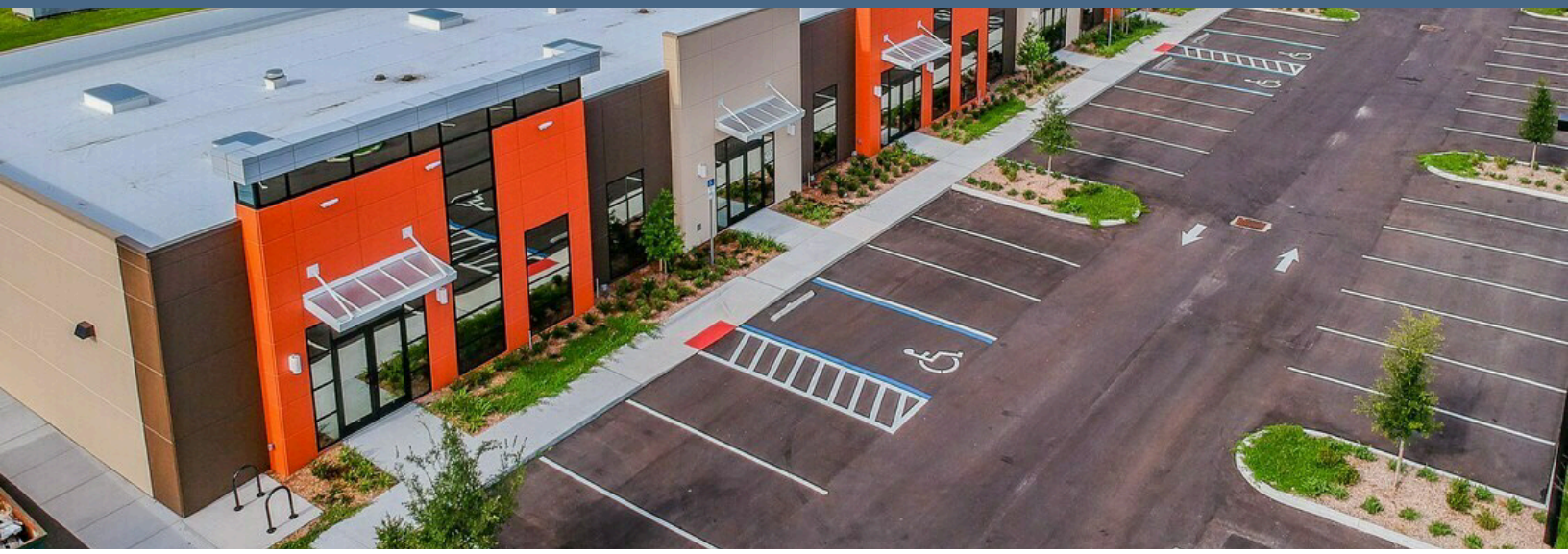
CREA
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AVAILABLE FOR LEASE

206 NORTH DEAN ROAD, ORLANDO, FL 32825

RETAIL | OFFICE | MEDICAL



Flexible Retail, Office and Medical Space | 5,600 SF

PROPERTY DESCRIPTION

206 North Dean Road offers 5,600 SF of open, adaptable space in a 12,856 SF building on 4.61 acres in East Orlando. An efficient 5 per 1,000 SF parking ratio supports steady customer, client and patient traffic. The location near major roadways and residential density makes the property well positioned for retail, professional office and medical users looking to expand or relocate. The open floor plan can be configured to suit your use.

PROPERTY HIGHLIGHTS

- 5,600 SF available in a 12,856 SF building
- Open floor plan, configurable to suit
- Exposed duct system
- 5/1,000 parking ratio on a 4.61 acre site
- East Orlando, near major roadways and residential density

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	5,600 SF
Lot Size:	4.61 Acres
Building Size:	12,856 SF
Parking Ratio:	5 per 1,000 SF

DEMOGRAPHICS SNAPSHOT

	1 MILE	3 MILES	5 MILES
Total Households	3,833	32,902	97,665
Total Population	11,319	93,998	285,328
Average HH Income	$89,489	$88,478	$86,695

IDEAL USES

Retail
Storefront-style building with on-site parking for walk-in customers.

