



# OFFERING MEMORANDUM

4711 CURRY FORD ROAD | ORLANDO, FL 32812

DOVER SHORES  
MEDICAL CENTER

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# Executive Summary





# Executive Summary

## ADDRESS

4711 Curry Ford Road  
Orlando, FL 32812

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## OWNERSHIP

Gerald Joseph Kivett Living Trust

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## YEAR BUILT

1965

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## BUILDING SIZE

8,418 SF (GROSS AREA)  
8,000 SF (NET RENTABLE AREA)





## PROPERTY SUMMARY

<b>PROPERTY ADDRESS:</b>	4711 Curry Ford Road Orlando, FL 32812
<b>PROPERTY TYPE:</b>	Medical Office Building
<b>PROPERTY NAME:</b>	Dover Shores Medical Center
<b>APN:</b>	32-22-30-7275-00-010
<b>COUNTY:</b>	Orange
<b>LEGAL DESCRIPTION:</b>	R&T PROFESSIONAL CENTER 4/124 LOT 1
<b>LOT SIZE:</b>	± 45,332 SF 1.05 Acres
<b>BUILDING SIZE:</b>	8,418 SF (Gross Area) 8,000 SF (Net Rentable Area)
<b>ZONING:</b>	O-1/AN/SF
<b>SUBMARKET:</b>	North Orange/College Park
<b>PARKING SPACES:</b>	49 Spaces

<b>PARKING RATIO:</b>	6.1/1,000 SF
<b>CONSTRUCTION TYPE:</b>	Reinforced Concrete Block
<b>BUILDING FRONTAGE:</b>	181 FT on Curry Ford
<b>YEAR BUILT:</b>	1965
<b>NUMBER OF STORIES:</b>	One (1)
<b>ROOF:</b>	Sloped shingled roof replaced in 2014
<b>UTILITIES:</b>	OUC
<b>LAND USE CODE:</b>	1900 - Office Medical Building
<b>TENANCY:</b>	Multi
<b>OCCUPANCY:</b>	100%



## PROPERTY SUMMARY

This medical office building consists of a single story, 8,418 Gross SF structure currently demised into three (3) suites for multitenant use. Current tenants include Ralph Rosario-Medina, MD providing Primary Medicine & Family Care; Dr Nathan Hershberger, DO providing Osteopathic Neuromusculoskeletal Medicine and the Dover Shores Family Practice providing Family Care.

The property sits on just over 1 acre of land and provides 49 parking spaces at a ratio of 6 spaces per 1,000 SF of rentable space. The property provides great visibility and existing monument signage with over 181 Ft of frontage and two (2) points of ingress/egress on the north side of Curry Ford Rd with a median curb cut allowing both east and west bound traffic access.

This east Orlando location allows physicians to serve a dense local population with over 304,000 people within a 5-mile radius. With a prominent location within the Dover Shores Community of East Orlando, this building is within walking distance of the Dover Shores Community Center, Dover Shores Elementary, Passport Charter Elementary and Middle School and the Best Memories Academy serving infants to PreK aged children. Located between Conway Rd and Semoran Blvd, these two (2) corridors allow direct access to East-West Expressway (SR 408) to the north and the Beachline Expressway (SR 528) to the south.

With a lack of medical office for sale in Orlando and high barriers to entry for new medical product due to lack of infill sites and ever-increasing construction costs, 4711 Curry Ford Rd offers a unique opportunity for an Owner/User to purchase a well-located asset at under replacement cost. Current Ownership has inserted clauses into 2 of the 3 leases in the building that allow for lease termination within six (6) months of a closing. This will allow a new owner to occupy approx. 75% of the building for their own needs.





