



LEASE

2nd Gen Med Space

540 CHICKASAW TRAIL

Orlando, FL 32825

PRESENTED BY:

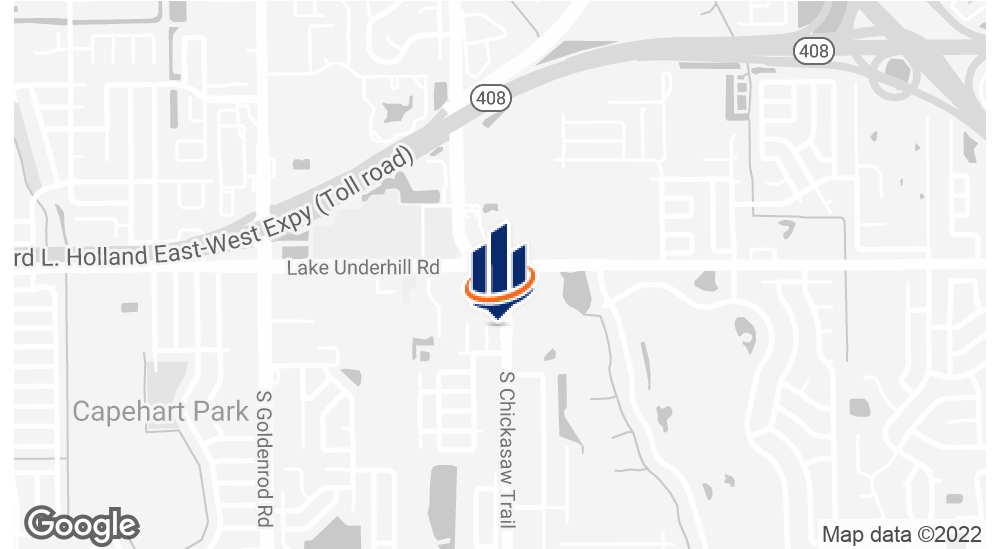
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Negotiable
BUILDING SIZE:	3,243 SF
AVAILABLE SF:	3,243 SF
YEAR BUILT:	2011
ZONING:	Office - Medical
MARKET:	Orlando
SUBMARKET:	East Orlando

ADN: 75-22-70-7271-08-290

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PROPERTY OVERVIEW

SVN is proud to Present a 2ndGen Medical - Office space Available! Current Business is consolidating locations .

Available August 1 st 2022.

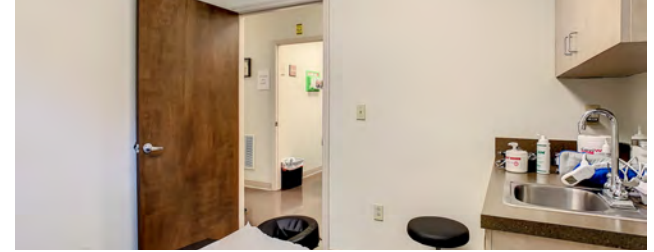
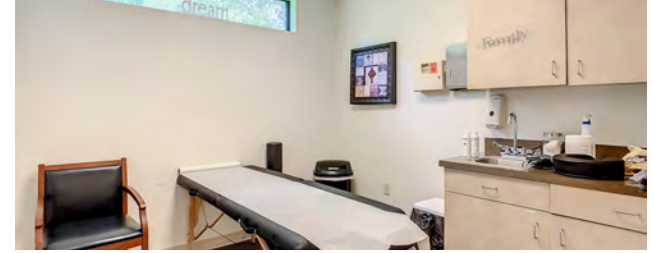
Current layout has 15 rooms including 8 exam rooms, Multiple Office , Conference Room, & Waiting areas. Ideal conversion to Dental Practice. Previously used as Chiropractic Office. Located adjacent to Rio Pinar Plaza, Publix Anchored shopping center with multiple national tenants nearby.

Additional 2nd floor unfinished space available! can be used for Storage no Air flow.

