



WATERFORD LAKES CLASS 'A' MEDICAL OFFICE FOR LEASE

11886 Lake Underhill Rd, Orlando, FL 32825

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FL #SL3317523





Section 1

PROPERTY INFORMATION

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- **Prime Location:** Strategically located in Waterford Lakes Area, offering easy access to Downtown Orlando, UCF, Lockheed Martin, and major attractions.
- **Class 'A' Facility:** Proposed 4,500 ± SF Medical Office building with modern amenities and flexible Single or Multi-Tenant configuration on a .41 ± AC lot.
- **Healthcare Hub:** Adjacent to the newly announced Orlando Health ER, tapping into the growth of the area and proximity to Orlando Health, Central Florida's leading healthcare provider.
- **Versatile Leasing:** Flexible options for Single or Multi-Tenant configuration, accommodating diverse needs of healthcare professionals in Orlando.
- **Strategic Connectivity:** Central access to key areas, making it an ideal location for a medical office, with proximity to major employment centers and educational institutions.

OFFERING SUMMARY

Lease Rate:	Withheld
Available SF:	4,500 SF
Lot Size:	0.41 Acres
Building Size:	4,500 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	3,761	79,766	259,682
Total Population	9,403	231,795	655,170
Average HH Income	\$67,186	\$71,165	\$80,204

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

Saunders Commercial proudly presents the Waterford Lakes Class 'A' Medical Office Lease Opportunity situated on Lake Underhill Road in East Orlando within the Waterford Lakes Area. This proposal outlines a 4,500 ± SF Class 'A' Medical Office building available in either a Single or Multi-Tenant configuration on a .41 ± AC lot.

LOCATION DESCRIPTION

The site holds a strategic position adjacent to the newly announced Orlando Health ER on Lake Underhill Rd, aligning with the growth of this area. Orlando Health stands as one of Central Florida's premier healthcare providers and is the 4th largest employer in the Orlando Metro area, boasting a workforce of 26,397 employees.

Moreover, the site's central and convenient location provides exceptional access to Downtown Orlando, Waterford Lakes, Avalon Park communities, Lockheed Martin, the University of Central Florida, Lake Nona, and other major attractions and areas.

Seize the opportunity to be part of the expanding medical office landscape in vibrant Orlando.