# BUILDING PLAN

## SUITE A 1,862 SF

## SUITE B 4,200 SF

## SUITE C 1,938 SF



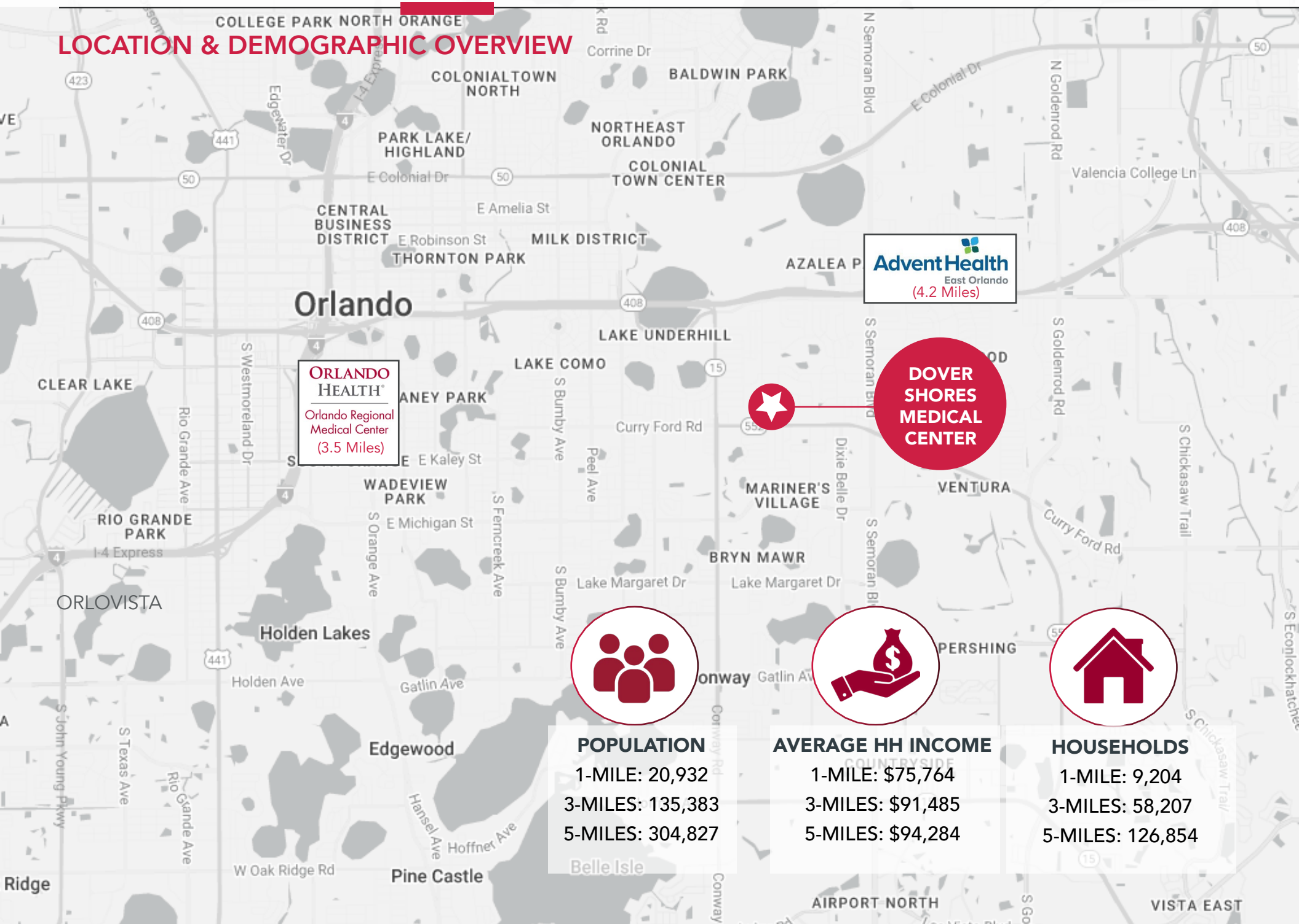


02

# LOCATION



# LOCATION & DEMOGRAPHIC OVERVIEW



**Advent Health**  
East Orlando  
(4.2 Miles)

**ORLANDO HEALTH\***  
Orlando Regional  
Medical Center  
(3.5 Miles)

**DOVER  
SHORES  
MEDICAL  
CENTER**



**POPULATION**  
1-MILE: 20,932  
3-MILES: 135,383  
5-MILES: 304,827



**AVERAGE HH INCOME**  
1-MILE: \$75,764  
3-MILES: \$91,485  
5-MILES: \$94,284



**HOUSEHOLDS**  
1-MILE: 9,204  
3-MILES: 58,207  
5-MILES: 126,854



**AERIAL**



03

**PROPERTY  
PHOTOS**





**PROPERTY PHOTOS - SUITE A**





**PROPERTY PHOTOS - SUITE B**





**PROPERTY PHOTOS - SUITE C**







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