



## PROPERTY DESCRIPTION

This 16,400 +/- SF medical office owner user - investment opportunity is occupied by a mix of national and local healthcare providers, including AdventHealth, HCA, and Periodontics & Implant Dentistry. Situated on 1.21 AC +/- with major renovations and deferred maintenance items redone over the last 5 years, the property offers stable cash flow through NNN lease structures that minimize landlord responsibilities. Not only does the property provide income, an owner user can have the opportunity to occupy 6,396 SF +/- on the first floor which is fully built out as a medical office. The combination of healthcare-focused tenancy, and owner user availability creates a compelling, value add investment opportunity. Not to mention investors can take advantage of owning real estate adjacent to Orlando Health Lake Mary and their multi acre development plans for the area.

910 Williston Park Point is located right off Rinehart Rd (27,500 Annual Average Daily Traffic). The property is surrounded by additional medical office users including a pediatric dentist, an orthodontist, an oral surgeon, an OBGYN, a physical therapist, and podiatrists. Williston Professional is also less than 1 mile from AdventHealth ER and less than 3 miles to the Interstate 4 (162,500 AADT) interchange.

## PROPERTY HIGHLIGHTS

- Occupied Multi-Tenant NNN Medical Office Investment
- Owner User Option Available!
- National and Regional Credit Tenants
- Brand New Landscaping, Elevator, and Parking Lot Restripe
- Adjacent to Orlando Health Lake Mary
- Less than 1 mile from AdventHealth ER

## OFFERING SUMMARY

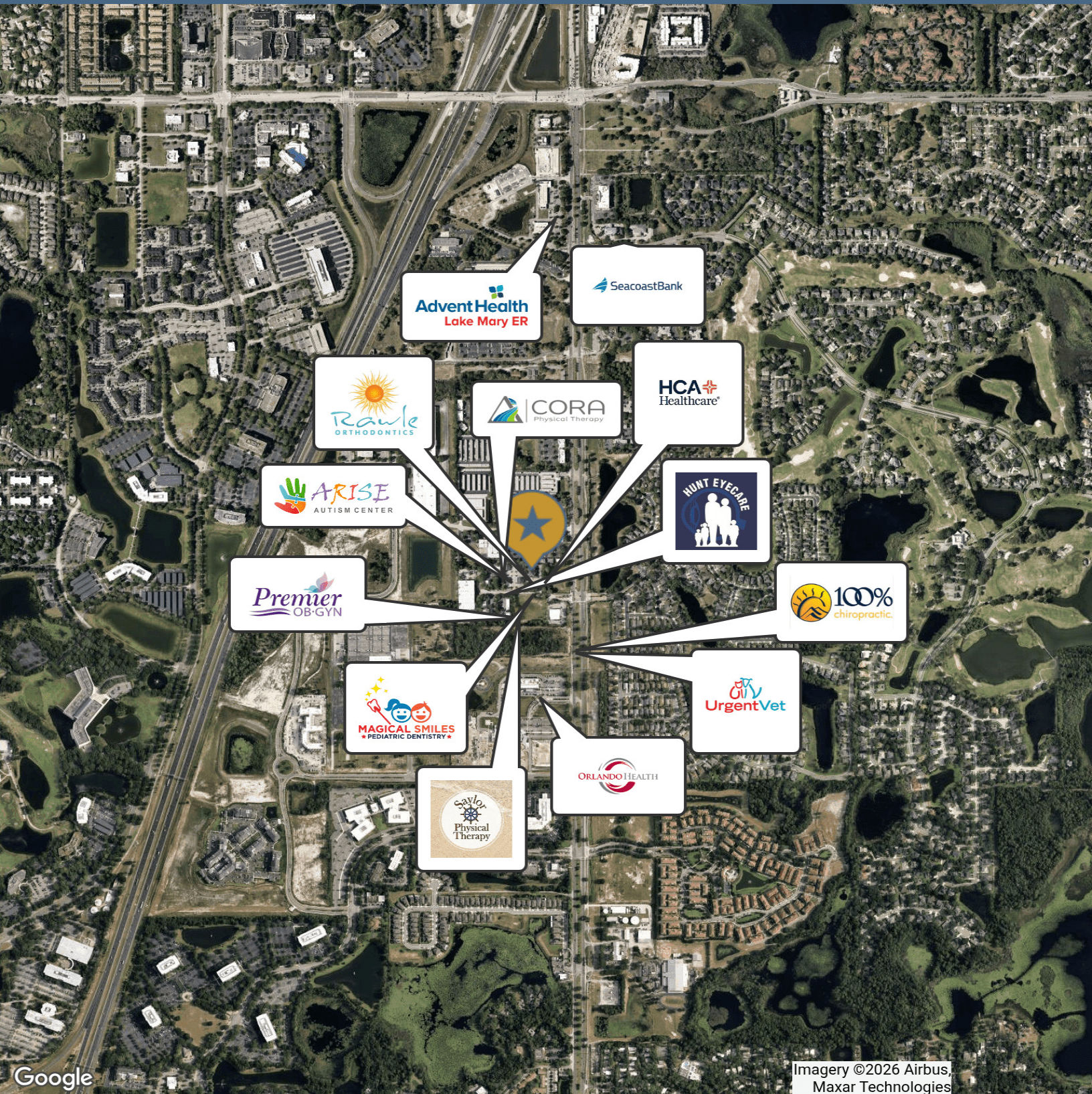
|                         |                  |
|-------------------------|------------------|
| Sale Price:             | Subject To Offer |
| Number of Units:        | 4                |
| Lot Size:               | 1.21 +/- Acres   |
| Building Size:          | 16,400 +/- SF    |
| Potential Available SF: | 6,396 SF +/-     |

