



**For Sale**

**620 N WYMORE RD, UNITS 4&5**

**MAITLAND, FL 32751**

**Price: \$1,100,000**  
**3563 Sq. ft Usable**



**ROBIN KESLER, CCIM**  
Commercial Director  
(407) 366-4500  
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BK694599, Florida

# PROPERTY SUMMARY

620 WYMORE ROAD | MAITLAND, FL 32751



## Property Summary

Building SF:	3,563
Parking Ratio:	10/1000
Parking:	3 reserved
Price:	\$1,100,000
Year Built:	1998
Zoning:	PD
Two Units	4&5
Current Use	Children's Clinic

## Property Overview

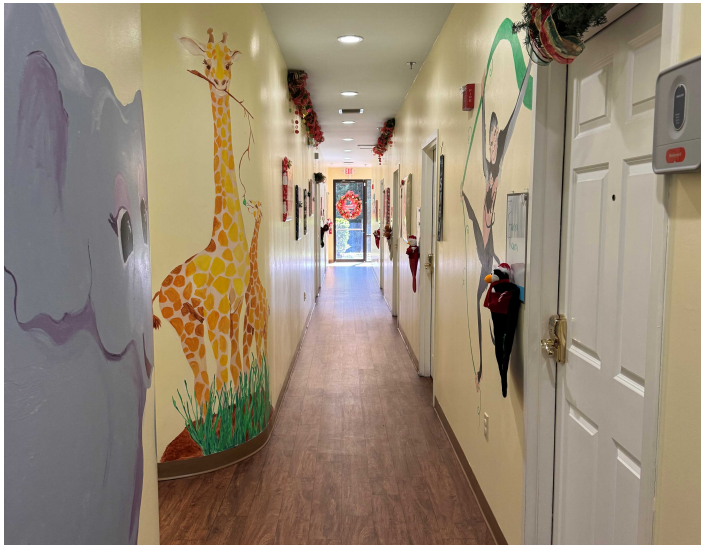
Beautiful, Efficient and Whimsical!!  
Currently used as a Speech-Language and Occupational Pediatric Therapy. This is a move in ready office of nine patient rooms, including two large gym rooms (with zip lines!) reception, waiting room, two offices, break room and 3 ADA restrooms. There is no fluorescent lighting, ( only incandescent) hot water at every sink, low toxin paint on every surface with ultraviolet filters on the 3 newer a/c units, in this high ceiling office. The wood plank style vinyl tile is antimicrobial. The office is secured with a security lock on every door. A wet sprinkler system is present. Charming and appealing, this office will certainly appeal to every child, parent and medical provider!

## Location Overview

Easy Access to I4 with short distances to Orange and Seminole Counties.

