

MEDICAL OFFICE SUITES FOR LEASE

1403 MEDICAL PLAZA DR STE 201 & 202, SANFORD, FL 32771

Central Florida Medical Arts Center



OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,250 - 2,500 SF +/-
Number of Units:	2
Year Built:	1983
Renovated:	2024
Zoning:	RMOI

PROPERTY OVERVIEW

****Recently Renovated****

Suites 201 & 202 are available for lease in the Central Florida Medical Arts Center. Both suites combined together are 2,500 SF +/- or they can individually be leased for right around 1,250 SF +/- . Suites 201 & 202 include 4 exam rooms, 4 larger procedure rooms, 2 doctor offices, reception, breakroom, storage, and two bathrooms. There is an large elevator readily available for all patients making wayfinding easy.

Central Florida Medical Arts Center is located right off US HWY 17-19 (24,500 Annual Average Daily Traffic) in Sanford and is adjacent to HCA Lake Monroe Hospital. The property is less than 2 miles to Downtown Sanford and less than 4 miles to Interstate 4 interchange.

PROPERTY HIGHLIGHTS

- Recently Renovated! - Move-In Ready Medical Office
- Includes 4 Exam Rooms, 4 Procedure Rooms, and Two Bathrooms
- Adjacent to HCA Lake Monroe Hospital
- Plenty of Parking!
- Less than 4 Miles from Interstate 4 Interchange

PRESENTED BY
DANIELLE KOVIE

407.214.4846
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OFFICE BUILDING

For Lease

ADDITIONAL PHOTOS

1403 MEDICAL PLAZA DR STE 201 & 202, SANFORD, FL 32771

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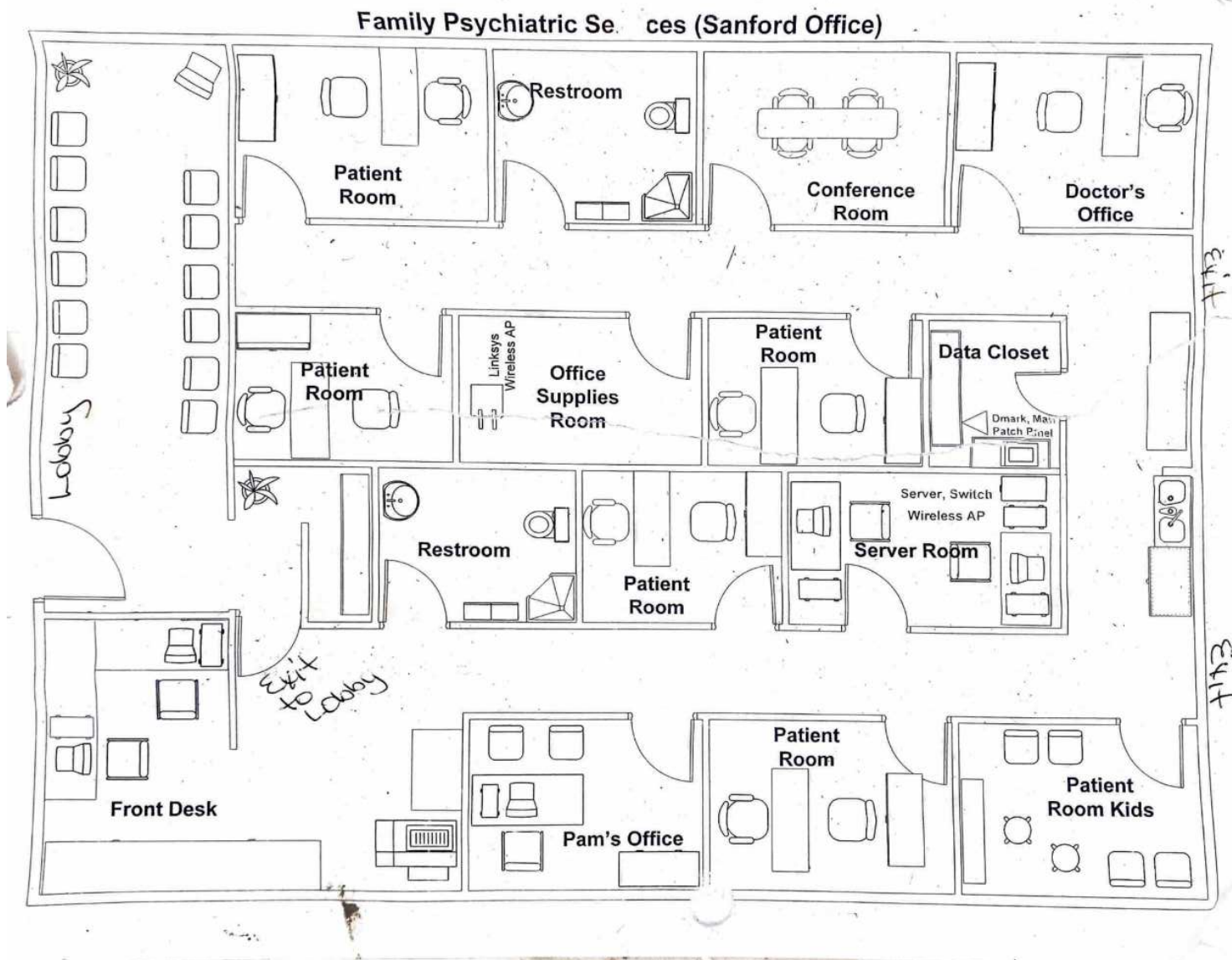
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FLOOR PLAN

