

FOR LEASE
KIRKMAN MEDICAL CENTER
431 NORTH KIRKMAN ROAD
ORLANDO, FL 32811



CLASS "A" FREESTANDING MEDICAL OFFICE BUILDING
5,405± RSF MOVE-IN READY SPACE AVAILABLE
ABUNDANT PARKING RATIO (5+/1,000 SF)

Matt Weinberger
Vice President
D 321.281.8510
E mweinberger@lee-associates.com

Jason Bantel, CCIM
Senior Vice President
D 321.281.8509
E jbantel@lee-associates.com

PROPERTY HIGHLIGHTS

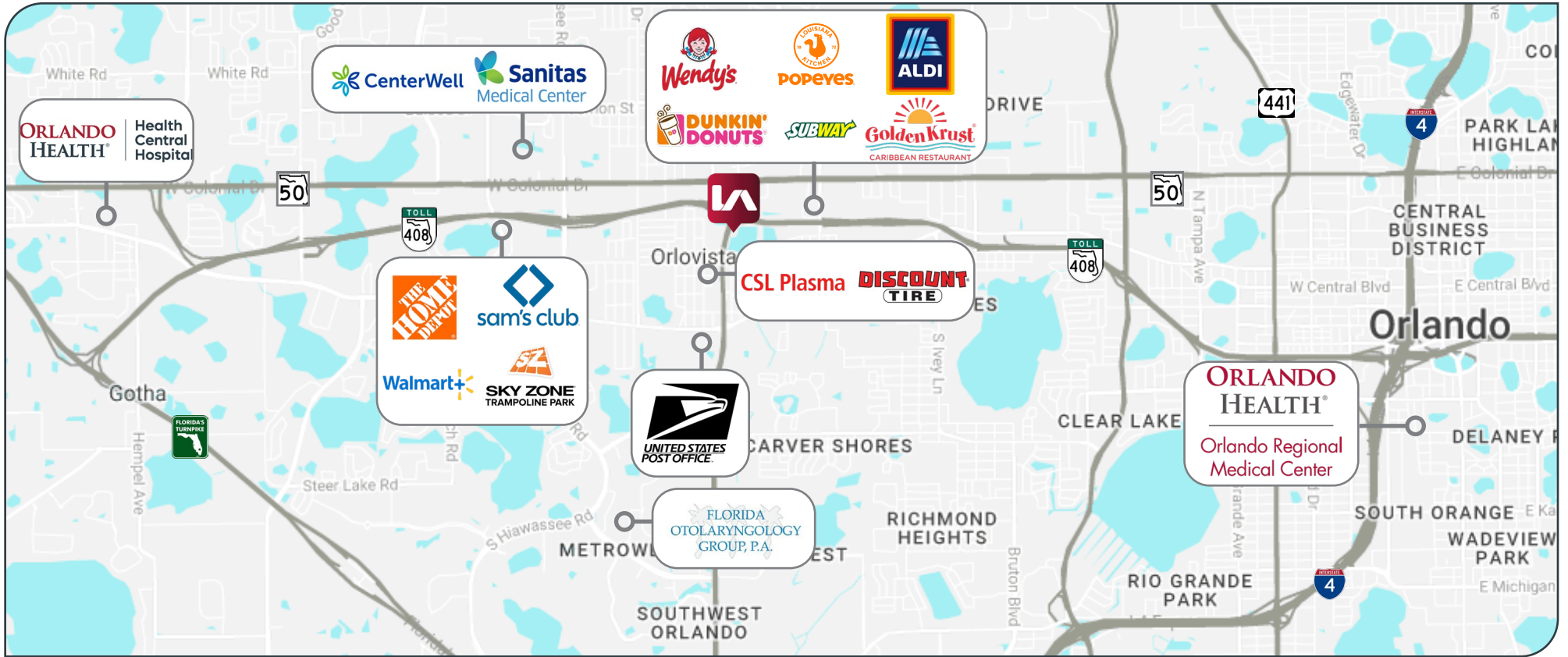
- 5,405± RSF Class "A" Freestanding MOB
- Fully renovated in 2024 with highend finishes
- Layout includes eight (8) exam rooms, nurses station, lab, pharmacy, break room, four (4) restrooms, large reception area, waiting area, two (2) offices and an open PT area
- Immediate access from SR-408
- Building & Monument Signage directly on Kirkman Road (38,500± AADT)
- Centrally located within a few miles of major Hospitals, MetroWest, Downtown Orlando, etc.
- Parking Ratio: 5.06/1,000 SF