# PROPERTY PHOTOS

620 WYMORE ROAD | MAITLAND, FL 32751

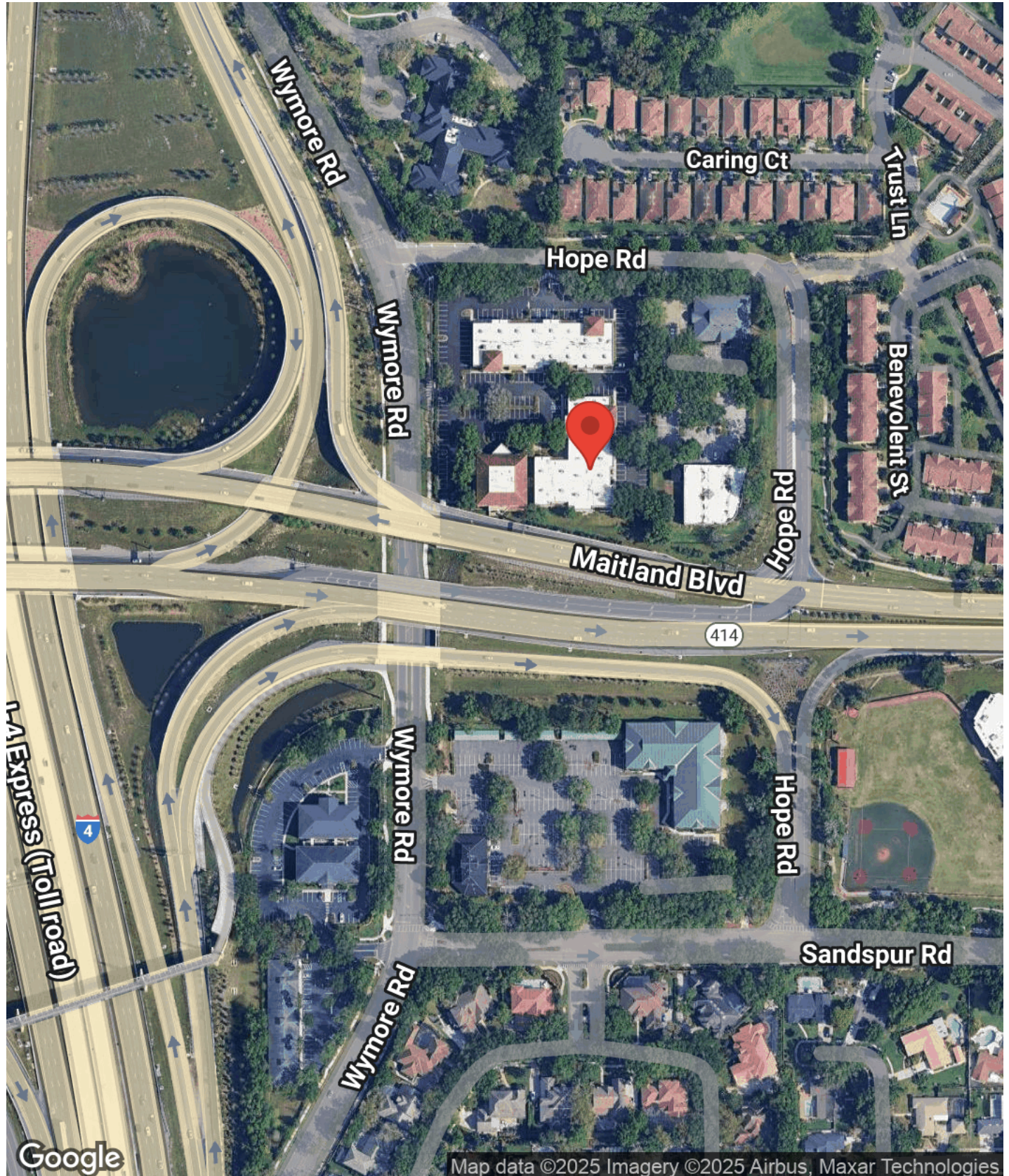


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7250 Red Bug Lake Rd, Ste 1000  
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# AERIAL MAP

