

Goldenrod Professional / Medical Office

1315 N. Goldenrod Rd, Orlando, FL 32807

Palkiper
Commercial Real Estate Services
Licensed Real Estate Broker



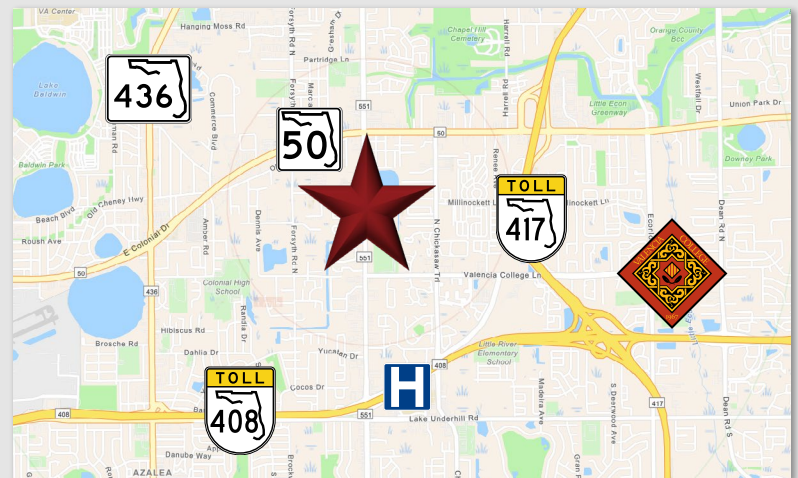
Lease Rate: \$22-24 NNN

LOCATION HIGHLIGHTS

Located on Goldenrod Road, less than a mile south of E Colonial Dr, with a traffic count of +34,000 cars per day. Surrounded by condos with Colonial High School nearby. Less than 2 miles from AdventHealth East Orlando Hospital and less than 3 miles from Valencia College. Easy access to and from the 417 and 408 Interchange.

LISTING HIGHLIGHTS

- **2 Units available**
 - Ste 20 - 1,446 SF | \$24psf NNN
 - Ste 40 - 1,507 SF | \$22psf NNN
- **Can be combined** for up to **±2,953 SF**
- Professional office or medical uses only
- Shared monument signage
- 69 Shared parking spaces
- **Tenant improvements** and other incentives available (Contact for more information)
- **Landlord-assisted build-out** for an easy, customized tenant space



2025 DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
Population	14,489	115,210	318,584
Median HH Income	\$57,318	\$74,346	\$77,163
Average HH Income	\$72,135	\$97,495	\$107,523