PROPERTY HIGHLIGHTS

- 2ndGen Medical - Office Space
- Adjacent to Rio Pinar Plaza, Publix Anchored
- Previous Chiropractic Office with 15 Rooms

ADDITIONAL PHOTOS



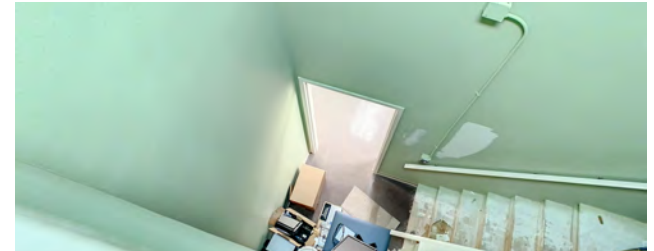
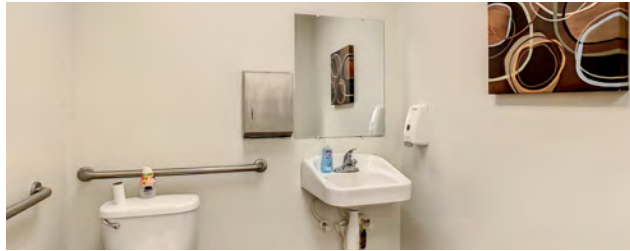
