

For Lease

# Arden Hill Medical Center

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



## 6388 Silver Star Road

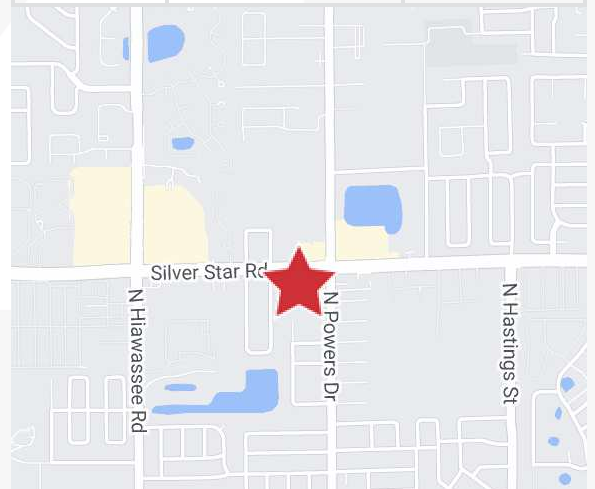
Orlando, Florida 32818

### 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 RSF/yr	800
Suite 1C	\$24.50 RSF/yr	2,430
Suite 1D	\$24.50 RSF/yr	3,206
Suite 2E	\$24.50 RSF/yr	1,413



For more information

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**Lease Rate: \$24.50/RSF Mod. Gross**



08.14.24

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults.

1800 Pembroke Drive, Suite 350

Orlando, FL 32810

407 875 9989 tel

[nairealvest.com](http://nairealvest.com)