SITE DESCRIPTION

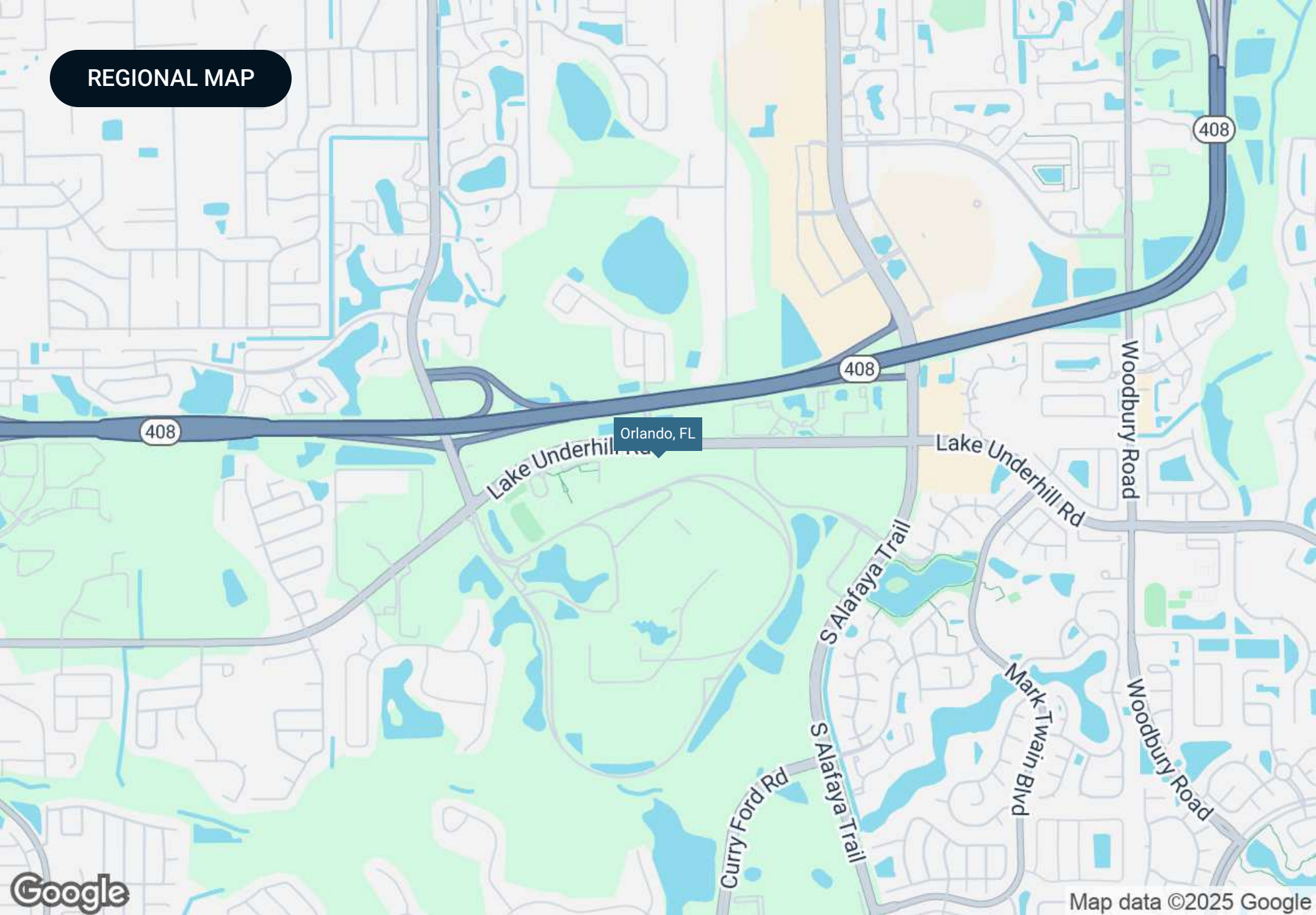
The site consists of .41 Acres of commercially zoned land with a ORG-PD zoning to be developed into medical or professional office space in SE Orange near Alafaya Trail and Waterford Lakes Community.



