

Dover Shores Medical

4711 Curry Ford Rd STE-C, Orlando, FL 32812

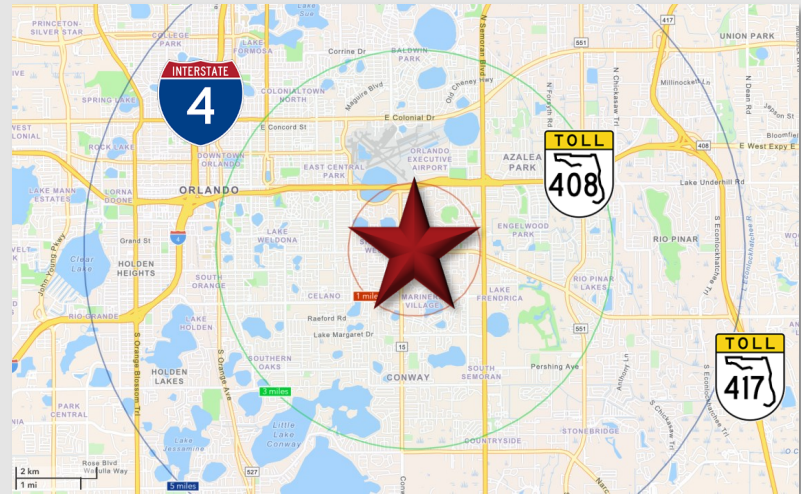
Palkiper
Commercial Real Estate Services
Licensed Real Estate Broker



\$21.18 psf/yr NNN

LOCATION DETAILS

Located on Curry Ford Rd, less than a mile south of the 408 expressway. Situated on the peak side of westbound traffic with an AADT of +29,000 CPD in 2023. Adjacent to the Dover Shores Community Center and Kids Christian Academy. Surrounded by single and multi-family residential, with Dover Shores Elementary, Walgreens, CVS, and the Publix anchored Conway Plaza Shopping Center within a half mile radius. Less than 15 minutes from Orlando Health and AdventHealth East Orlando.



LISTING DETAILS

- **±1,938 SF** Medical office with **full build-out**
- Features a waiting and reception room, patient processing room, **3 exam rooms**, a doctor's office, lab, break room with kitchen, 3 bathrooms (including one with a shower), and filing / storage rooms
- **49 Shared parking spaces**

2023 DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
Population	21,046	73,616	219,977
Average HH Income	\$111,954	\$108,181	\$98,938
Median HH Income	\$75,989	\$76,006	\$66,716

CONTACT FOR MORE INFORMATION

Cindy Hall

(407) 925-5976

cindyhall@palkiper.com

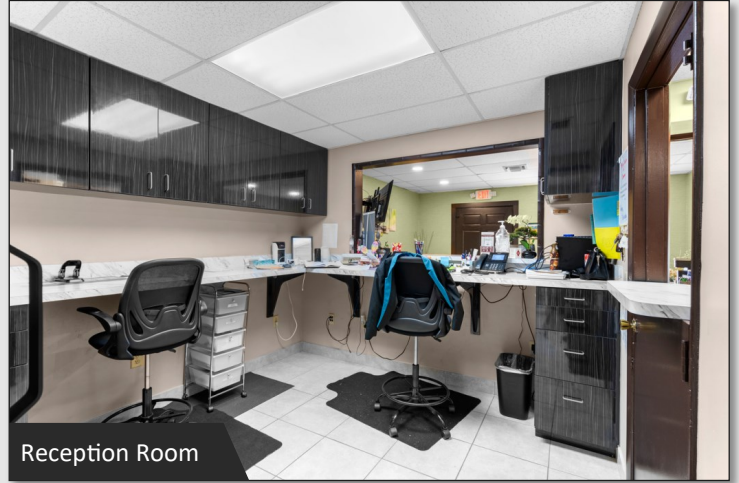
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Waiting Area



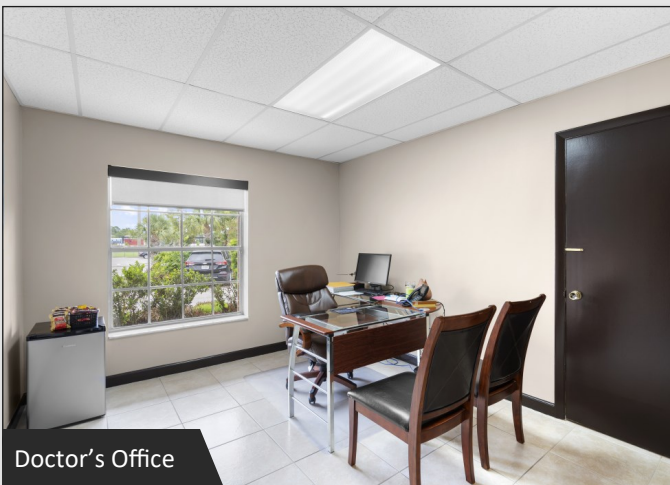
Reception Room



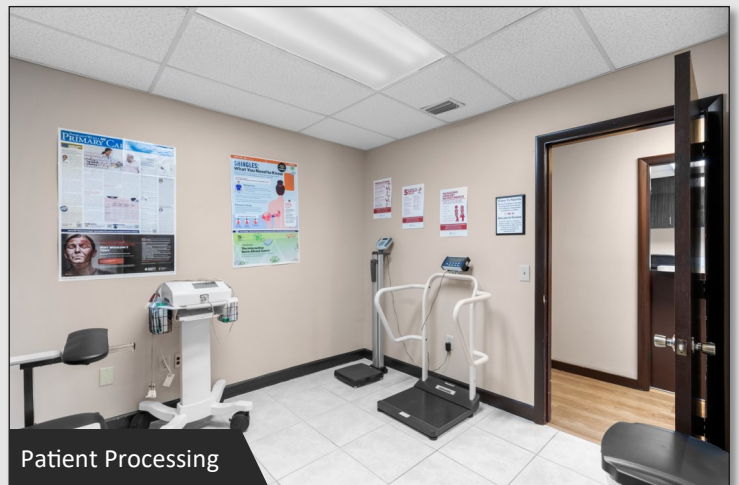
Filing/Storage Area



Break Room



Doctor's Office



Patient Processing

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Exam Room 1



Exam Room 2



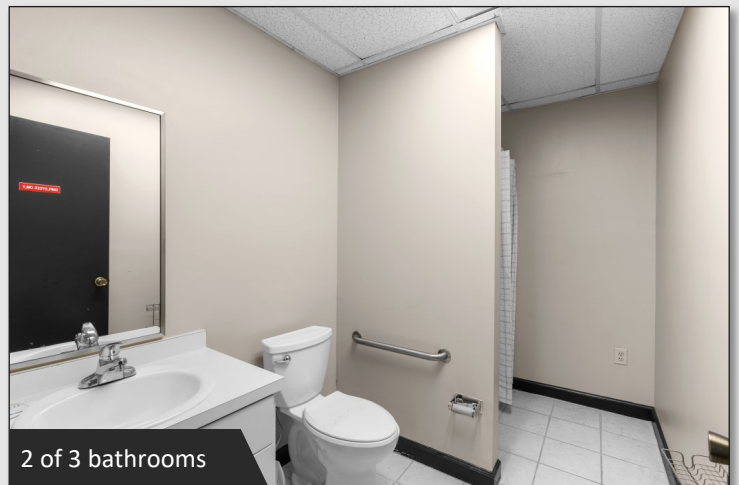
Exam Room 3



Lab Room



1 of 3 Bathrooms



2 of 3 bathrooms

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