



615 E. Colonial Drive, Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

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# MEDICAL OFFICE BUILDING FOR SALE

**311 E Evans Street, Orlando, FL 32804**

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**2ND GEN  
MEDICAL  
BUILDOUT**

**For Sale: \$1,550,000**

Full Building:  $\pm$  3,034 SF

Free-standing  $\pm$  3,303 SF medical building with prominent monument signage

Strategically located adjacent to the AdventHealth Downtown Campus, within a medical corridor reinforced by AdventHealth's \$1+ billion, multi-phase expansion through 2030

Convenient access to I-4 and North Orange Ave, allowing easy connectivity for patients, staff, and referring providers

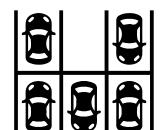
Strong 5/1,000 SF parking ratio, including 3 covered parking spaces

Second-generation medical space featuring 6 exam rooms, 3 physician offices, lab space, and employee break room

Well-suited for a variety of medical uses, including primary care, physical therapy, chiropractic, dental specialty, med spa, and behavioral health



**ADJACENT TO  
ADVENTHEALTH  
DOWNTOWN CAMPUS**



**5 / 1,000  
PARKING RATIO**

# LOCATION



**AVERAGE INCOME**  
\$140,523  
(5 min drive time)



**MEDIAN AGE**  
38.4  
(5 min drive time)



**AVERAGE  
HOUSEHOLD SIZE**  
1.91  
(5 min drive time)

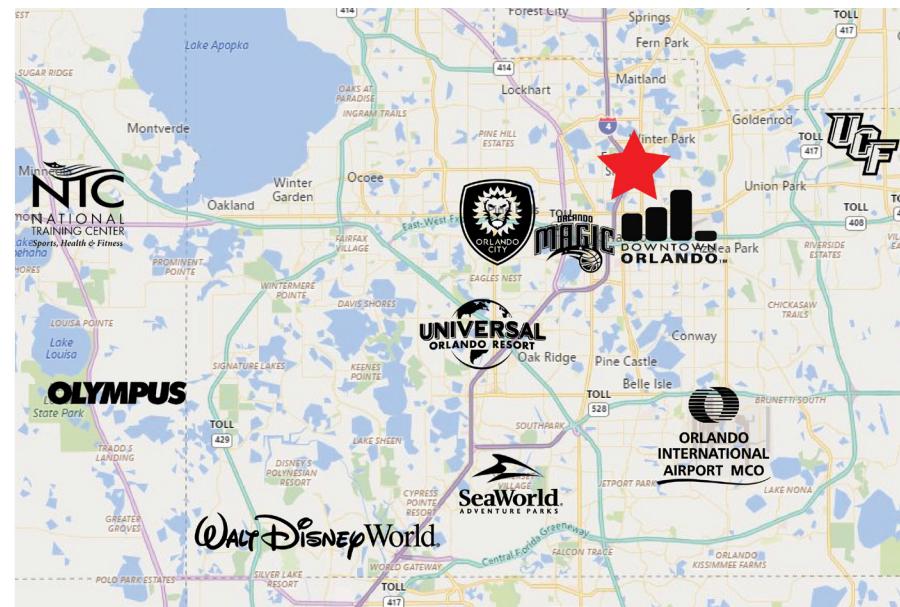


**DAYTIME  
POPULATION**  
40,672  
(5 min drive time)

	Total Population	Total Families	Total Households	Average Income	Total \$ Spent on Medical Care
5 mins	2025 12,870	2,885	6,673	\$140,523	\$20,349,349
	2030 13,205	2,944	6,886	\$149,717	
10 mins	2025 71,024	15,195	34,506	\$133,136	\$101,305,456
	2030 73,945	15,784	36,150	\$141,575	
15 mins	2025 319,282	72,963	138,534	\$112,798	\$354,434,512
	2030 329,235	75,372	144,008	\$122,592	

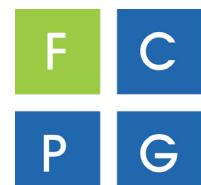
## Nearest Hospitals & ERs

Hospital / ER	Miles
AdventHealth Orlando	0.6
AdventHealth Winter Park	3.8
Orlando Health Regional Medical Center	4.4
AdventHealth Altamonte Springs	8.3
AdventHealth East Orlando	10.4



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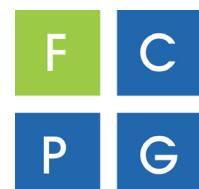
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# NEIGHBORHOOD



