



PROPERTY DESCRIPTION

1300 City View Center is located Oviedo's City View Center professional park. The property includes 14 offices/exam rooms, a check-in and check-out area, separate staff and guest restrooms, a break room, and a dedicated IT room. A private physicians entrance lets providers arrive and leave without passing through the patient waiting area. The exam rooms are built without sinks, which makes the layout perfect for psychiatry, oncology, sleep medicine, endocrinology, allergy, and pain management practices.

This property sits within 0.2 miles +/- of Oviedo City Hall. Orlando Health Medical Pavilion – Oviedo is 1.7 miles +/- away, and AdventHealth ER Oviedo is 2.2 miles +/- away, placing the property within easy reach of two major health system locations and their referral networks. HCA Florida Oviedo Medical Center, the nearest full-service hospital, is 1.5 miles +/- away. LYNX bus service runs along SR 434 within 0.3 miles +/- of the building. The Oviedo Mall retail corridor and SR 417 access at Red Bug Lake Road (Exit 41) are 2.1 miles +/- away.

PROPERTY HIGHLIGHTS

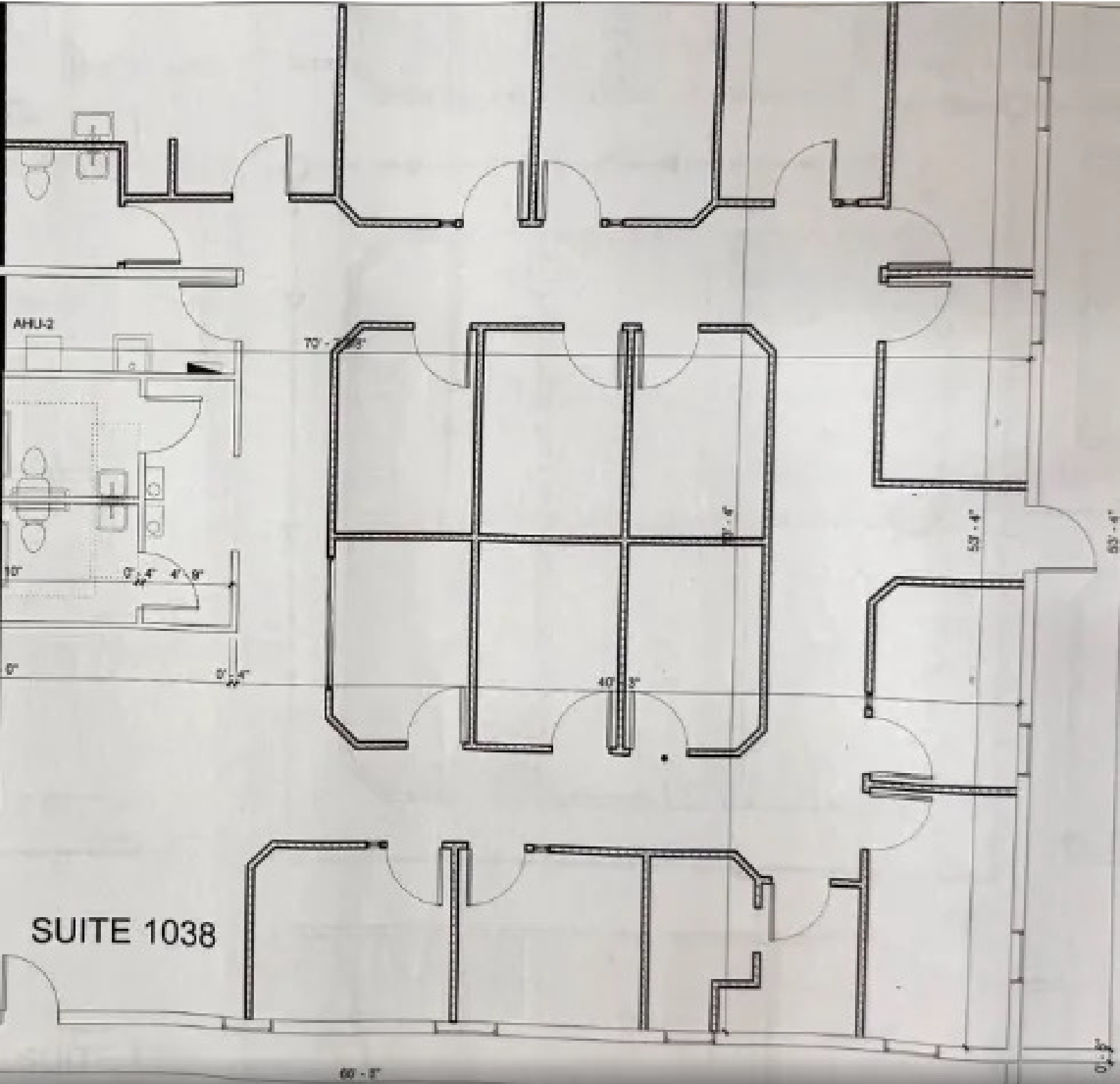
- 14 Offices/Exam Rooms, Check-In/Check-Out, Break Room, and Dedicated IT Room
- Private Physicians Entrance with Separate Staff and Guest Restrooms
- 1.5 Miles +/- to HCA Florida Oviedo Medical Center and 1.7 Miles +/- to Orlando Health Medical Pavilion
- Perfect for Psychiatry, Oncology, Sleep Medicine, Endocrinology, Allergy, and Pain Management