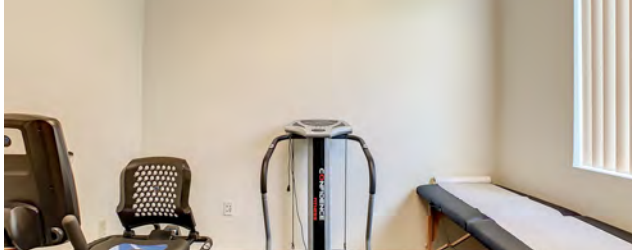
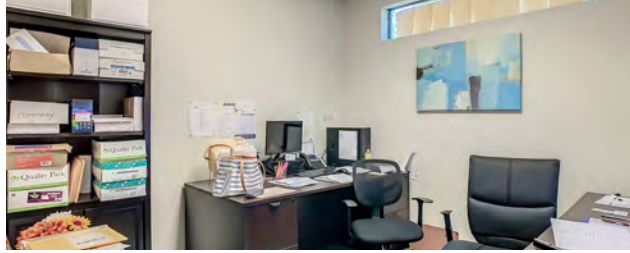
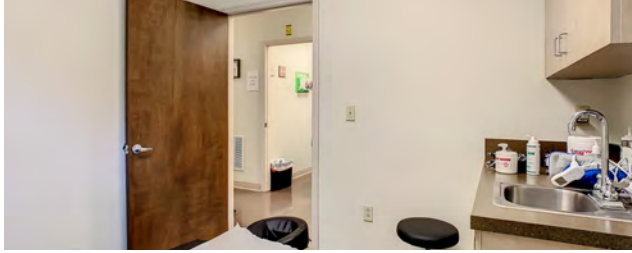
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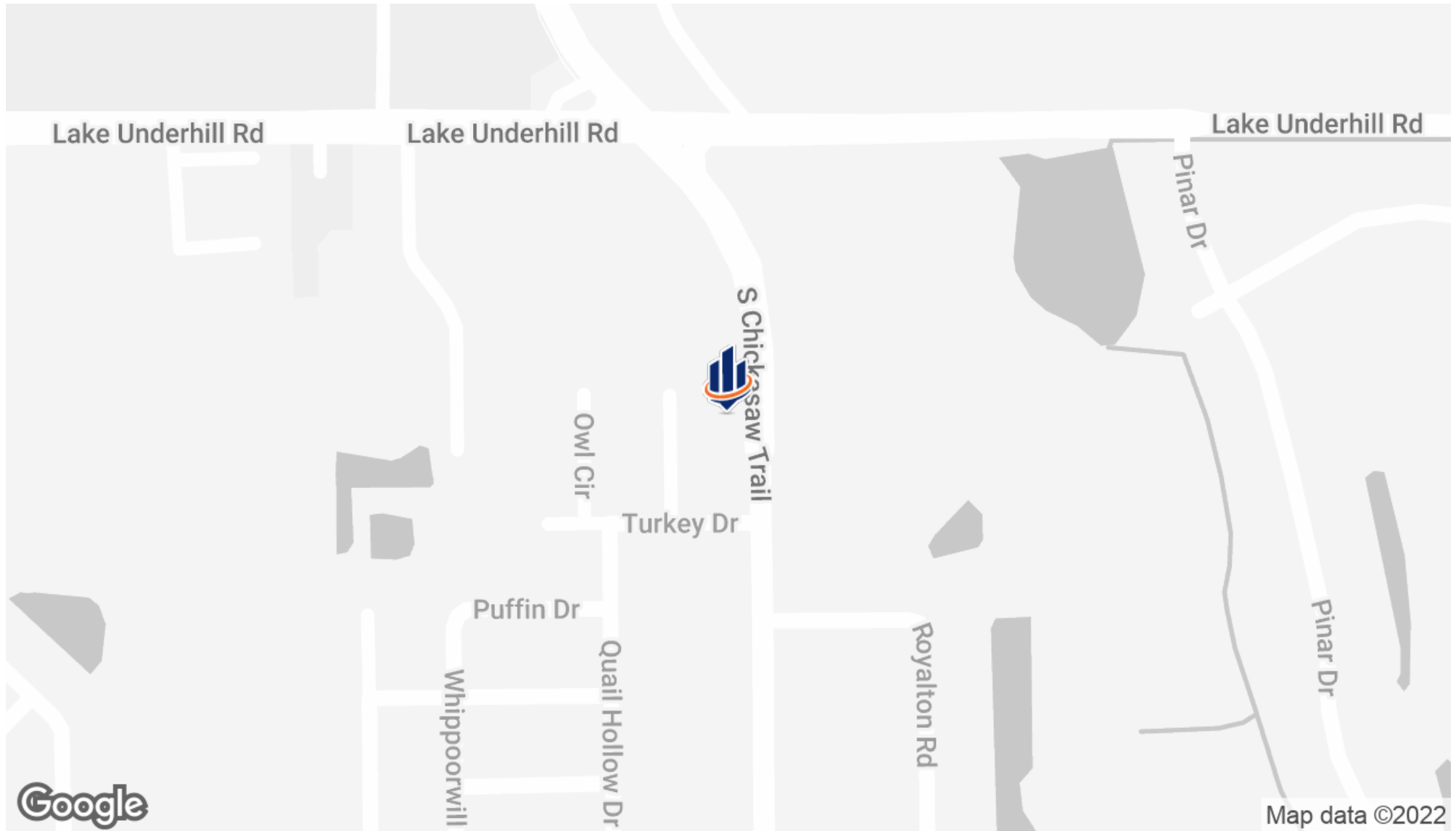
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