# Property Photos



Great Location



Ample Parking

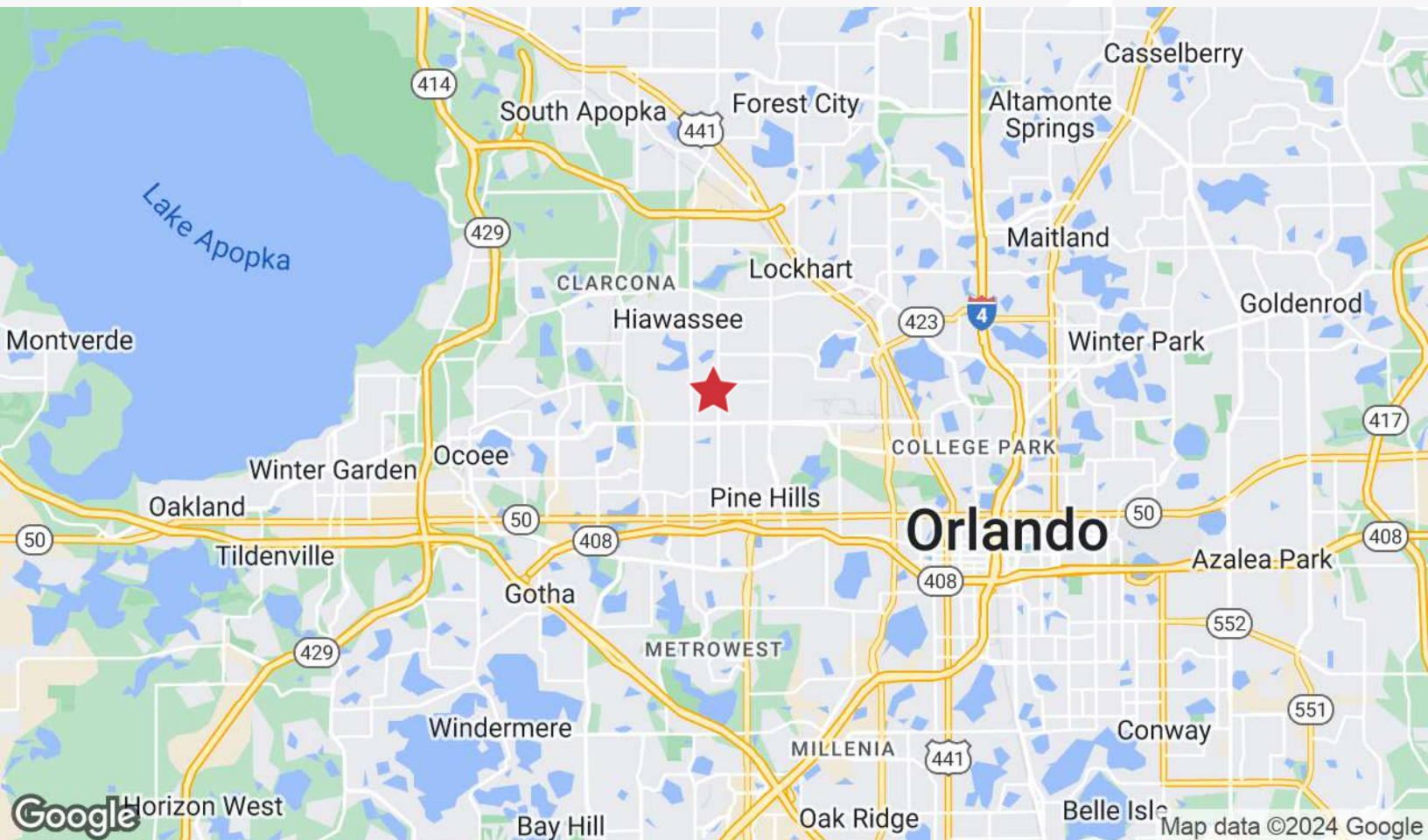
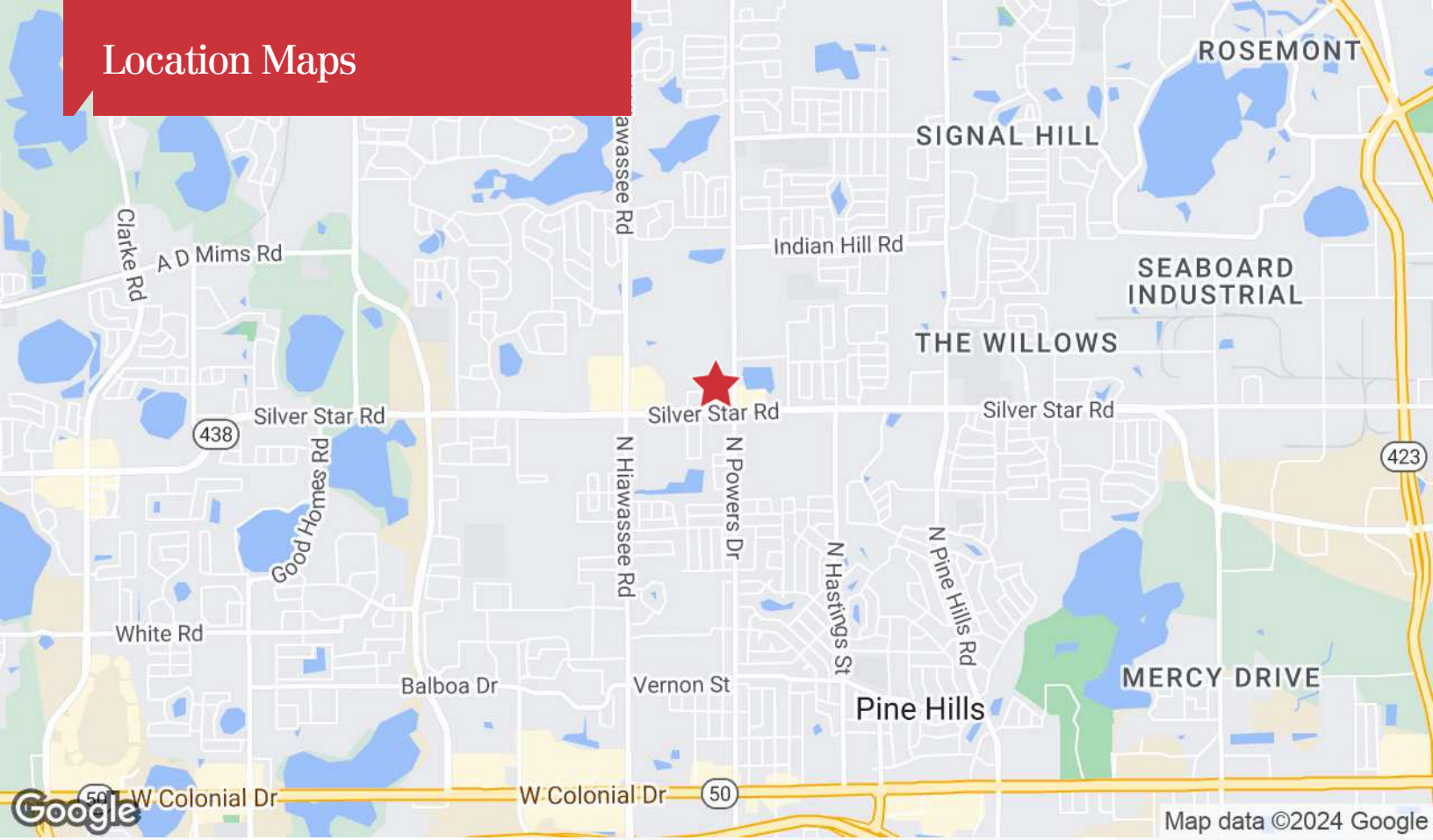


