

# FUTURE MEDICAL/ PROFESSIONAL SPACE FOR LEASE



2301 & 2319 Dixie Belle Dr. | Orlando, FL 32812



**Quest Company**  
Commercial Real Estate Services

# 2301 & 2319 DIXIE BELLE DR. | ORLANDO

## Table of Contents

3. Building Sketches
4. Location Map
5. Aerial View
6. Site Plan
7. Proposed 1st Floor
8. Proposed 2nd Floor
9. Property Description
10. Demographics
11. Contact Information



# 2301 & 2319 DIXIE BELLE DR. | ORLANDO

## Building Sketches



NORTH-EAST VIEW



NORTH VIEW



NORTH-WEST VIEW



EAST VIEW

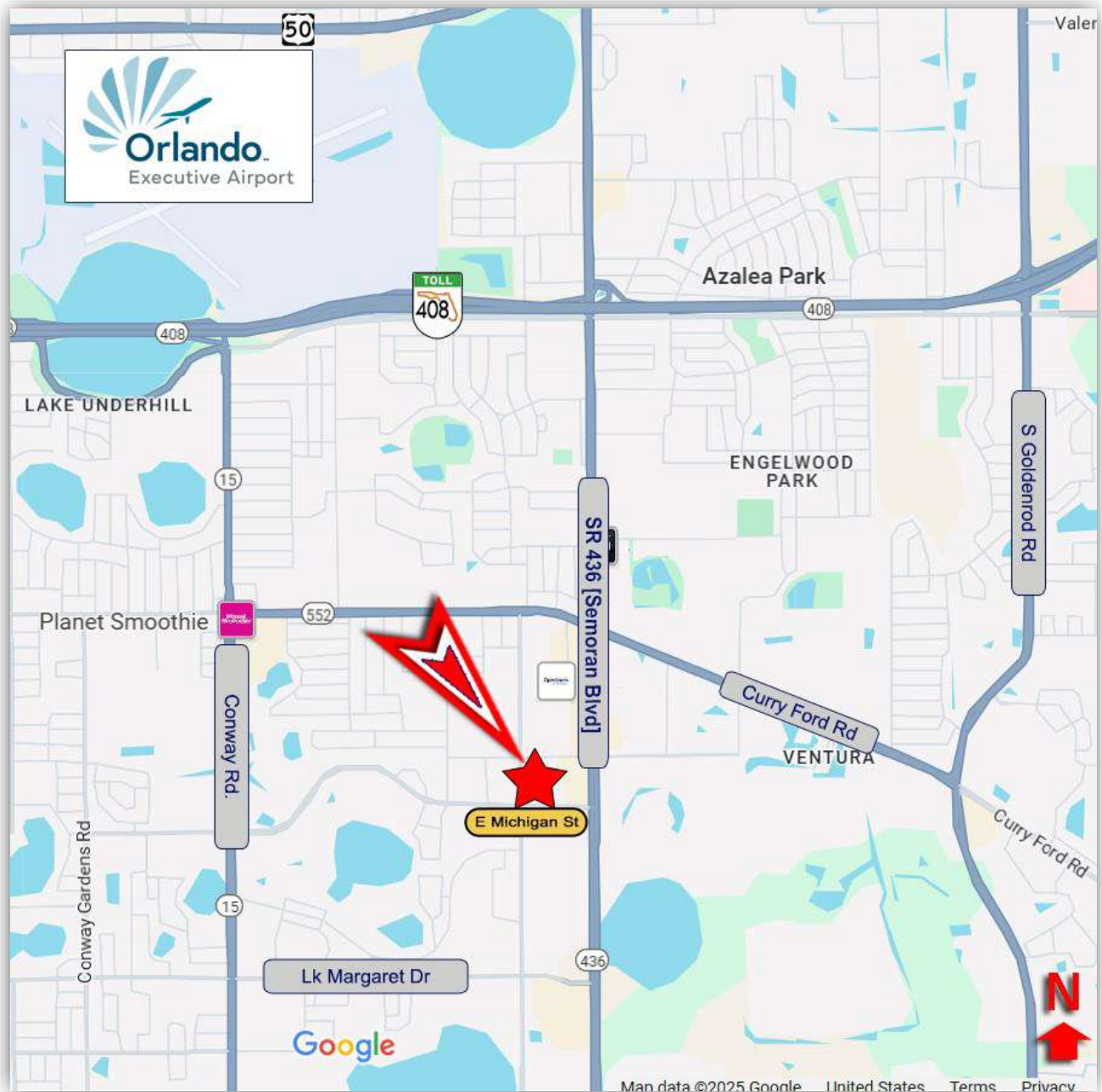


SOUTH-EAST VIEW



# 2301 & 2319 DIXIE BELLE DR. | ORLANDO

## Location Map





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Aerial View

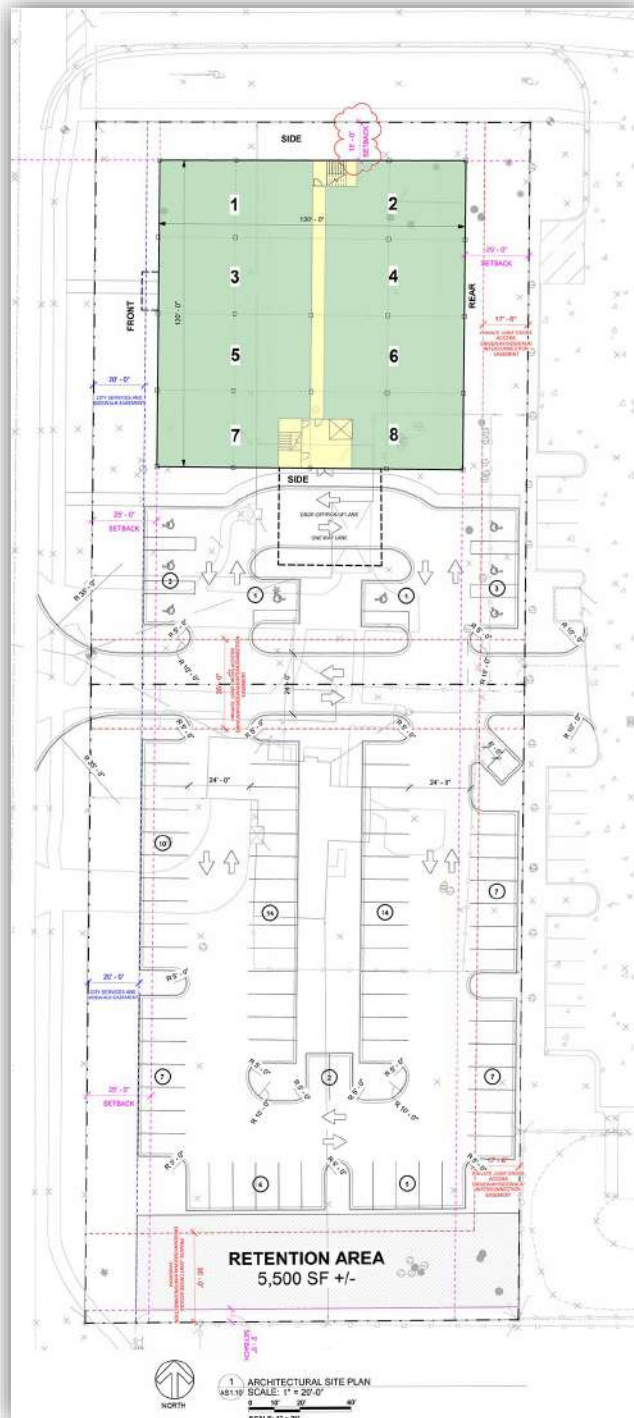


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## Site Plan

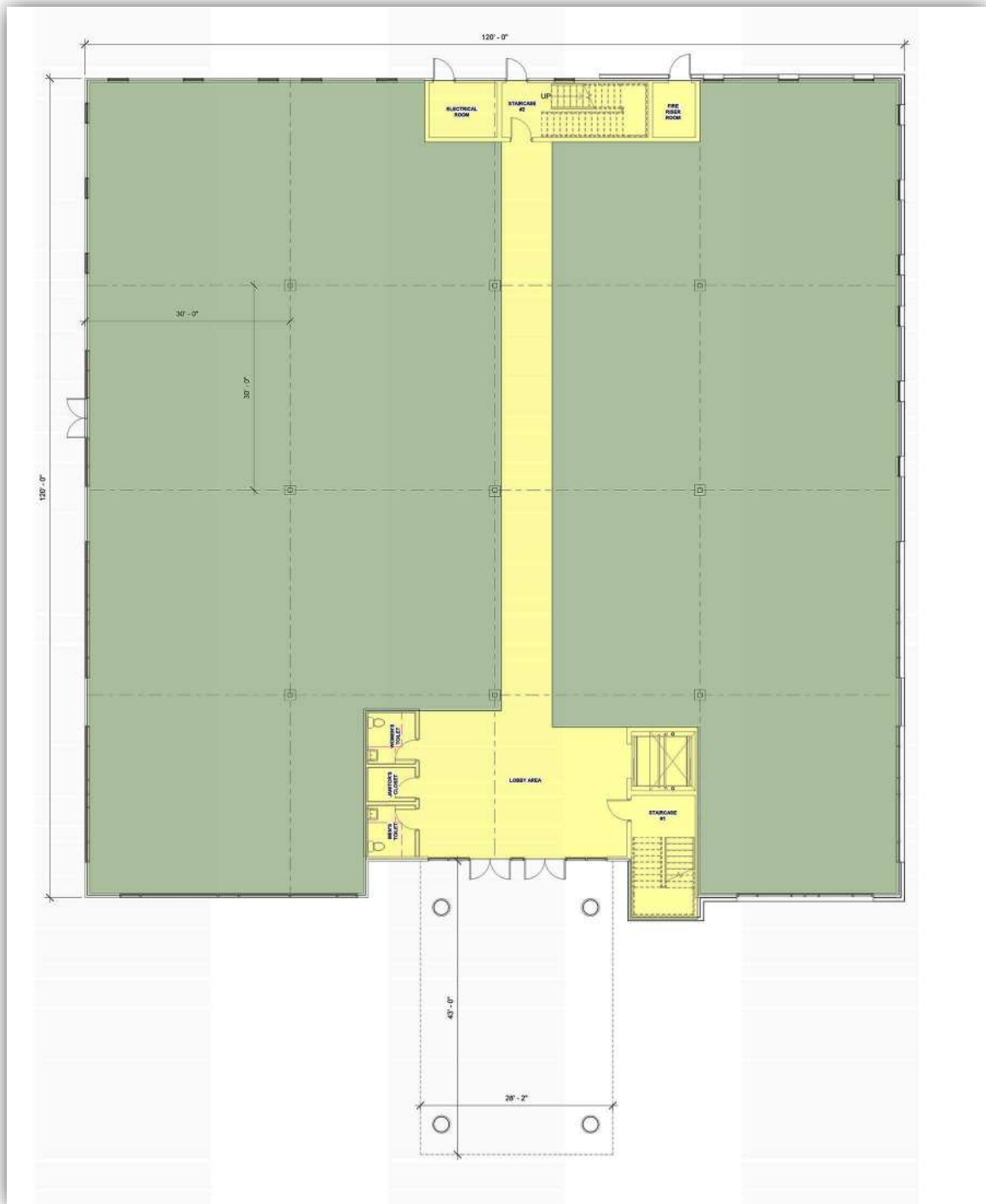
FRONTAGE: DIXIE BELLE DR

SIDE STREET:  
E GRANT ST



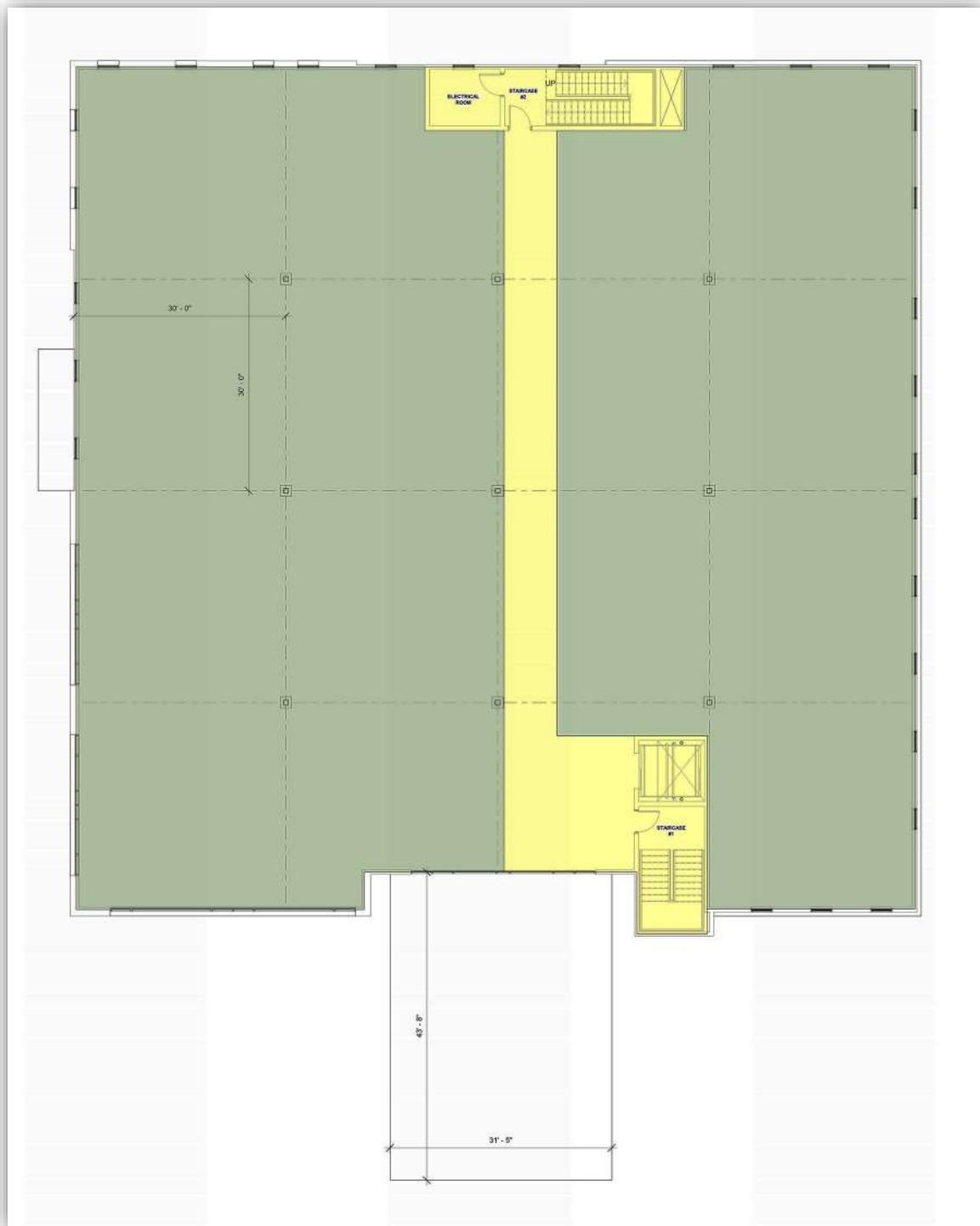
# 2301 & 2319 DIXIE BELLE DR. | ORLANDO

## Proposed 1st Floor



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## Proposed 2nd Floor





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## Property Description

- This stylish, 2-story **28,800 RSF building** is being developed as medical and professional office space
- **1,800—14,400 RSF suites** are available on each floor
- Only **1 block from S. Semoran Blvd.**
- Located **within 5 miles of 3 esteemed hospitals**
- Anticipated opening: **Early Summer, 2026**
- Offered at **\$35.00/SF**



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## Demographics

### 2024 Traffic Count

S Semoran Blvd: 55,000 AADT  
Dixie Belle Dr: 9,200 AADT

### Proximity to Airport

Orlando International Airport [MCO]: 5.2 Miles

### 2024 Estimated Demographics

	<u>1-Mile</u>	<u>3-Mile</u>	<u>5-Mile</u>
Avg. HH Income:	\$61,149	\$70,671	\$87,249
Estimated Population:	25,892	128,111	284,597
Area Growth 2020-24:	2.87%	2.50%	2.99%



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For More Information, Contact:

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