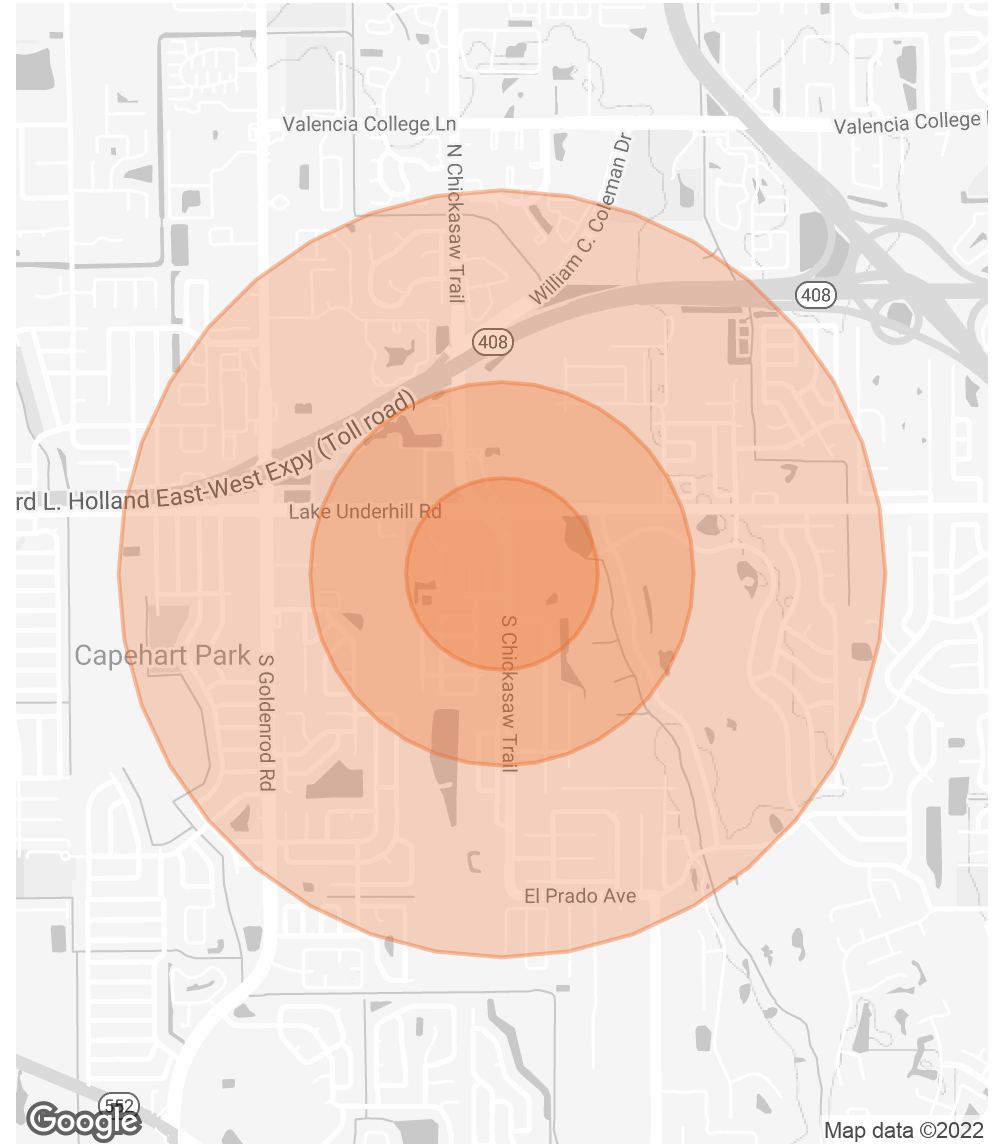
0.25 MILES 0.5 MILES 1 MILE

TOTAL POPULATION	521	2,278	10,075
AVERAGE AGE	47.7	46.0	39.3
AVERAGE AGE (MALE)	43.6	42.3	37.3
AVERAGE AGE (FEMALE)	49.6	48.0	41.1

HOUSEHOLDS & INCOME 0.25 MILES 0.5 MILES 1 MILE

TOTAL HOUSEHOLDS	201	860	3,777
# OF PERSONS PER HH	2.6	2.6	2.7
AVERAGE HH INCOME	\$70,656	\$71,873	\$67,799
AVERAGE HOUSE VALUE	\$1,411,510	\$571,621	\$295,952