615 E. Colonial Drive, Orlando, FL 32803 Phone: 407.872.0209 [www.FCPG.com](http://www.FCPG.com)

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# FLOORPLAN

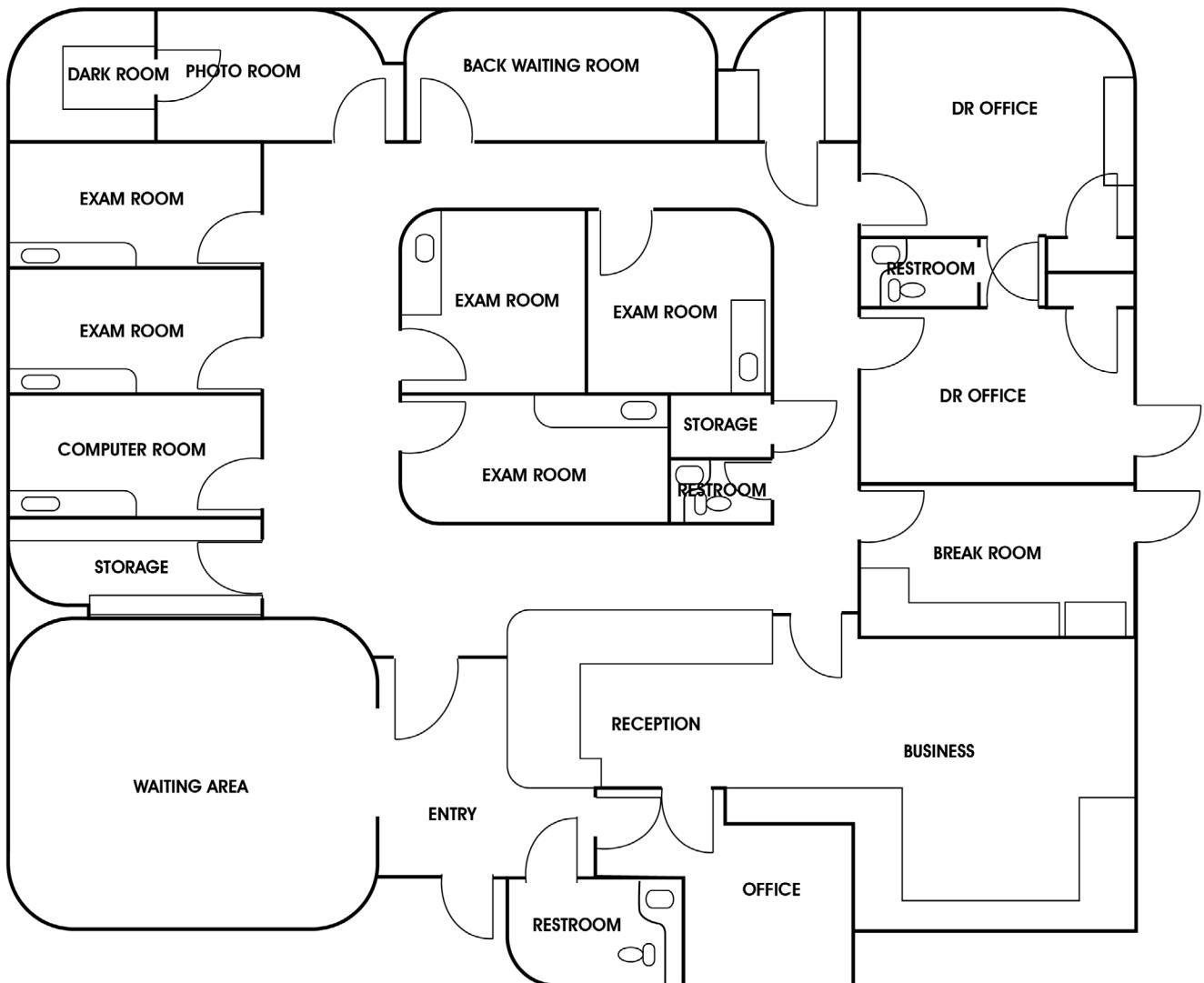


TAKE A VIRTUAL TOUR  
VIA MATTERPORT

Visit: <https://fcpg.com/evans-st/>

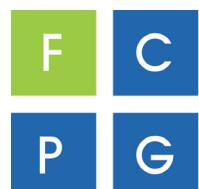
## OFFICE LAYOUT

- 2 Waiting Rooms
- 5 Exam Rooms
- Multiple Storage Rooms
- 4 Restrooms
- Staff Breakroom
- 2 Private Physician Offices
- Photo & Dark Room



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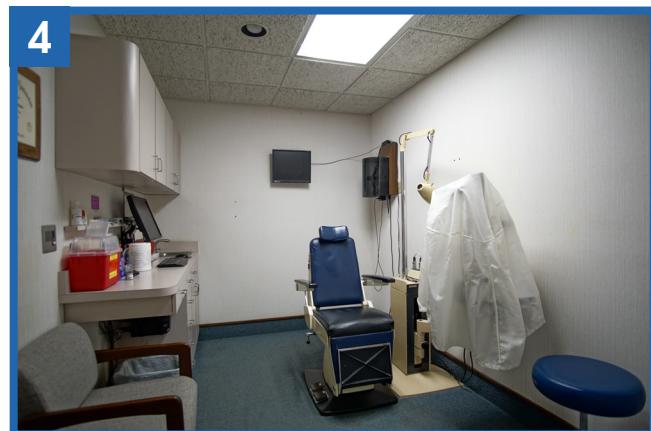
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# PICTURES



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