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LOCATION MAP

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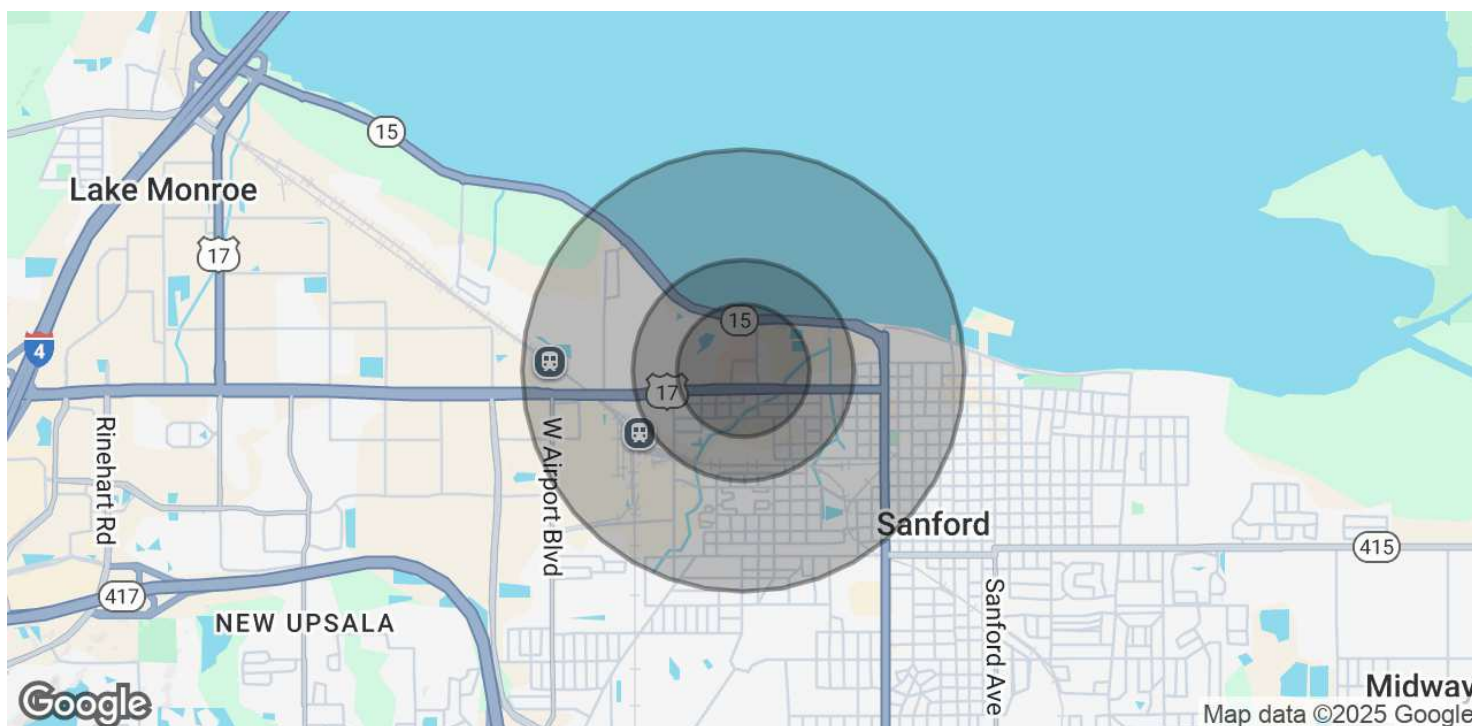
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DEMOGRAPHICS MAP & REPORT

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	893	2,087	5,881
Average Age	34	34	37
Average Age (Male)	32	33	36
Average Age (Female)	35	35	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	432	951	2,383
# of Persons per HH	2.1	2.2	2.5
Average HH Income	\$54,479	\$57,206	\$64,004
Average House Value	\$230,630	\$252,516	\$303,612

Demographics data derived from AlphaMap

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