1st Floor Lobby

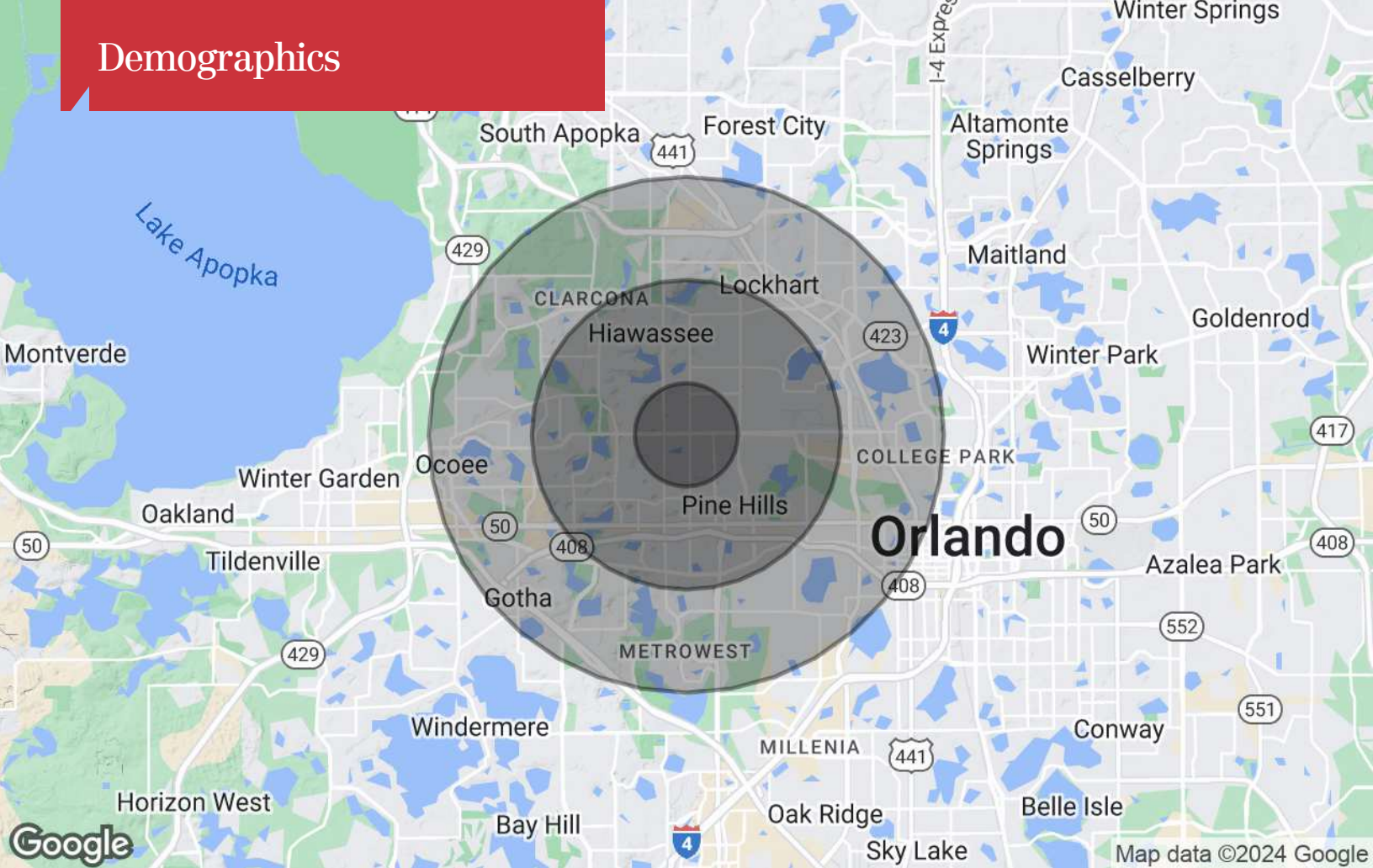


2nd Floor Lobby

# Location Maps



# Demographics



## Population

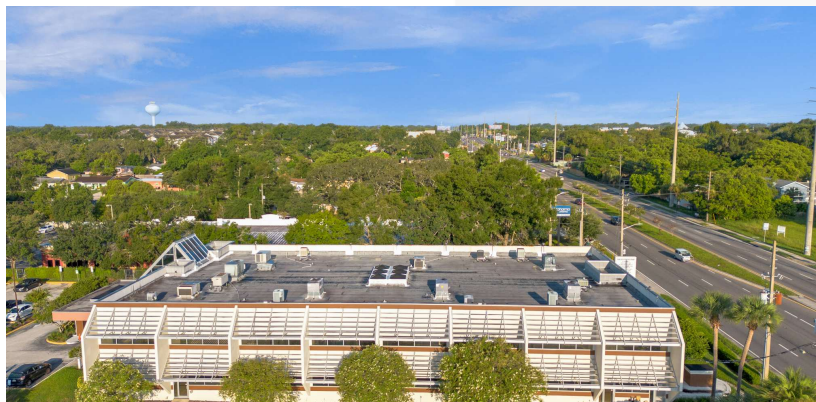