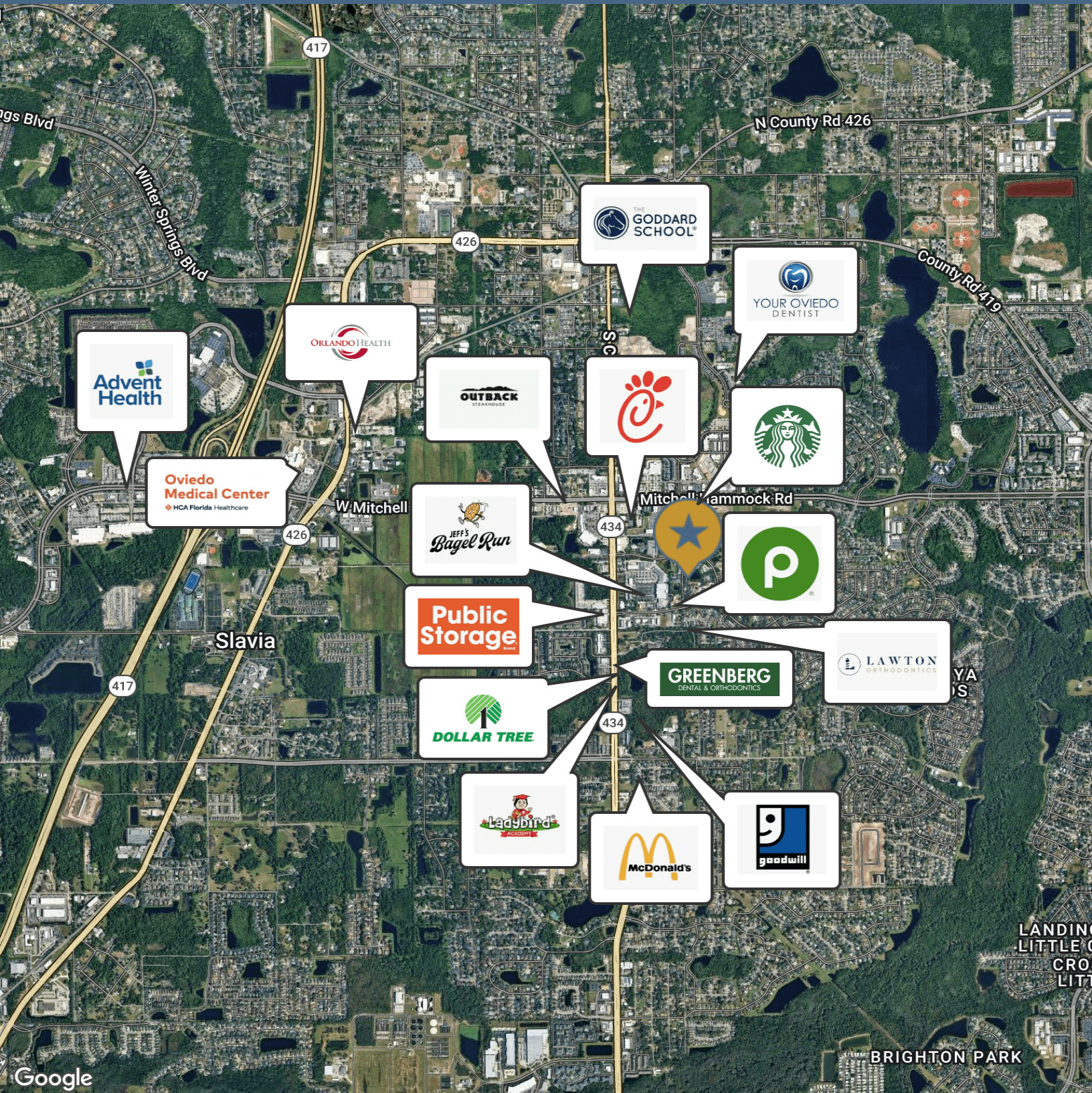
OFFERING SUMMARY

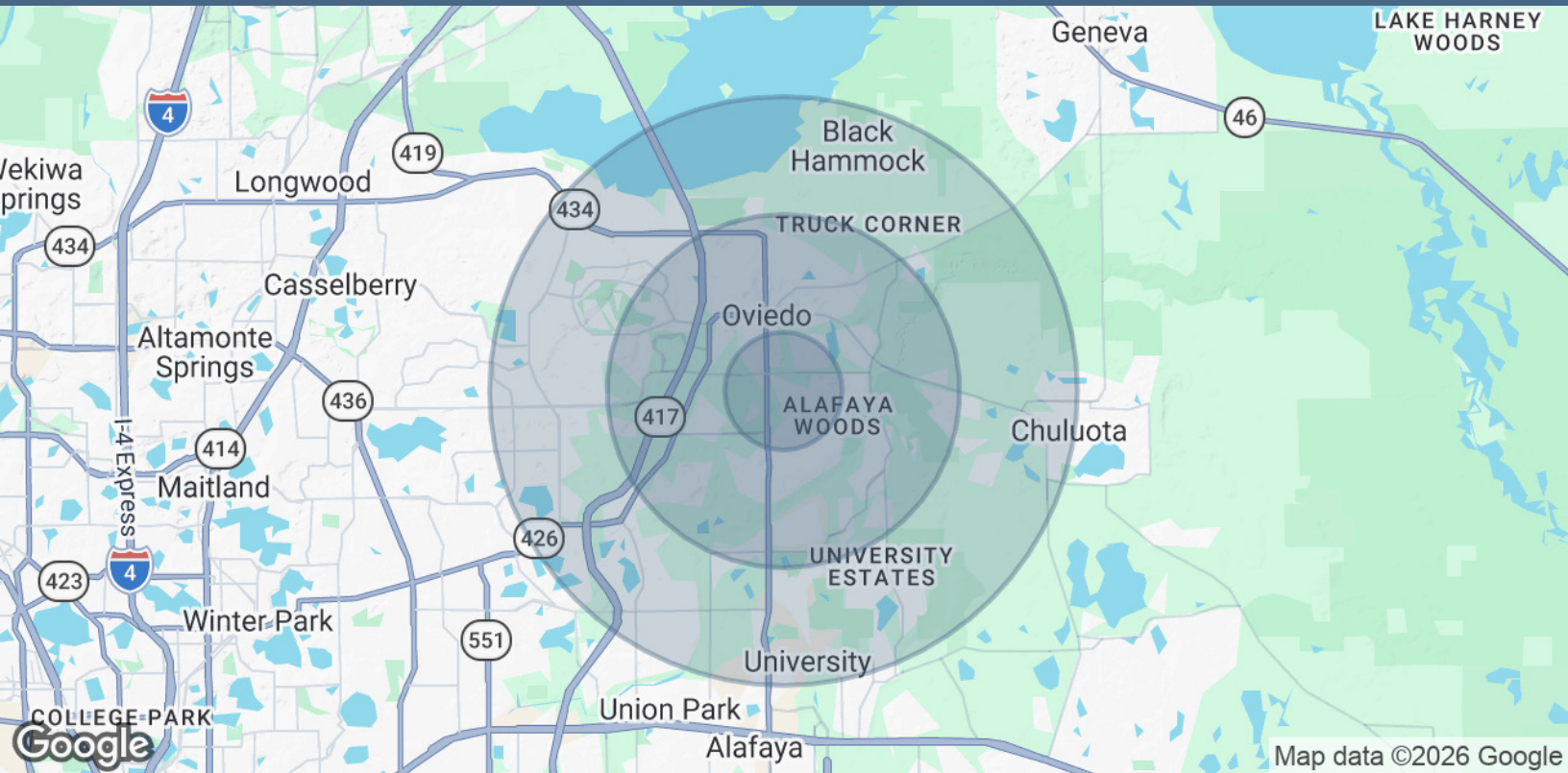
Lease Rate:	Negotiable
Number of Units:	1
Available SF:	2,929 SF
Building Size:	5,868 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,323	19,878	48,000
Total Population	9,162	58,447	152,185
Average HH Income	\$115,180	\$126,728	\$123,137









POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,162	58,447	152,185
Average Age	35.1	36.7	35.6
Average Age (Male)	32.8	35.3	34.8
Average Age (Female)	37.8	38.0	36.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,323	19,878	48,000
# of Persons per HH	2.8	2.9	3.2
Average HH Income	\$115,180	\$126,728	\$123,137
Average House Value	\$401,384	\$420,328	\$419,866

2023 American Community Survey (ACS)