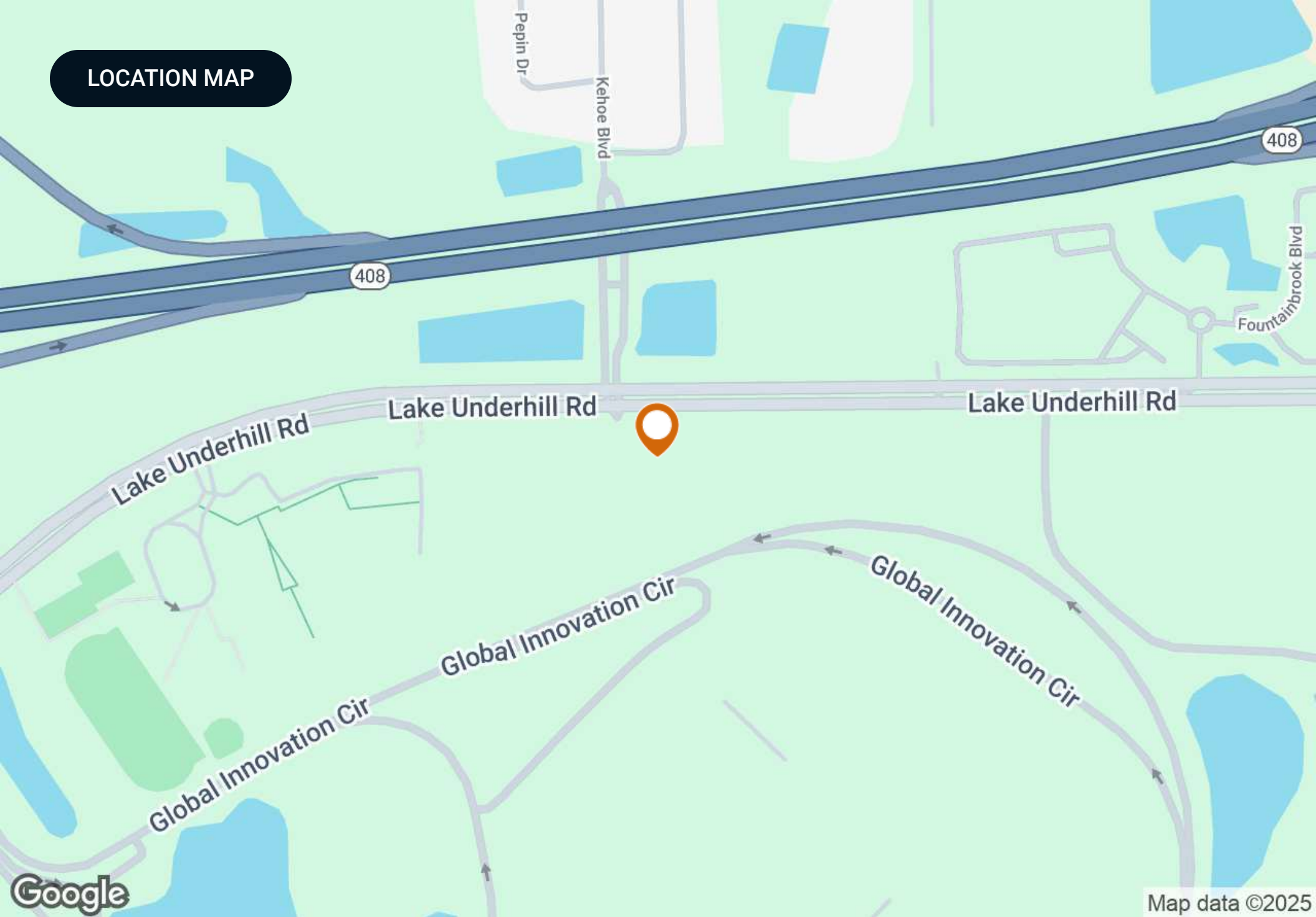
Section 2

LOCATION INFORMATION

REGIONAL MAP



LOCATION MAP

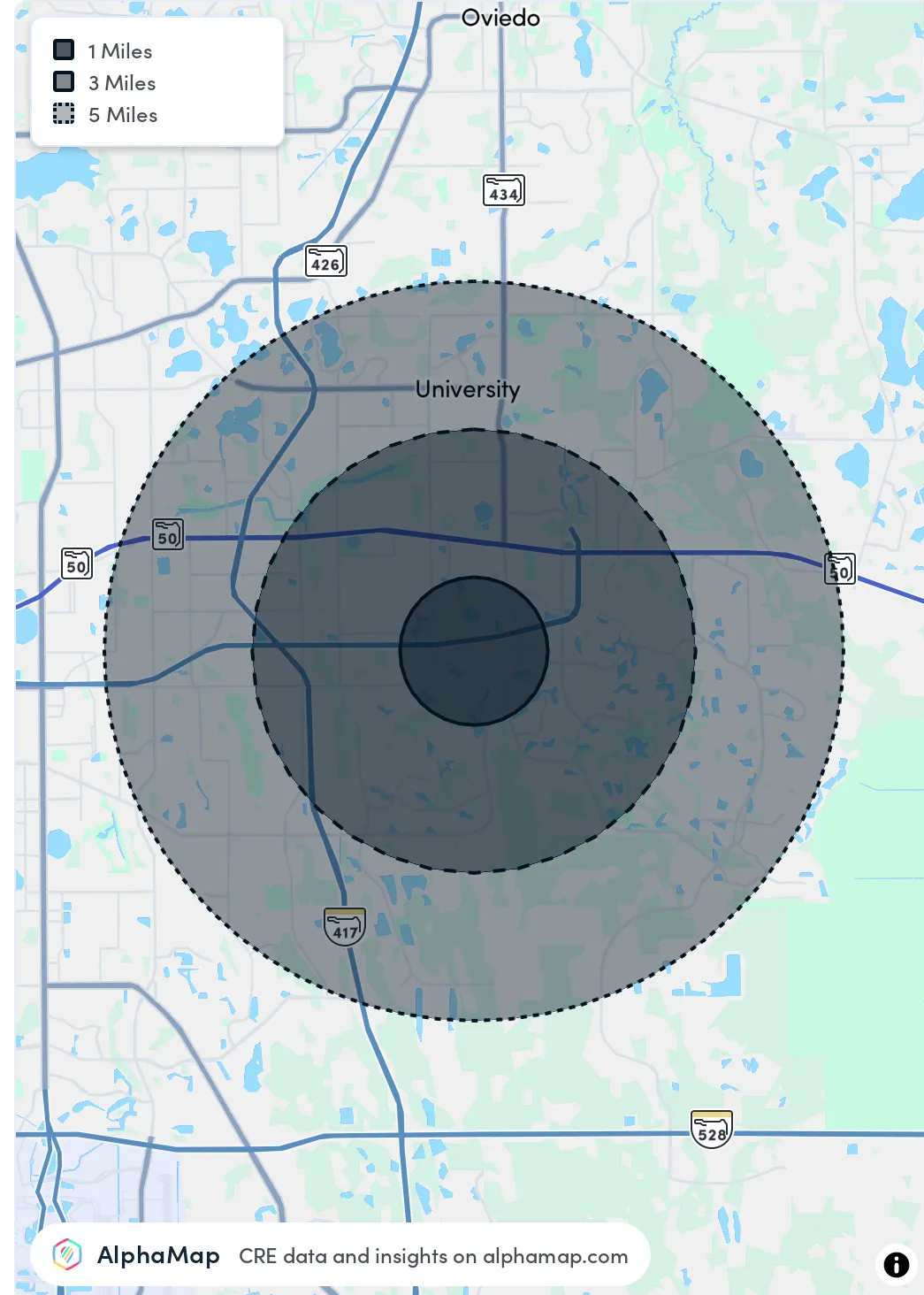


AREA ANALYTICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,118	103,713	260,216
Average Age	37	36	36
Average Age (Male)	36	35	35
Average Age (Female)	38	37	37

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,121	34,903	85,967
Persons per HH	2.6	3	3
Average HH Income	\$96,931	\$94,040	\$92,930
Average House Value	\$355,270	\$342,798	\$344,577
Per Capita Income	\$37,281	\$31,346	\$30,976

Map and demographics data derived from AlphaMap





ORANGE COUNTY FLORIDA



Founded	1824	Density	1,534.6 (2019)
County Seat	Orlando	Population	1,497,941 (2023)
Area	908 sq. mi.	Website	orangecountyfl.net

Located in Central Florida, Orange County boasts a thriving economy. Based on the 2023 census, the county's population was 1,497,941, making it the fifth-most populous county in the entire state. With the city of Orlando as the county seat, Orange County is also home to some of the largest tourist attractions in the world. Destinations like Disney World, Universal Studios, and SeaWorld keep visitors coming year-round. Orange County was originally established on December 29, 1824, from a segment of what was once St. Johns County. Upon establishment, the county would derive its name from the citrus fruit that had been its primary product at the time.