620 WYMORE ROAD | MAITLAND, FL 32751

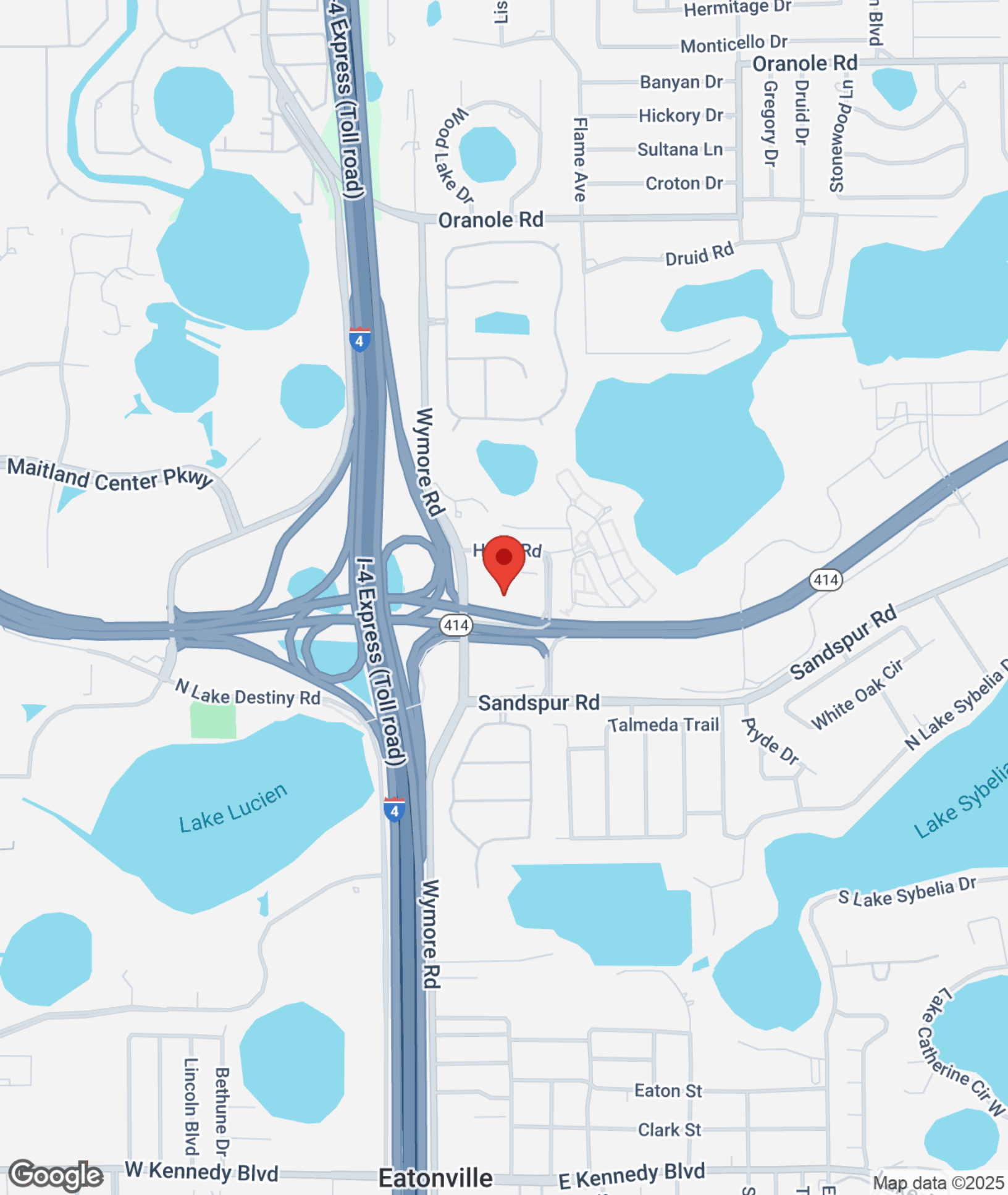