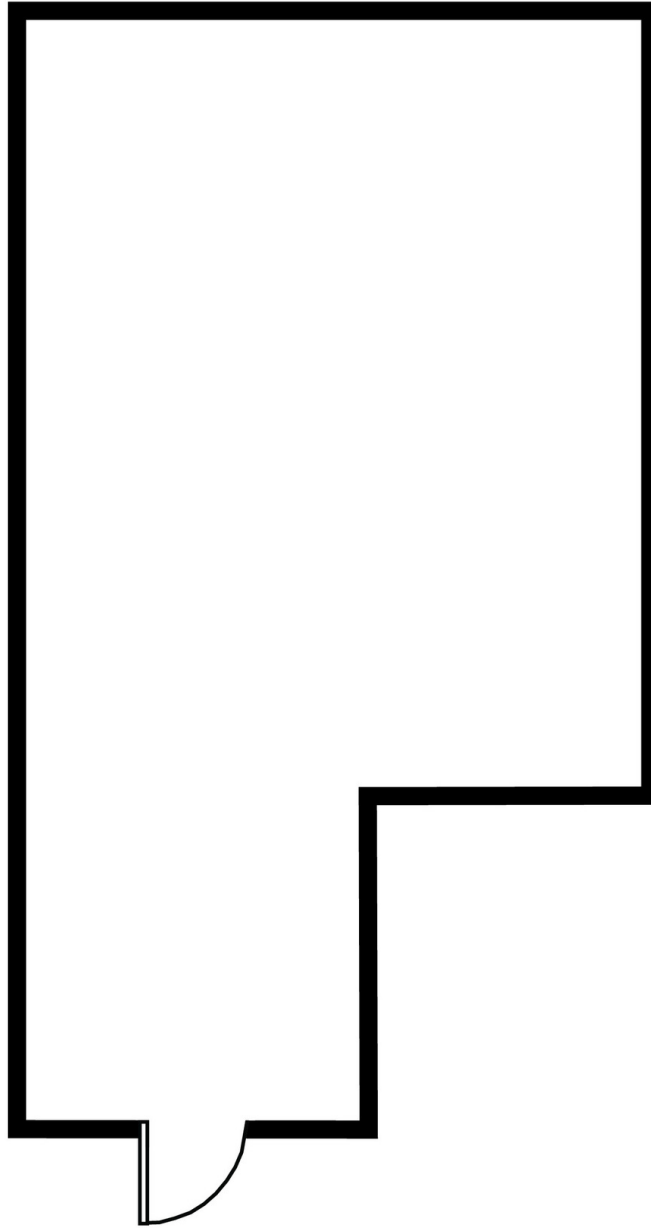
	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	21,374	120,025	264,901
MEDIAN AGE	37	38	39
MEDIAN AGE (MALE)	36	37	37
MEDIAN AGE (FEMALE)	39	39	40

