

FOR SALE

1743 Park Center Dr

Orlando, FL 32835

$11,870,214	36,829 SF	7.0%
PRICE	SIZE	CAP RATE

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OFFICE BUILDING **FOR SALE**



PROPERTY DESCRIPTION

Introducing a 100% leased, prime investment opportunity at 1743 Park Center Drive, Orlando, FL. This immaculate 36,828 SF building, featuring 5 units, presents an ideal proposition for the discerning Office/Medical investor. Built in 2001 and tastefully renovated in 2025, this property flaunts modern appeal and operational efficiency. With a desirable O-2 zoning, and situated in the thriving business hub of Orlando, this property boasts 100% occupancy, ensuring immediate returns and long-term potential. Don't miss the chance to make this coveted asset the cornerstone of your investment portfolio.

PROPERTY HIGHLIGHTS

- 5 Floors
- Renovated in 2025
- Zoned O-2
- 100% occupancy

OFFERING SUMMARY

Sale Price:	$11,870,214
Number of Units:	7
Lot Size:	43,548 SF
Building Size:	36,829 SF
NOI:	$830,896.00
Cap Rate:	7.0%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	8,056	42,520	98,485
Total Population	20,989	122,482	287,318
Average HH Income	$76,605	$87,525	$87,974

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RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE/SF/YEAR	ANNNUAL RENT	LEASE START	LEASE END
200	Integrative Physical Medicine	3,500 SF	9.50%	$27.06	$94,710	5/15/18	8/31/28
201	Yuri Gomez, PA	8,435 SF	22.90%	$14.00	$118,090	01/01/26	12/31/30
300	West Orange Nephrology	12,276 SF	33.33%	$31.85	$390,991	09/26/18	6/25/29
400	Rumasa Corp	8,630 SF	23.43%	$18.00	$155,340	04/01/26	03/31/29
420	Smile American	3,988 SF	10.82%	$18.00	$47,856	07/20/26	07/19/36
TOTALS		**36,829SF**	**100%**	**$108.91**	**$806,987**		