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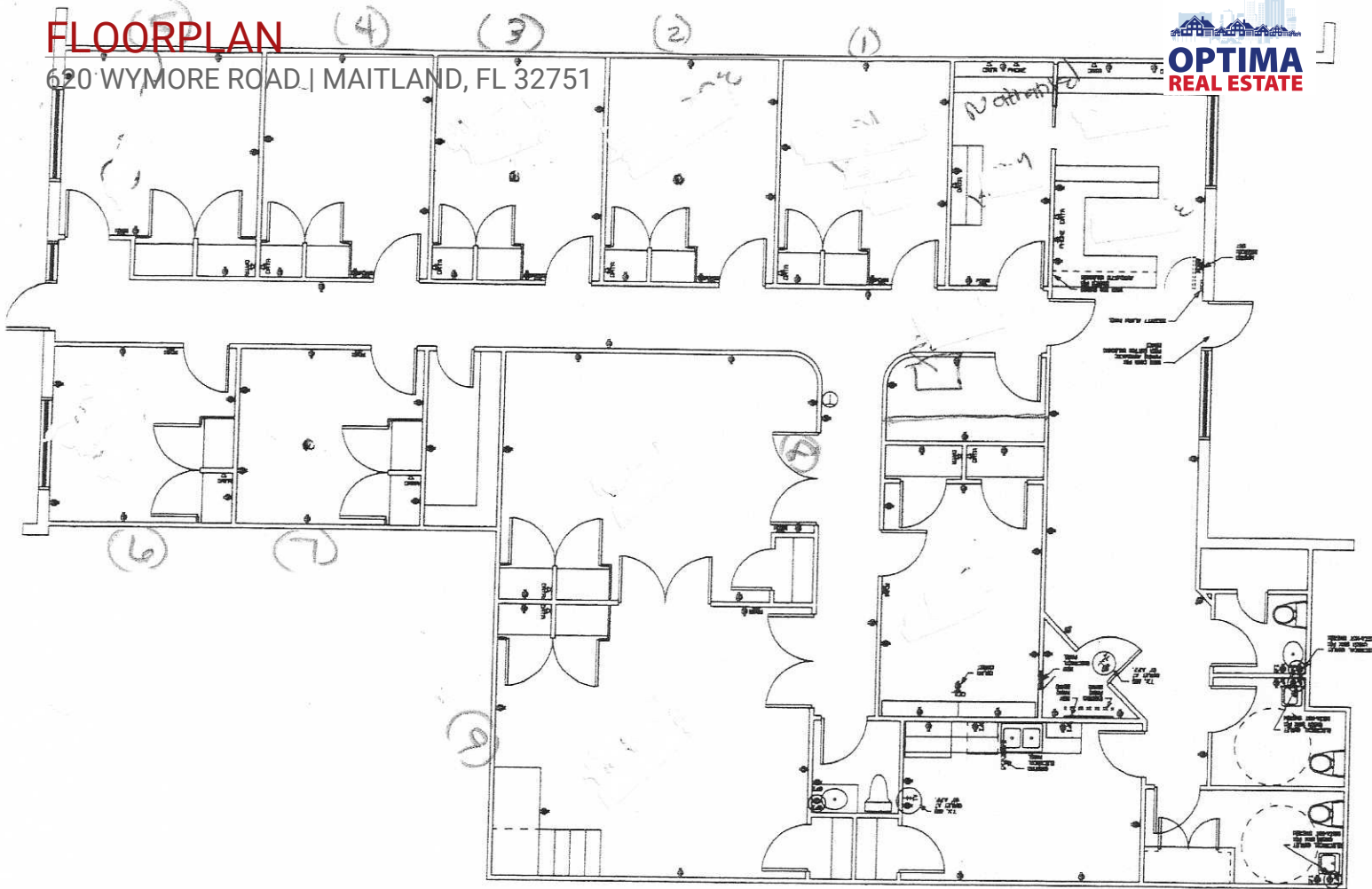
# BUSINESS MAP