ORLANDO

ORANGE COUNTY

Founded	1875
Population	323,217 (2023)
Area	100.6 sq mi
Website	orlando.gov

Major Employers

Walt Disney World
Resort
Advent Health
Universal Orlando
Resort
Orange County
Public Schools

Primarily driven by tourism, notable events, and convention traffic, Orlando is one of the most-visited cities around the world. In 2021 alone, the city drew more than 59 million visitors. The two largest and most internationally renowned tourist attractions in Orlando are the Walt Disney World Resort and the Universal Orlando Resort. Opened by the Walt Disney Company in 1971, the Walt Disney World Resort is located about 21 miles (34 km) southwest of downtown Orlando in Bay Lake. The Universal Orlando Resort opened in 1990 as a significant expansion of Universal Studios Florida, the only theme park inside Orlando city limits.

Downtown Orlando is home to most of the city's major cultural sites like the Orlando Museum of Art and Dr. Phillips Center for the Performing Arts. Bustling nightlife, bars, and clubs are also located in downtown Orlando, while most attractions are along International Drive, like the Wheel at ICON Park Orlando. Additionally, Orlando is one of the busiest American cities for conferences and conventions, with the Orange County Convention Center recognized as the second-largest convention facility in the United States.



Section 3

MAPS AND PHOTOS

RETAILER MAP



**Waterford Lakes Community
3,104 Homes**



Alafaya Business Center

Imagery ©2025 Airbus,
Maxar Technologies

RETAILER MAP

Waterford Towers

Michael's **KOHL'S** **SMASH BURGER** **THE HOME DEPOT**
Great Clips **sleep number** **MATTRESS FIRM** **THE TIRE DEPOT** **CLIPOTS**
THE VITAMIN SHOPPE **SHERWIN WILLIAMS** **Jackson Hewitt** **keke's** **UNITED STATES POSTAL SERVICE**

Waterford Town Center

BEST BUY **ULTA** **ME Massage Envy** **JOANN** **TARGET**
MILLER'S ALE HOUSE **SMOKEY BONES** **Panera**
LITTLE GREEK FRESH GRILL **Chick-fil-A** **M. Mazlow's Tavern** **COOPER'S HAWK** **DorJulio**
ASHLEY **REGAL** **LA FITNESS** **OLD NAVY**
★ macy's **TJ-maxx** **five BEW** **Bath & Body Works**
ROSS DRESS FOR LESS **FAMOUS footwear** **STARBUCKS COFFEE** **BARNES & NOBLE**