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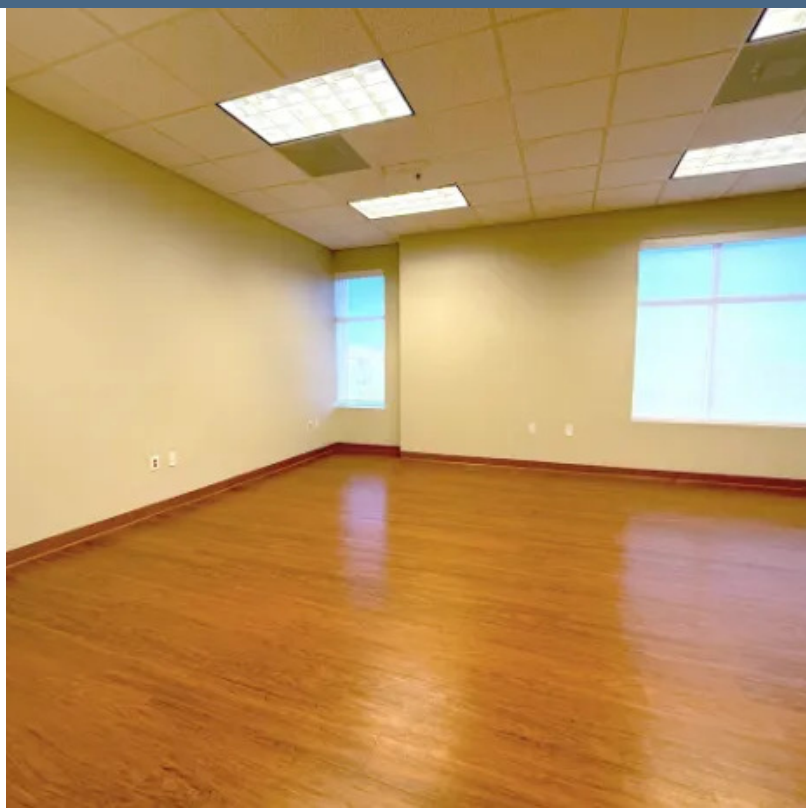
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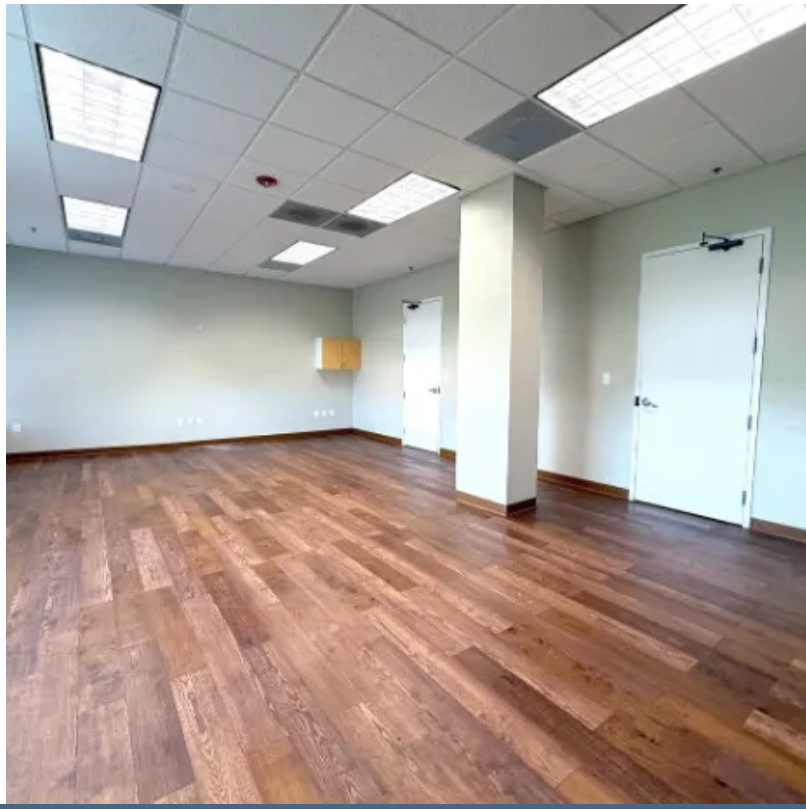
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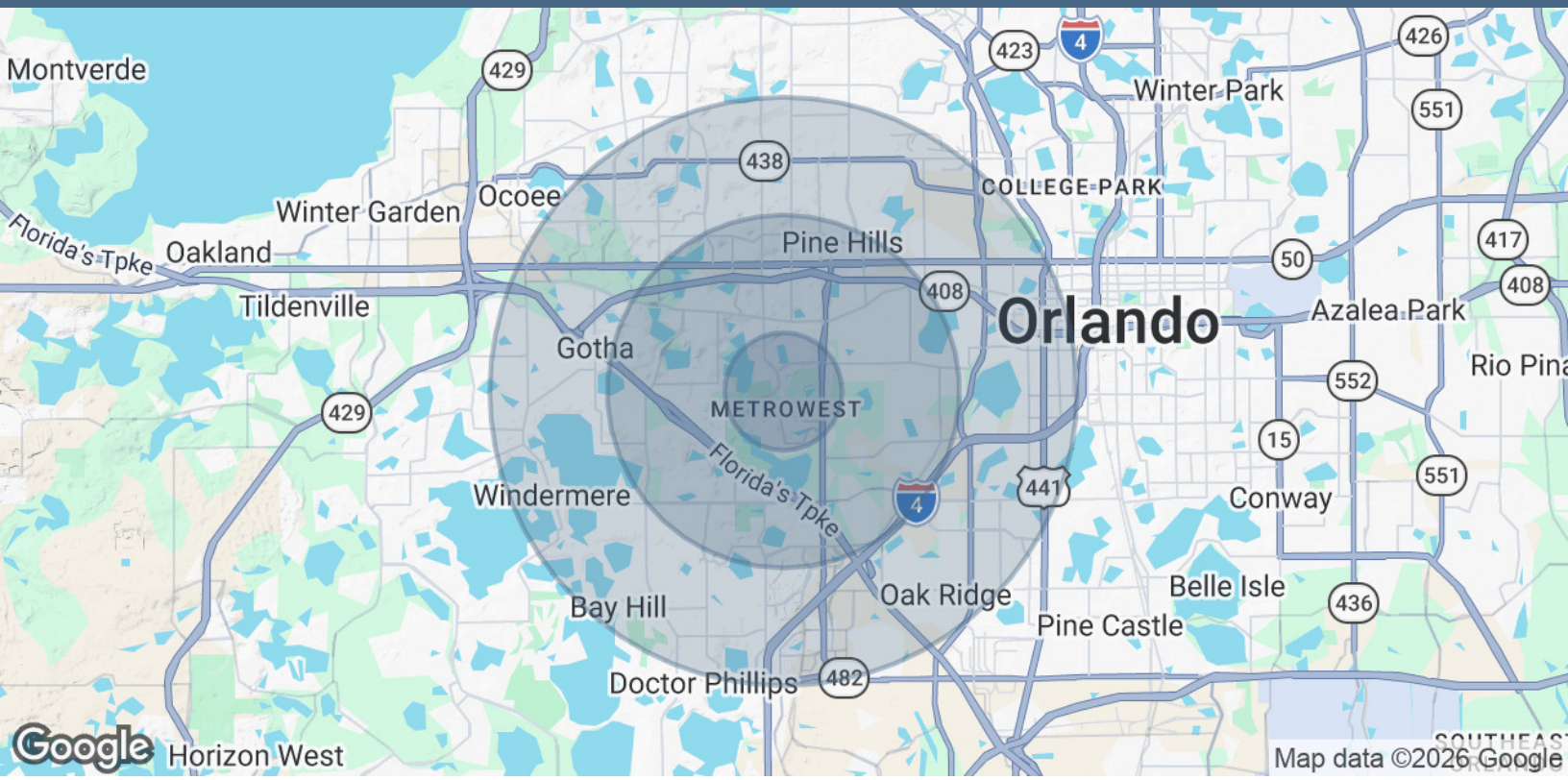
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	20,989	122,482	287,318
Average Age	32.4	35.4	36.3
Average Age (Male)	32.3	35.0	35.3
Average Age (Female)	31.7	35.1	36.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,056	42,520	98,485
# of Persons per HH	2.6	2.9	2.9
Average HH Income	$76,605	$87,525	$87,974
Average House Value	$263,999	$327,850	$334,149

2023 American Community Survey (ACS)

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