

# 7948 FOREST CITY RD

Orlando, FL 32810



**INVESTMENT SALE: \$2,130,000**





## INVESTMENT HIGHLIGHTS

PLEASE CALL FOR MORE DETAILED INVESTMENT INFORMATION.

SALE PRICE	\$2,130,000
NET OPERATING INCOME	\$160,336 NNN
CAP RATE	7.5%
NATIONAL TENANT TERM	7 Years

## PROPERTY HIGHLIGHTS

ADDRESS	7948 Forest City Rd, Orlando, FL 32810
USE	Office
BUILDING SIZE	9,450 SF
YEAR BUILT/INTERIOR UPDATED	2007/2021
COUNTY	Orange
SUBMARKET	Maitland



*Hopebridge LLC is a national network of autism therapy centers providing early intervention through applied behavior analysis (ABA) for children ages 15 months to 10 years, with a focus on individualized care and reduced evaluation wait times.*

## FOR MORE INFORMATION PLEASE CONTACT:

### CHRISTINE MANSOUR

christine.mansour@foundrycommercial.com  
239.293.4858

### LAWSON DANN

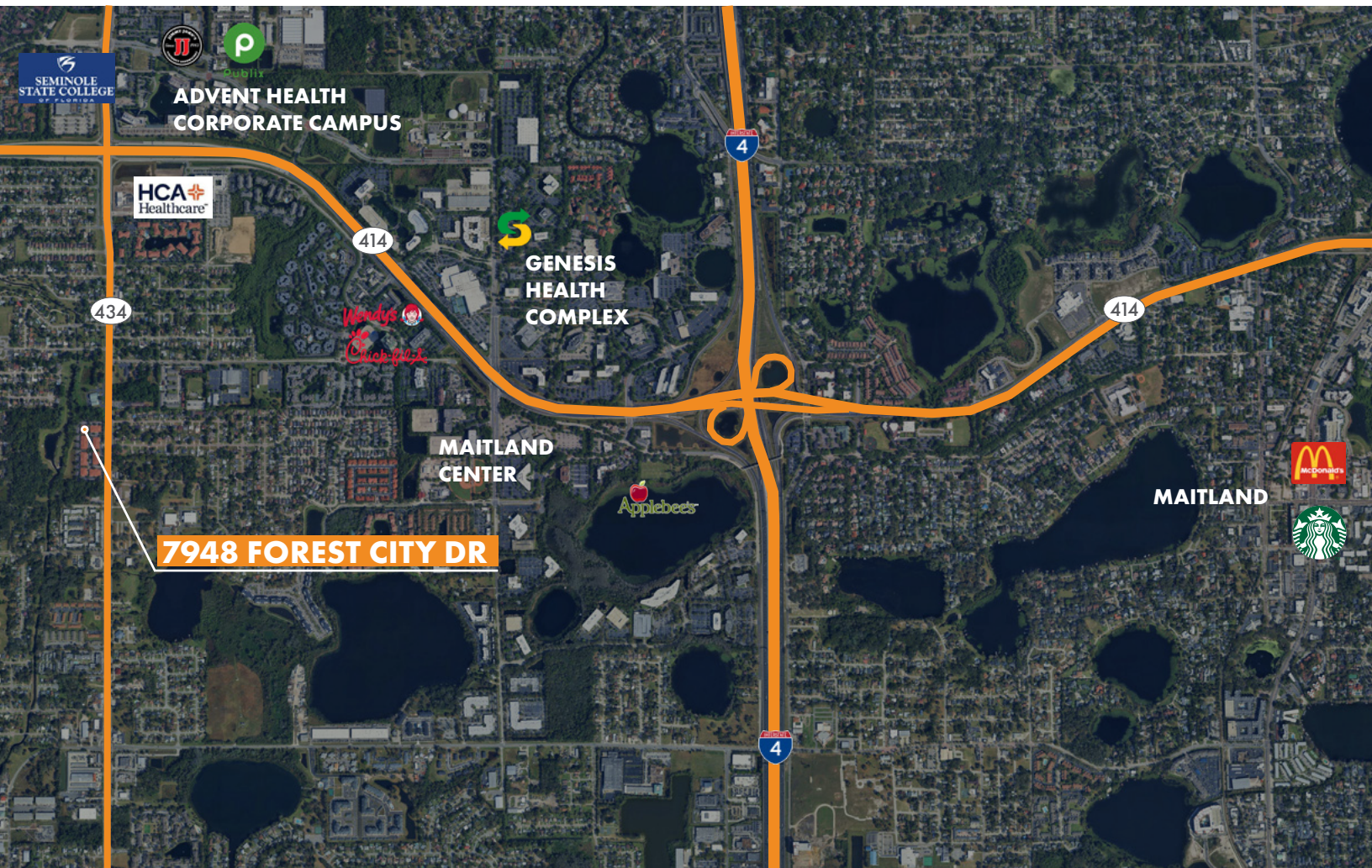
lawson.dann@foundrycommercial.com  
407.342.4698

**FOUNDRY**  
COMMERCIAL



## PROPERTY LOCATION

7948 Forest City Rd., Orlando, FL 32810



## PROPERTY DESCRIPTION

7948 Forest City Rd, just minutes from Maitland Center, over eight million square feet of suburban and office buildings, is positioned in a high-growth corridor surrounded by established residential neighborhoods, major retail destinations, and expanding healthcare facilities. The property benefits from immediate access to I-4 and US-441, providing direct connectivity to Downtown Orlando, Winter Park, and the broader Central Florida region. The area is anchored by AdventHealth's corporate campus—one of Florida's largest and most respected healthcare systems—along with nearby Seminole State College facilities, and HCA Healthcare, which drive daily traffic and economic activity. Maitland's strong demographics, high median household income, and robust employment base create a stable foundation for long-term commercial demand.

### FOR MORE INFORMATION PLEASE CONTACT:

#### CHRISTINE MANSOUR

christine.mansour@foundrycommercial.com  
239.293.4858

#### LAWSON DANN

lawson.dann@foundrycommercial.com  
407.342.4698

**FOUNDRY**  
COMMERCIAL