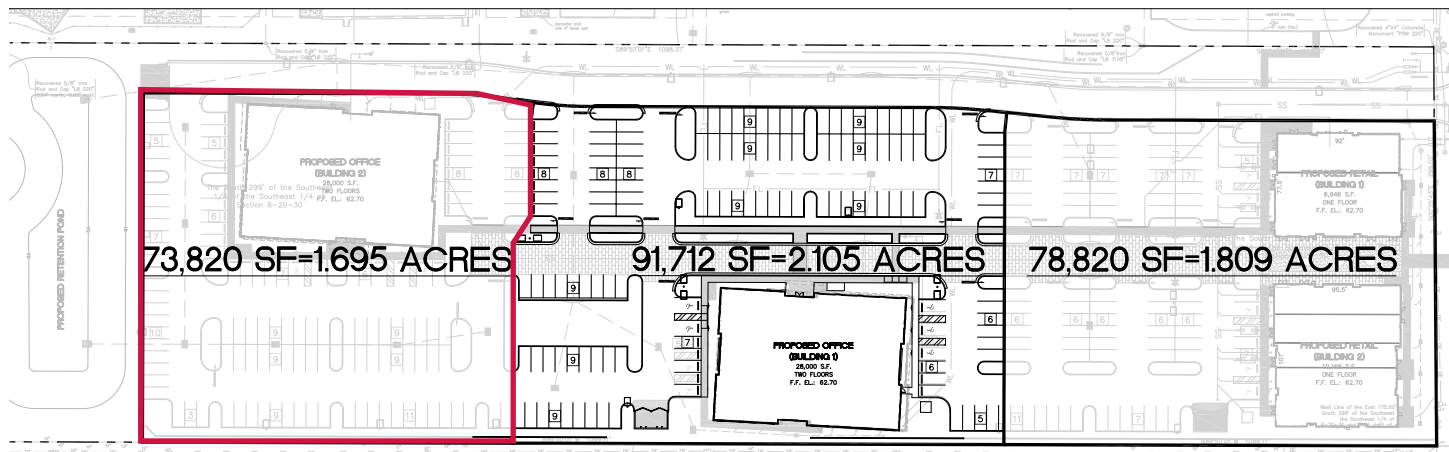
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# BENT'S LANDING | 462 RINEHART ROAD | LAKE MARY, FL 32746

Property Name	Bents Landing
Location	West side of Rinehart Rd, just north of the lighted intersection of Manderley Run
Component	
Current	PUD
Uses Permitted	Professional offices, real estate offices, financial; institutions without drive thrus, club/lodge (private), including religious institutions, pharmacies, community services and facilities, clinics for outpatient surgery, overnight care for limited procedures such as aesthetic procedures and the like, instructional studios, high technology uses, research & development laboratories, space technology, simulation and training, laser technology, robotics, computer software and hardware, medical labs

Actual Physical Data	Parcel No. 1
Parcel No.	06-22-26-0003-000-04700
Lot Size:	1.70 Acres
Park Size:	6.16 Acres
Zoning:	PUD
Topography:	Level, pad ready
Shape:	Rectangular
Primary Frontage Road:	Rinehart Road
Primary Road Frontage:	300 Feet (Est.)
Entitlements:	Two (2) Story 28,000 SF
Deed Restrictions:	Cardiology & Orthopedic
Utilities:	Stubbed
Impact Fees:	Paid
Retention:	In Place
Construction Plans:	Completed

Ability to purchase pad plus 28,000 SF Gray Shell building  
(Call Broker for pricing guidance and shell work letter)



SITE PHOTOS



MASTER PYLON SIGNAGE AVAILABLE - PRORATA SHARE



MEDICAL OFFICE BUILDING #1



BENTS LANDING | SOUTH FACING



MEDICAL OFFICE BUILDING #2 RENDERING

AERIAL VIEW

