



PROPERTY DESCRIPTION

2,068 SF +/- of move in ready medical office space is available for lease in Doctor Phillips. The suite is surrounded by additional medical office users right by Orlando Health - Dr. P Phillips Hospital. The suite is part of a first-floor standalone building that includes 4 exam rooms with sinks, 2 private offices, file room, a lab, a breakroom, a procedure room, a nurses station, 2 bathrooms, a reception area, and plenty of storage.

7364 Stonerock Circle is surrounded by a variety of specialists including OBGYN, wound care, oral/facial surgeon, neurosurgery, pulmonary, oncology, and cardiology. Facade signage is available for easy patient access/viability. The property is just off Turkey Lake Rd (34,000 Annual Average Daily Traffic) and is less than 2 miles from Sand Lake Rd (43,000 AADT). Interstate 4 is easily accessible and less than 2 miles. This property is perfect for any medical practice looking to open an office in Doctor Phillips!

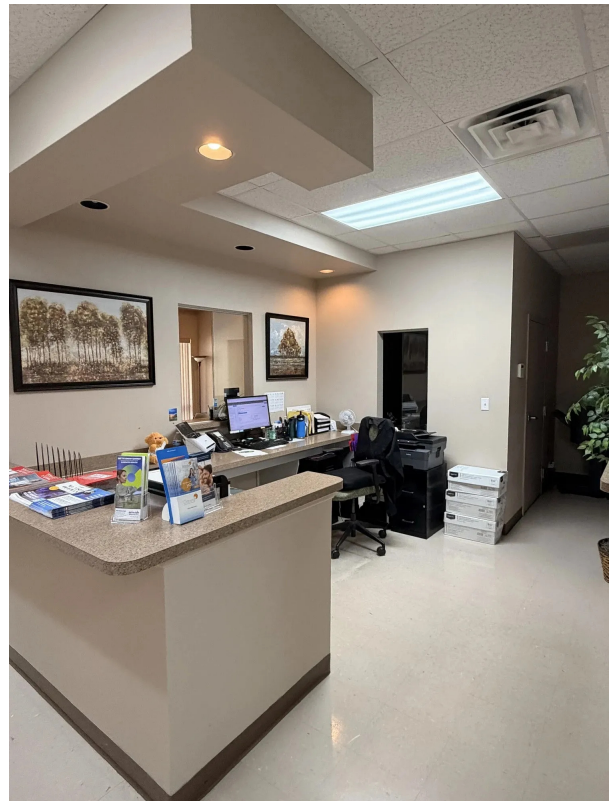
PROPERTY HIGHLIGHTS

- Move-In Ready Medical Office in Dr. Phillips
- 4 Exam Rooms, 2 Offices, Procedure Room, Lab & Nurses Station
- Surrounded by Established Medical Practices
- Less Than 2 Miles from I-4 & Sand Lake Rd
- Strong Visibility Near Sand Lake Rd – 42,000 AADT
- Adjacent to Orlando Health

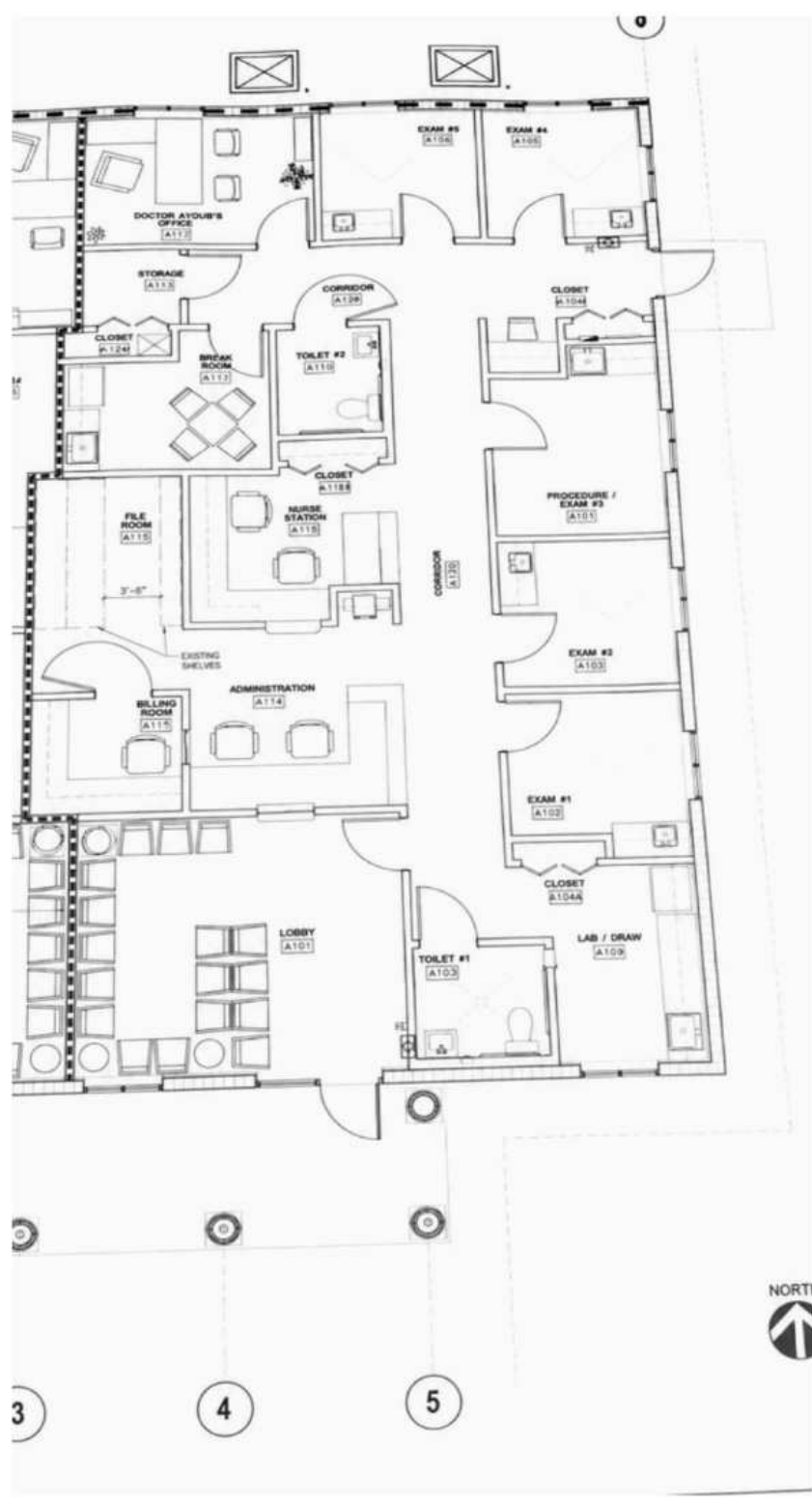
OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	2,068 +/- SF
Lot Size:	5,344 +/- SF
Building Size:	3,938 +/- SF