CONTACT FOR MORE INFORMATION

Cindy Hall

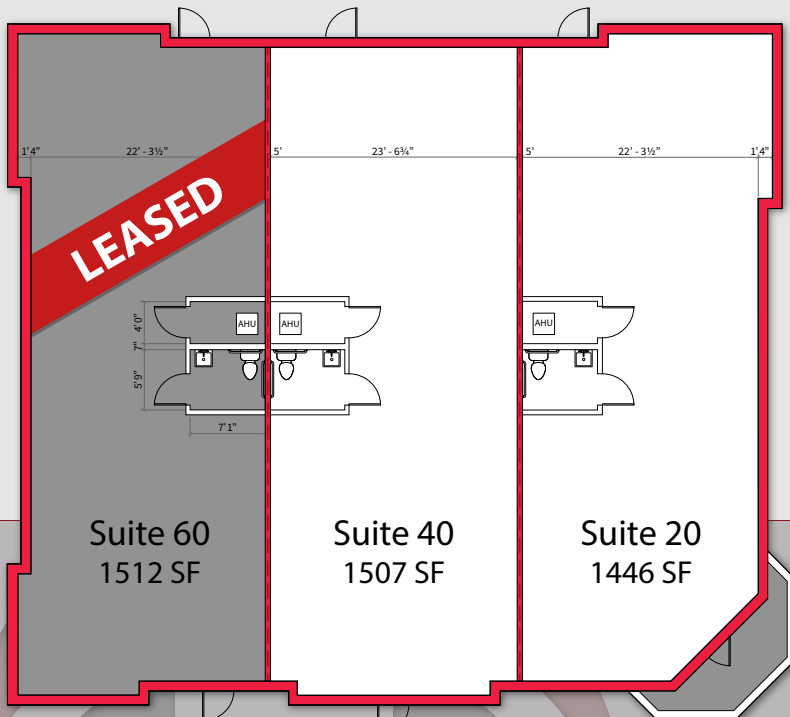
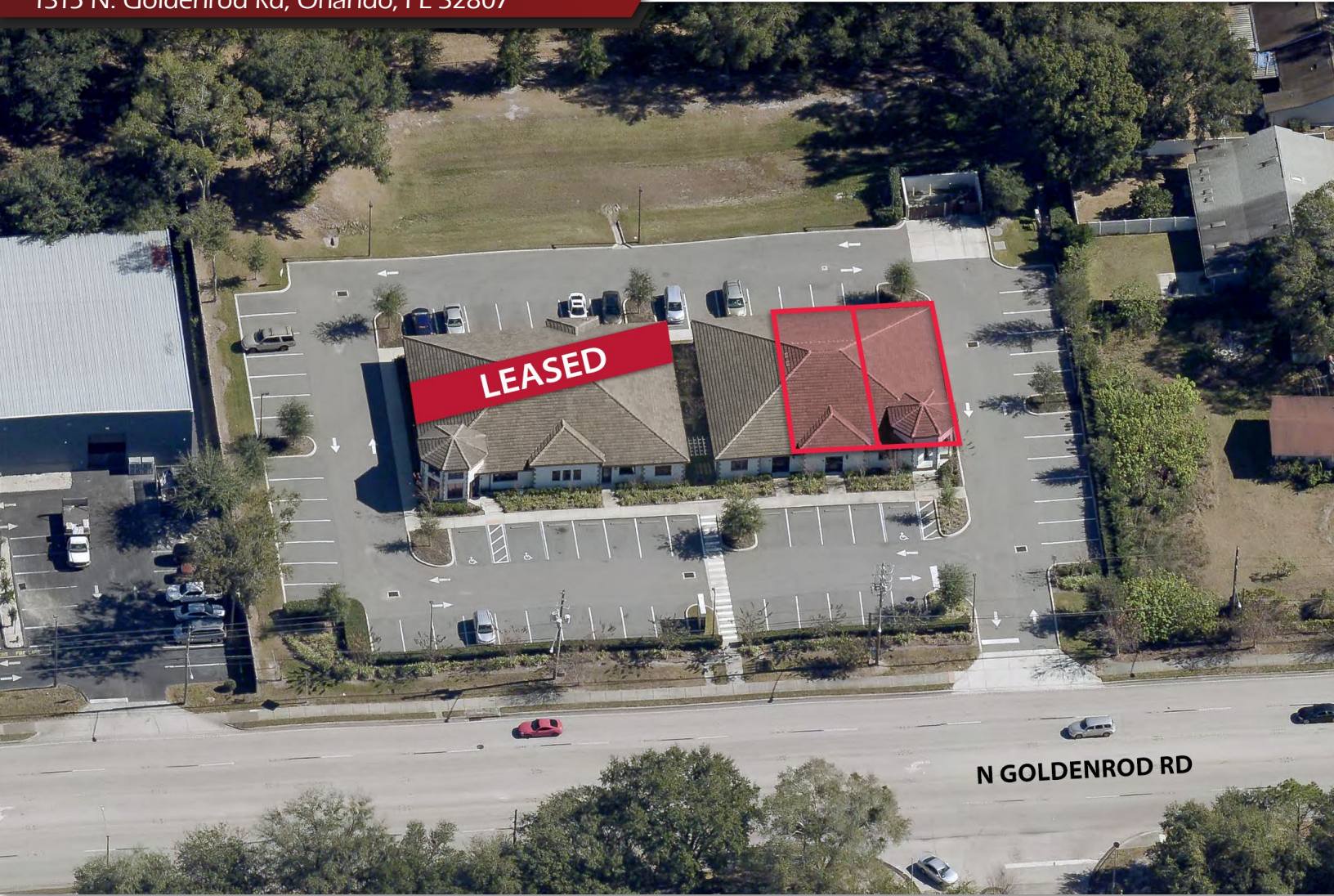
(407) 925-5976

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