

## BRAND NEW MEDICAL OFFICE TIMESHARE

ORLANDO, FL 23806

# 7483 Sand Lake Commons Blvd



### OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	22,237 SF +/-
Available SF:	1,954 SF +/-
Lot Size:	2.2 Acres +/-
Year Built:	2025
Zoning:	ORG-P-D

### PROPERTY OVERVIEW

A brand new medical office building is available for timeshare adjacent to Orlando Health - Doctor Phillips Hospital. The suite available is 1,954 SF +/- and would be available for two days a week. The suite includes 4 exam rooms, a doctors office, reception, a procedure room, MA station, break room, and two bathrooms. Current co-tenants in the building include an orthopedic surgeon, a physical therapy group, a radiologist, and a large cardiology group.

The property is perfectly located in the Doctor Phillips submarket and is surrounded by additional medical office users. This timeshare opportunity is perfect for any physician looking to grow in this area and take advantage of the cross referral opportunities.

### PROPERTY HIGHLIGHTS

- Includes 4 Exam Rooms w/ Sinks, a Procedure Room, and a Breakroom
- Adjacent to Orlando Health - Doctor Phillips Hospital
- BRAND NEW SUITE - Available August 2025
- Timeshare Opportunity Available - Two Days Available!
- Option for Half Days

PRESENTED BY  
**DANIELLE KOVIE**

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OFFICE BUILDING

## For Lease

ADDITIONAL PHOTOS

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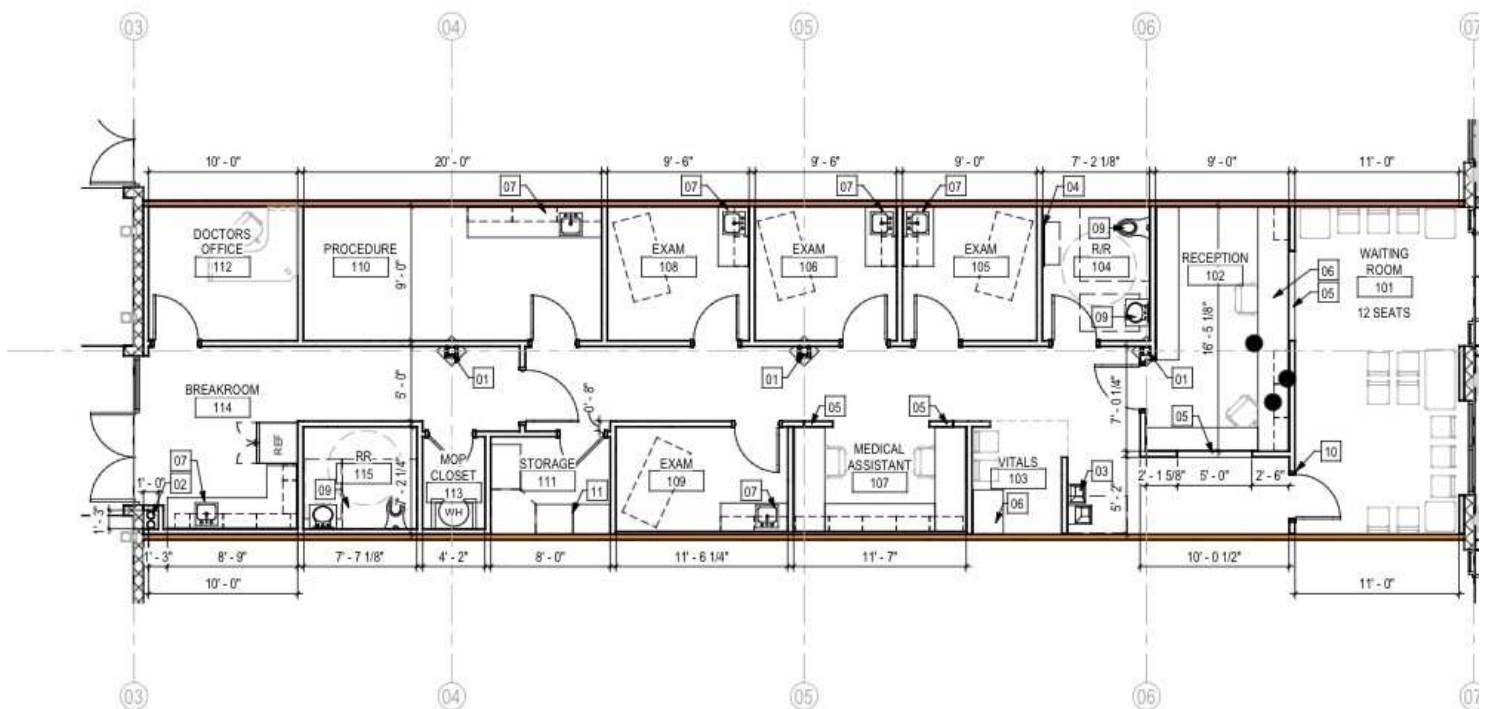
## FLOOR PLAN