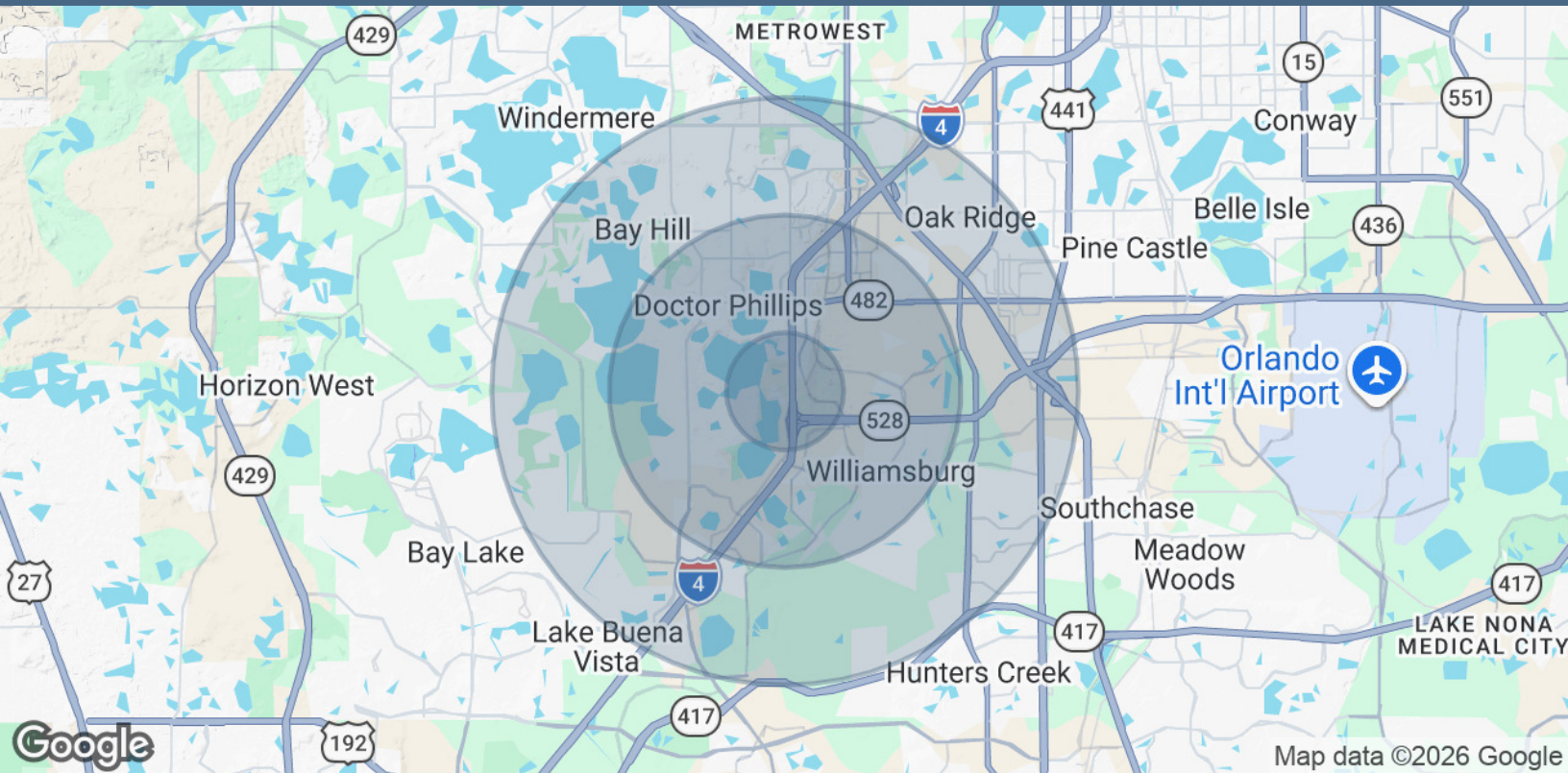
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,194	17,000	50,291
Total Population	2,915	40,579	134,585
Average HH Income	\$159,459	\$137,653	\$119,798











POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,915	40,579	134,585
Average Age	40.7	39.8	38.1
Average Age (Male)	43.5	40.6	37.5
Average Age (Female)	39.7	39.9	38.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,194	17,000	50,291
# of Persons per HH	2.4	2.4	2.7
Average HH Income	\$159,459	\$137,653	\$119,798
Average House Value	\$600,978	\$498,532	\$549,068

2023 American Community Survey (ACS)