## Households & Income

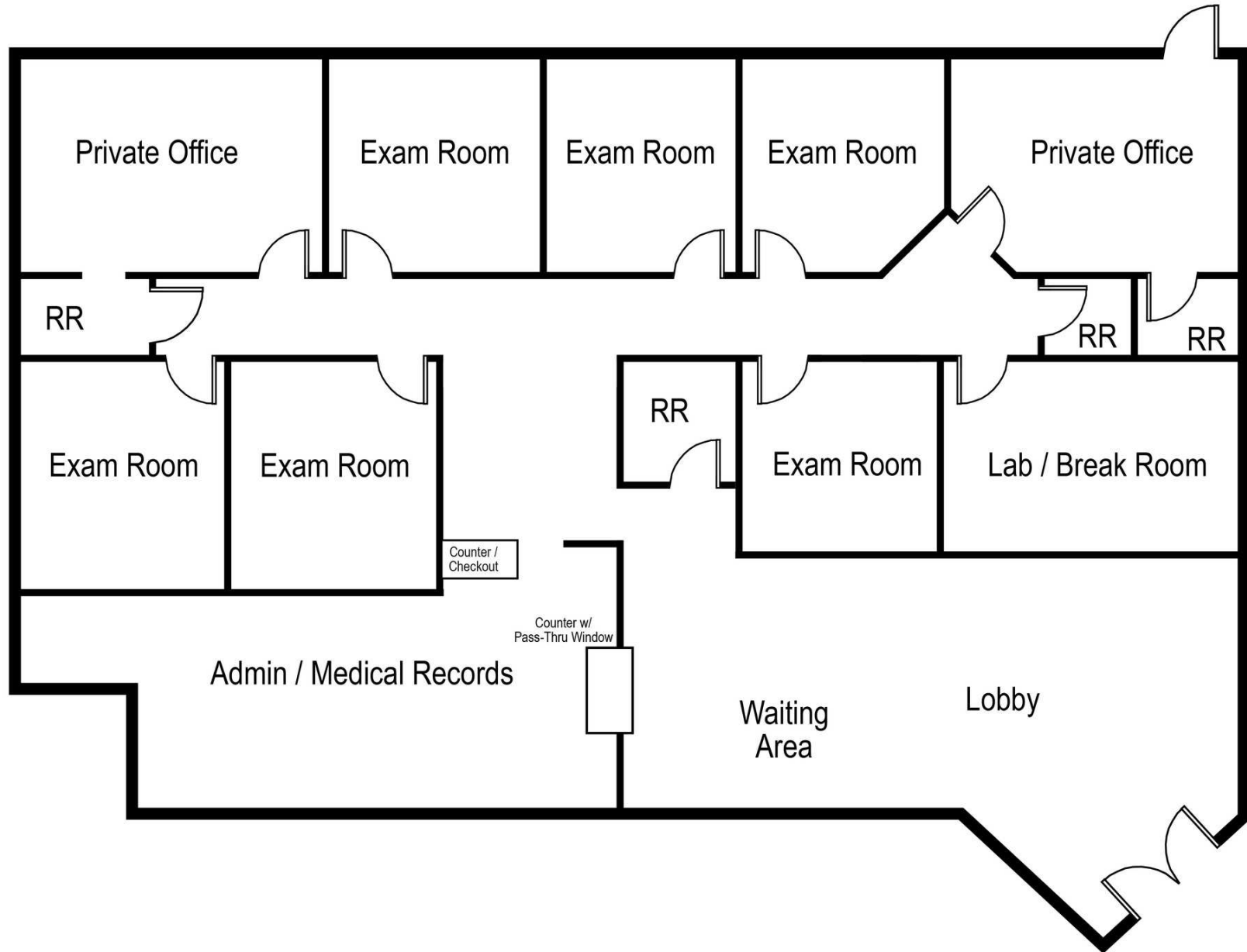
	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	7,010	40,076	94,020
# OF PERSONS PER HH	3	3	2.8
AVERAGE HH INCOME	\$55,726	\$67,127	\$79,371
AVERAGE HOUSE VALUE	\$246,502	\$288,657	\$335,091