Alafaya Trail
58,500 AADT

72,500 AADT



Lake Underhill Rd. 22,500 AADT



Waterford Lakes Plaza

DOLLAR TREE **OUTBACK STEAKHOUSE** **BJ's** **LOWE'S**
CVS **AMSCOT**

BONEFISH GRILL **Orangetheory FITNESS**

SPROUTS **MCDONALD'S** **WELLS FARGO**
7 ELEVEN

Legacy Middle School



Google

RETAILER MAP

Lake Underhill Rd. 22,500 AADT

ORLANDO
HEALTH®

Future Orlando Health ER

Subject Property

Google

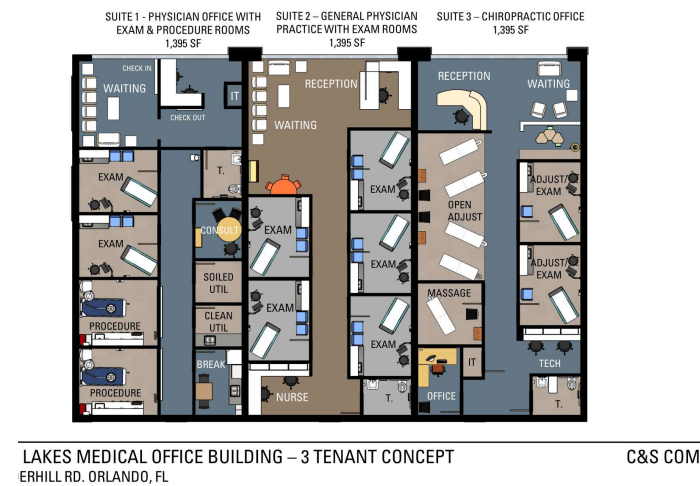
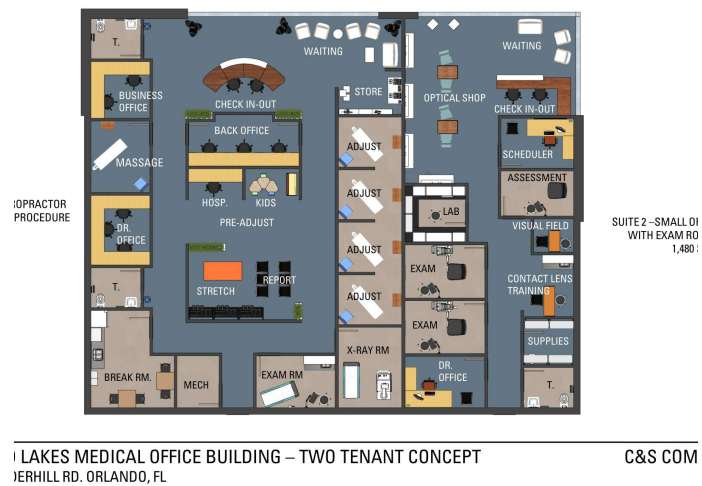
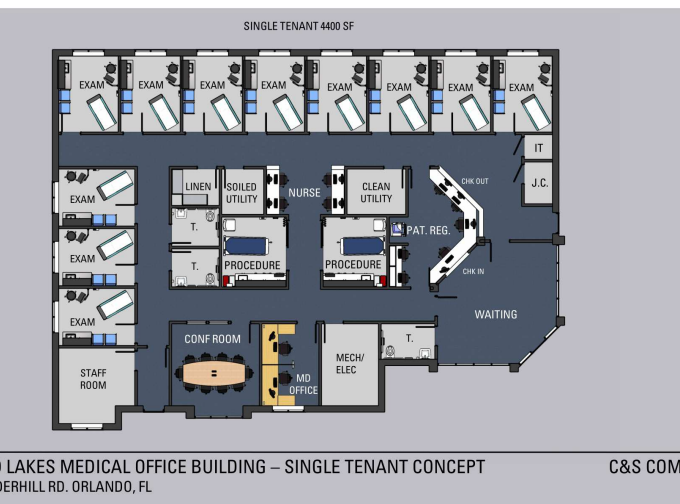
Imagery ©2025 Airbus,
Maxar Technologies

EXTERIOR PHOTOS





CONCEPTUAL LAYOUTS AND FLOOR PLANS





Section 4

AGENT AND COMPANY INFO

ADVISOR BIO 1



RAFAEL MENDEZ, CCIM

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PROFESSIONAL BACKGROUND

Rafael Mendez, CCIM is the Regional Managing Director and Advisor at Saunders Real Estate in Orlando, Florida.

Rafael specializes in mid-market acquisition and disposition of industrial and office properties throughout the state of Florida. His success derives from assisting his clients with identifying optimal opportunities in the market and executing them efficiently to achieve their intended results.

Beginning his career in real estate in 2015, Rafael assisted investors in residential real estate and later transitioned into commercial real estate. Rafael brings a global perspective with a national presence, local market expertise, and a forward-thinking “client-centric” mindset built on setting clear expectations with constant communication. Through this, he has not only catapulted his own success and growth but also his client’s success and growth throughout the years.

Rafael lives in Altamonte Springs, FL, and is married to his high school sweetheart Andrea with three children. Additionally, he is involved in his community and volunteers with Habitat for Humanity Building Homes and Special Olympics. Rafael also serves on the board of directors for Commonsense Childbirth, a non-profit organization.

Rafael specializes in:

- Industrial
- Office
- Special-use Properties
- Investment Sales
- Investment Properties



For more information visit www.saundersrealestate.com

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