* Demographic data derived from 2020 ACS - US Census

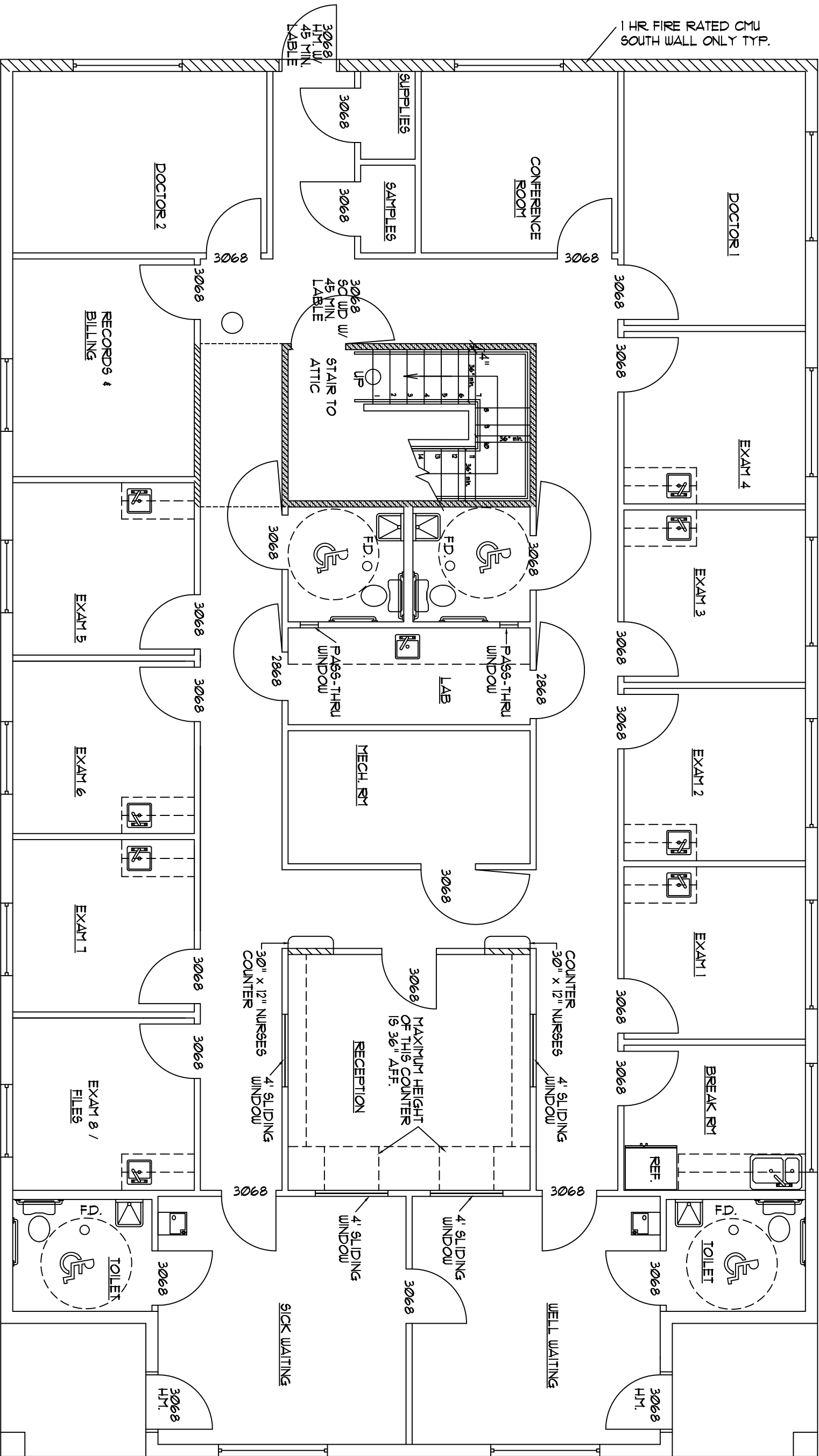


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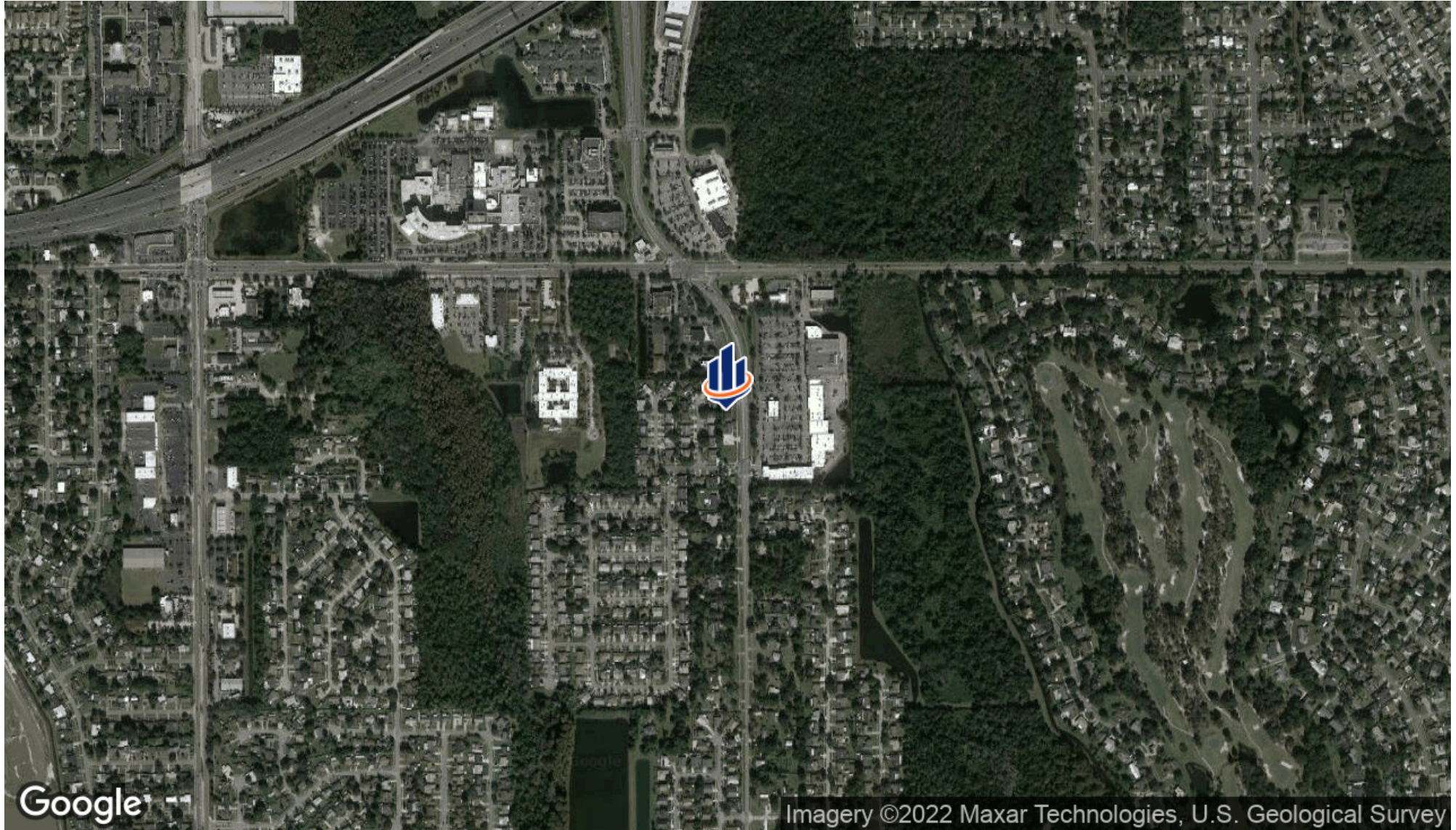


FLOOR PLAN

SCALE: 1/4" = 1'-0"

N

AERIAL MAP



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ADVISOR BIO 1



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