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3/16" = 1'-0"



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## LOCATION MAP

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Map data ©2025 Google Imagery ©2025 Airbus,  
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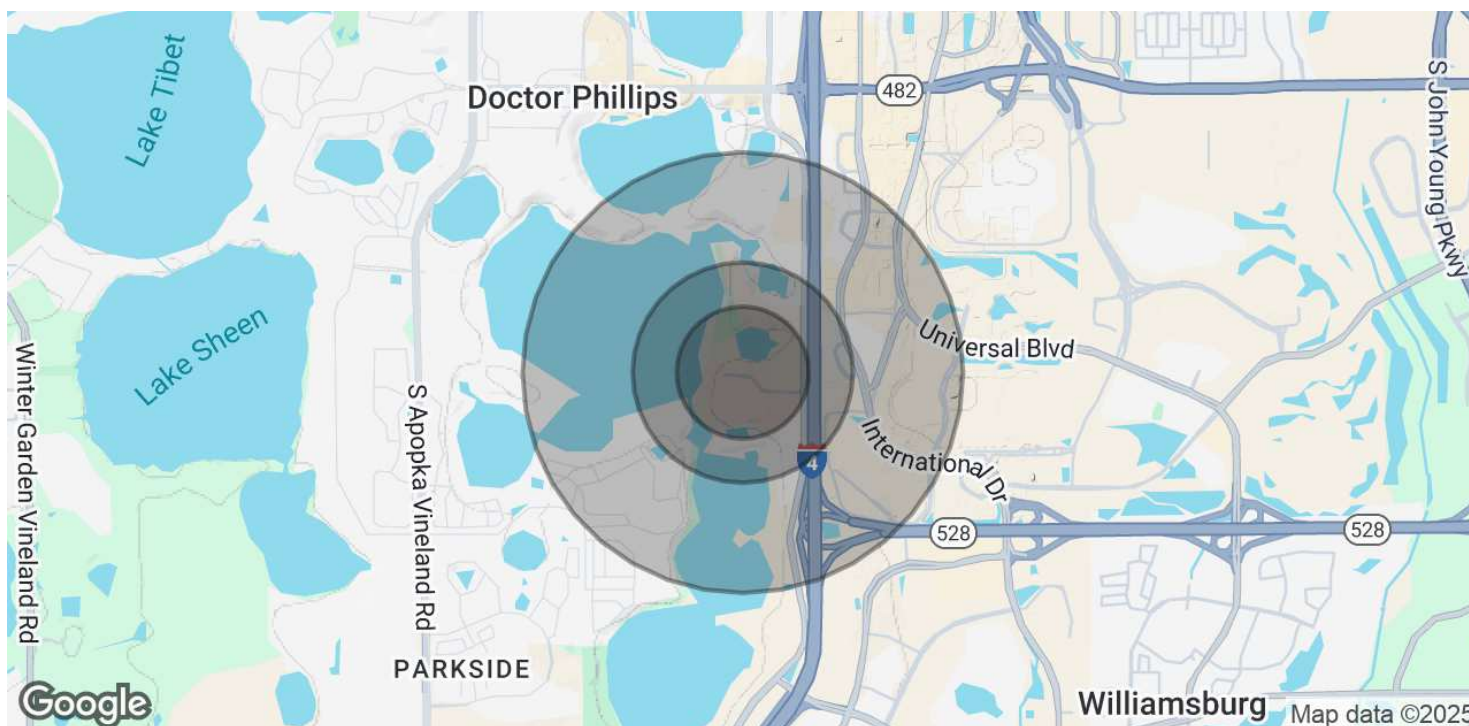
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## DEMOGRAPHICS MAP & REPORT

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	386	1,405	4,107
Average Age	42	42	42
Average Age (Male)	41	41	41
Average Age (Female)	42	43	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	142	571	1,781
# of Persons per HH	2.7	2.5	2.3
Average HH Income	\$191,444	\$171,364	\$154,339
Average House Value	\$809,437	\$816,820	\$809,743

Demographics data derived from AlphaMap

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