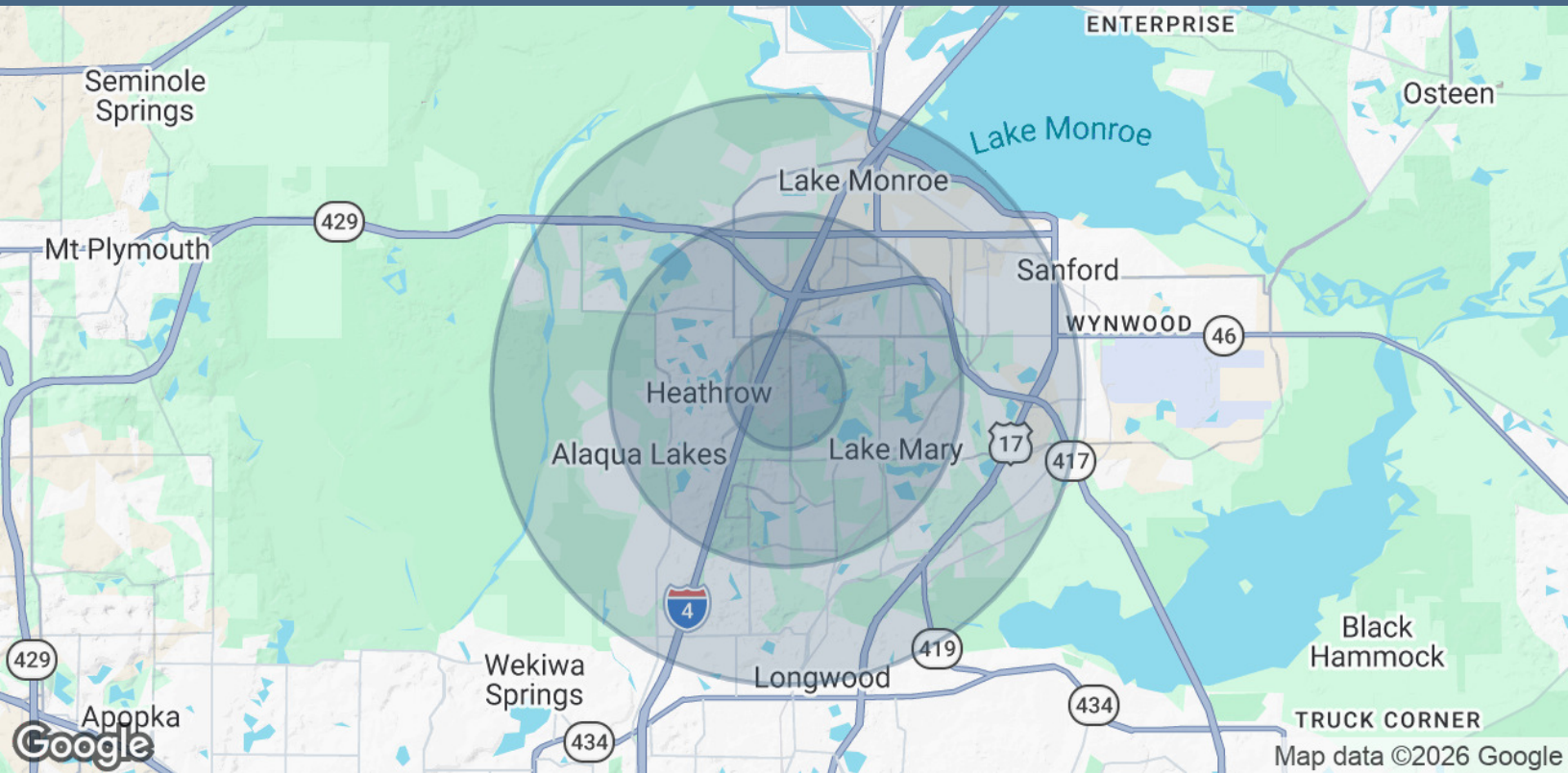
| DEMOGRAPHICS      | 1 MILE    | 3 MILES   | 5 MILES   |
|-------------------|-----------|-----------|-----------|
| Total Households  | 2,522     | 25,587    | 52,585    |
| Total Population  | 5,751     | 62,145    | 134,528   |
| Average HH Income | \$128,498 | \$127,611 | \$121,646 |





Aerial View





| POPULATION           | 1 MILE    | 3 MILES   | 5 MILES   |
|----------------------|-----------|-----------|-----------|
| Total Population     | 5,751     | 62,145    | 134,528   |
| Average Age          | 44.4      | 41.8      | 41.0      |
| Average Age (Male)   | 45.2      | 40.5      | 39.9      |
| Average Age (Female) | 41.3      | 43.2      | 42.2      |
| HOUSEHOLDS & INCOME  | 1 MILE    | 3 MILES   | 5 MILES   |
| Total Households     | 2,522     | 25,587    | 52,585    |
| # of Persons per HH  | 2.3       | 2.4       | 2.6       |
| Average HH Income    | \$128,498 | \$127,611 | \$121,646 |
| Average House Value  | \$711,741 | \$491,421 | \$442,768 |

2023 American Community Survey (ACS)