Availability: August 15, 2024

Lease Rate: \$32.00/SF NNN



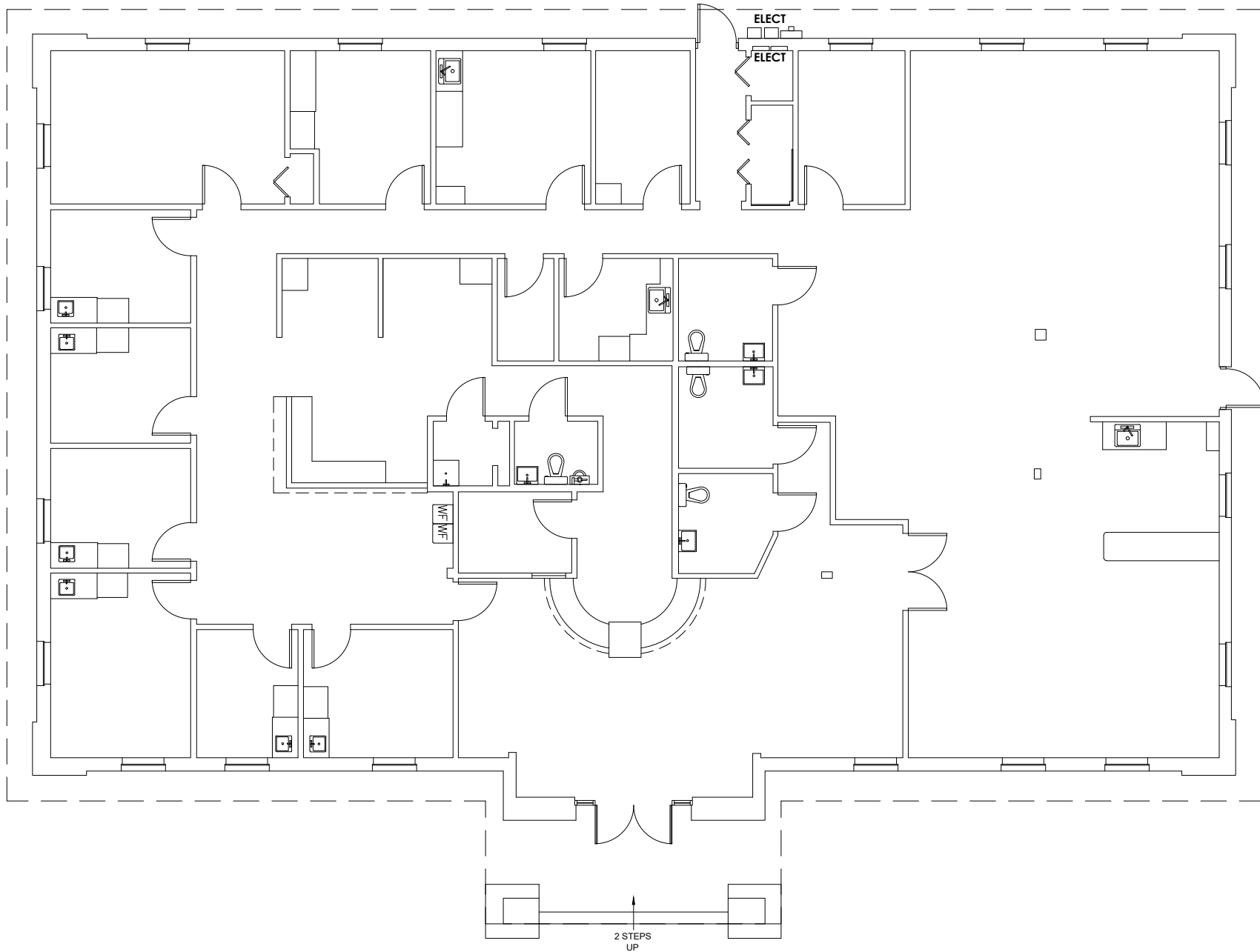
MAP OVERVIEW & DEMOGRAPHICS



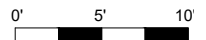
DEMOGRAPHICS			
	<i>1 Mile</i>	<i>3 Mile</i>	<i>5 Mile</i>
Population	9,927	129,027	309,632
Households	3,152	45,057	113,762
AVG Household Income	\$78,238	\$84,405	\$100,346
Age < 30	4,764	64,355	150,904
Age 31 - 54	3,779	48,243	118,497
Age > 55+	1,383	16,429	40,230

DEMOGRAPHICS			
	<i>1 Mile</i>	<i>3 Mile</i>	<i>5 Mile</i>
White Population	1,740	20,991	82,150
Black Population	5,116	74,122	139,681
American Indian Population	60	475	1,162
Asian Population	427	4,467	12,893
Pacific Islander Population	23	105	303
Hispanic Population	2,460	25,046	69,995

FLOOR PLAN



SCALE:





For more information, please contact one of the following individuals:

CONTACT

Matt Weinberger
Vice President

D 321.281.8510

E mweinberger@lee-associates.com

Jason Bantel, CCIM
Senior Vice President

D 321.281.8509

E jbantel@lee-associates.com