\* Demographic data derived from 2020 ACS - US Census

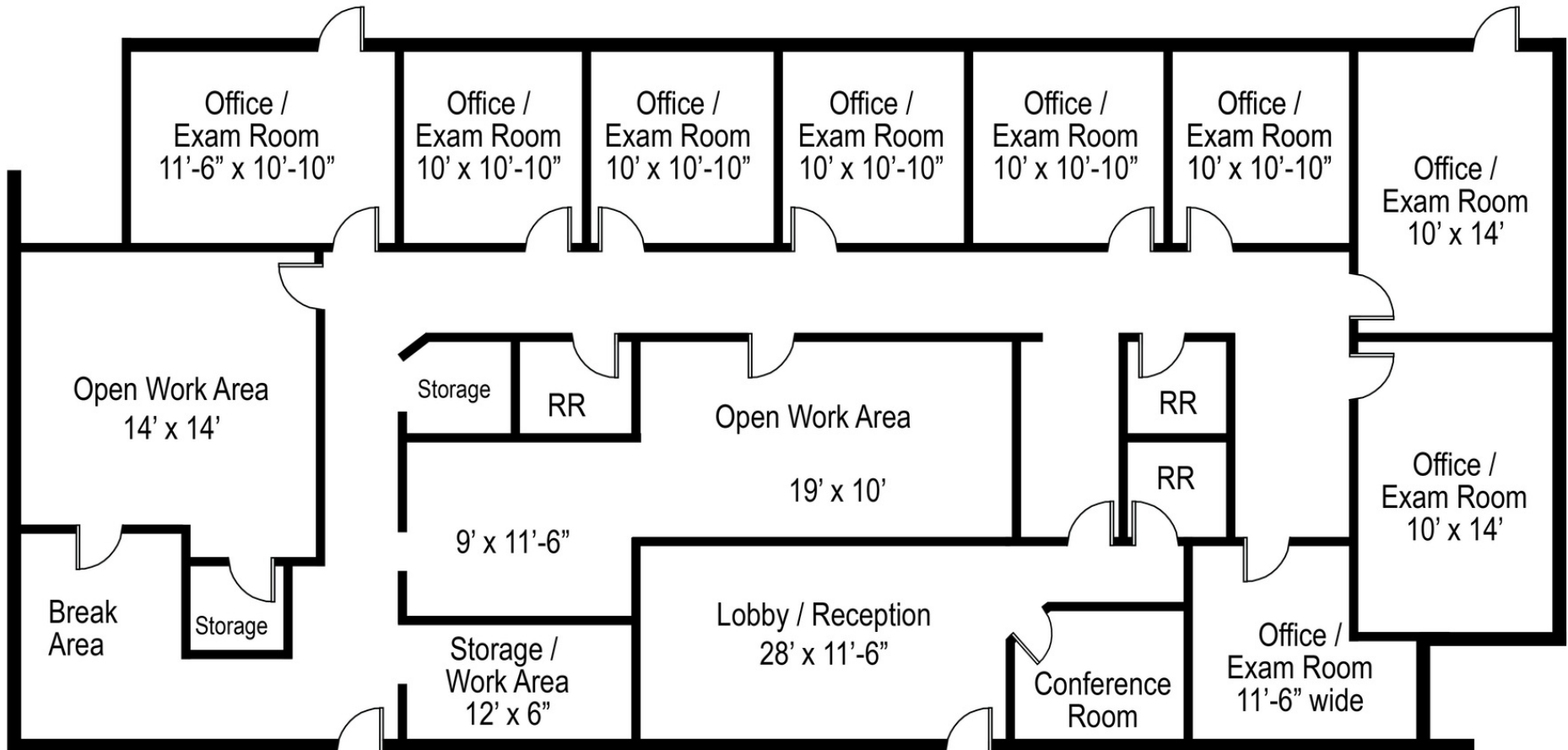
Suite 1B - 800± RSF



Suite 1C - 2,430± RSF



Suite 1D - 3,206± RSF



Suite 2E - 1,413± SF