620 WYMORE ROAD | MAITLAND, FL 32751



# FLOORPLAN

620 WYMORE ROAD, MAITLAND, FL 32751

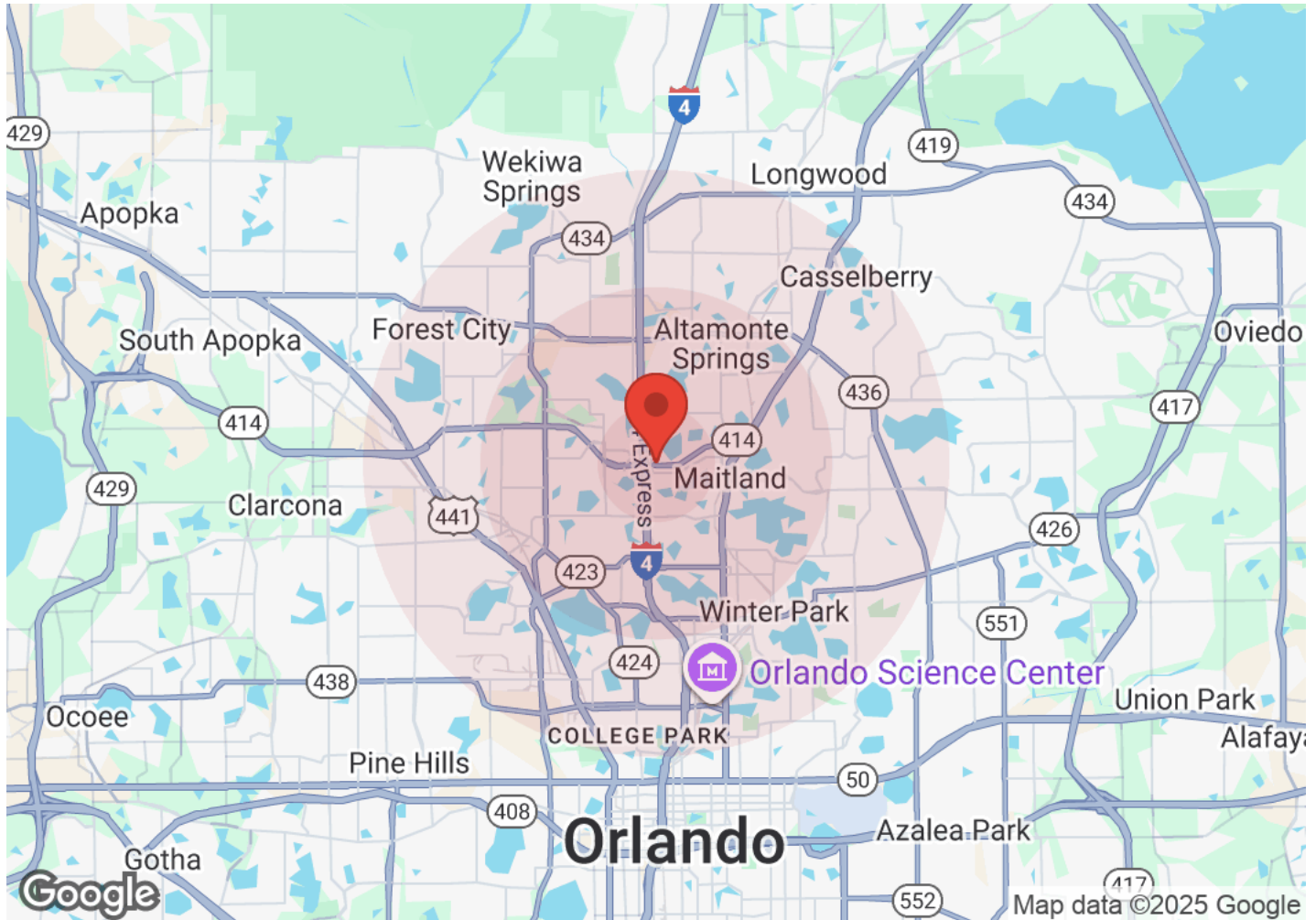


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# DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	3,245	49,955	128,608	Median	\$88,029	\$73,426	\$80,501
Female	3,333	53,156	134,741	< \$15,000	198	4,125	8,859
Total Population	6,577	103,111	263,349	\$15,000-\$24,999	160	2,723	6,316
				\$25,000-\$34,999	175	3,784	8,449
				\$35,000-\$49,999	344	5,650	12,859
				\$50,000-\$74,999	352	7,839	17,759
				\$75,000-\$99,999	438	6,221	15,991
				\$100,000-\$149,999	500	8,457	19,976
				\$150,000-\$199,999	307	3,426	9,852
				> \$200,000	439	5,102	15,461
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	1,064	15,892	41,071	Total Units	3,097	49,990	121,924
Ages 15-24	759	10,897	29,081	Occupied	2,910	47,327	115,523
Ages 25-54	2,812	45,554	112,978	Owner Occupied	1,330	21,211	59,210
Ages 55-64	828	12,431	32,284	Renter Occupied	1,580	26,116	56,313
Ages 65+	1,115	18,337	47,934	Vacant	187	2,663	6,401
Race	1 Mile	3 Miles	5 Miles				
White	3,150	50,287	133,070				
Black	1,415	19,818	49,404				
Am In/AK Nat	5	72	184				
Hawaiian	3	21	53				
Hispanic	1,496	26,180	63,888				
Asian	358	4,496	10,876				
Multi-Racial	121	1,928	5,030				
Other	28	320	816				

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# PROFESSIONAL BIO

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Commercial Director



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Robin is a Broker Associate/Part Owner/Commercial Manager of Optima Real Estate in the Oviedo/Winter Springs area since 2011.

Robin left a twenty-year banking career to form The Kesler Team in commercial real estate in January 2001. Her resume includes Senior Vice President at NationsBank and Bank of America.

Robin specializes in Office, Medical, Retail, Industrial/Flex, and Specialty Commercial Real Estate as a Seller/Buyer Broker and Leasing Broker.

Robin earned a BA in Economics/ English from Agnes Scott College, completed MBA work at UNCC, earned a Management Certificate from the prestigious Crummer Business School, and the CCIM designation in 2006 as well as the Certified Property Landlord designation.



Civic activities include ten years on the Executive and General Board of Directors for the Central Florida Zoo, Leadership Orlando, membership in the Oviedo- Winter Springs Chamber, the EOCC Chamber, and numerous community help outreaches. Currently, Robin is the Past President of the Central Florida Commercial Association of Realtors for 2016 and earned the Florida Outstanding Realtor for Commercial Real Estate in 2017.

Robin currently is a member of the CCIM Society, Florida CCIM chapter, CFCAR, ICSC, NAR & FAR.

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620 WYMORE ROAD



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## *PRESENTED BY:*

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