Professional Office
Open floor plan that can be configured to suit your layout.

Medical and Outpatient
Parking ratio built for patient and staff access, with medical users nearby.

Therapy and Wellness
Open space that can be configured for therapy, rehab and wellness users.

Service Users
Accessible space for service businesses that rely on repeat client visits.

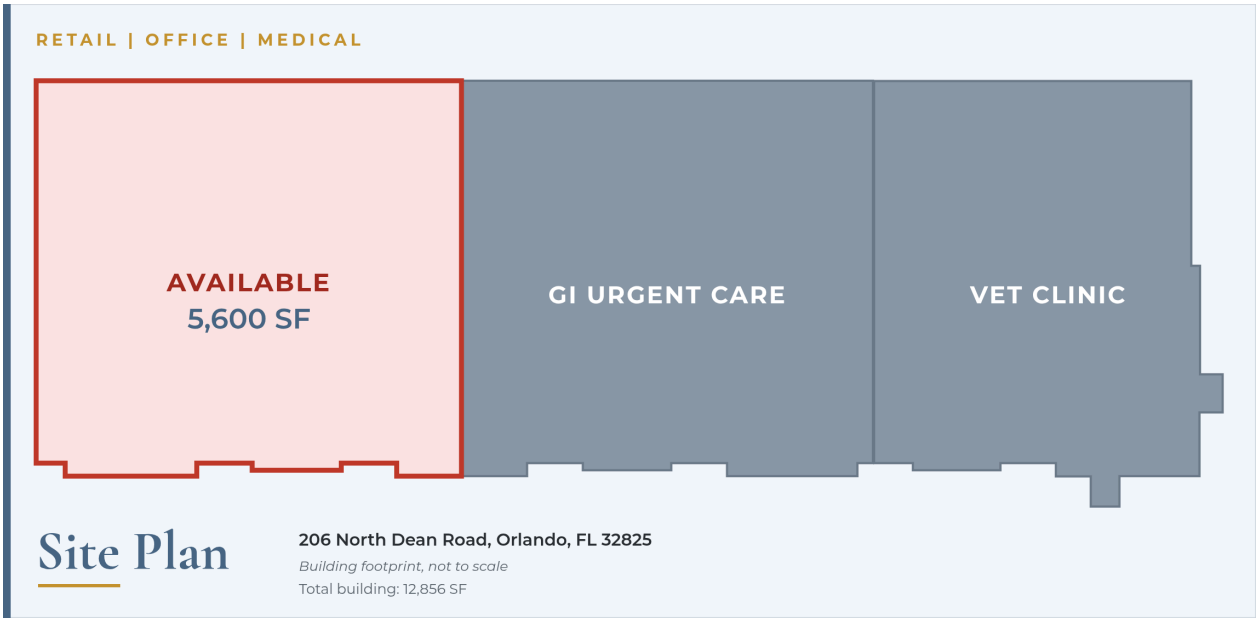
Ashley Walker
Founder & President
407.430.3462
ashley@creaflorida.com

CREA
360 West Plant Street
Winter Garden, FL 34787
creaflorida.com

SITE PLAN AND AREA MAP

206 NORTH DEAN ROAD, ORLANDO, FL 32825

RETAIL | OFFICE | MEDICAL



Building footprint shown for reference, not to scale. Contact Ashley Walker to confirm the available space.

AREA MAP



Nearby: Target, AdventHealth Sports Med & Rehab, Urgentmed Care, Express Family Clinic, NuLife Dental, Wells Fargo, Bank of America and Dunkin'. Map imagery: Google.

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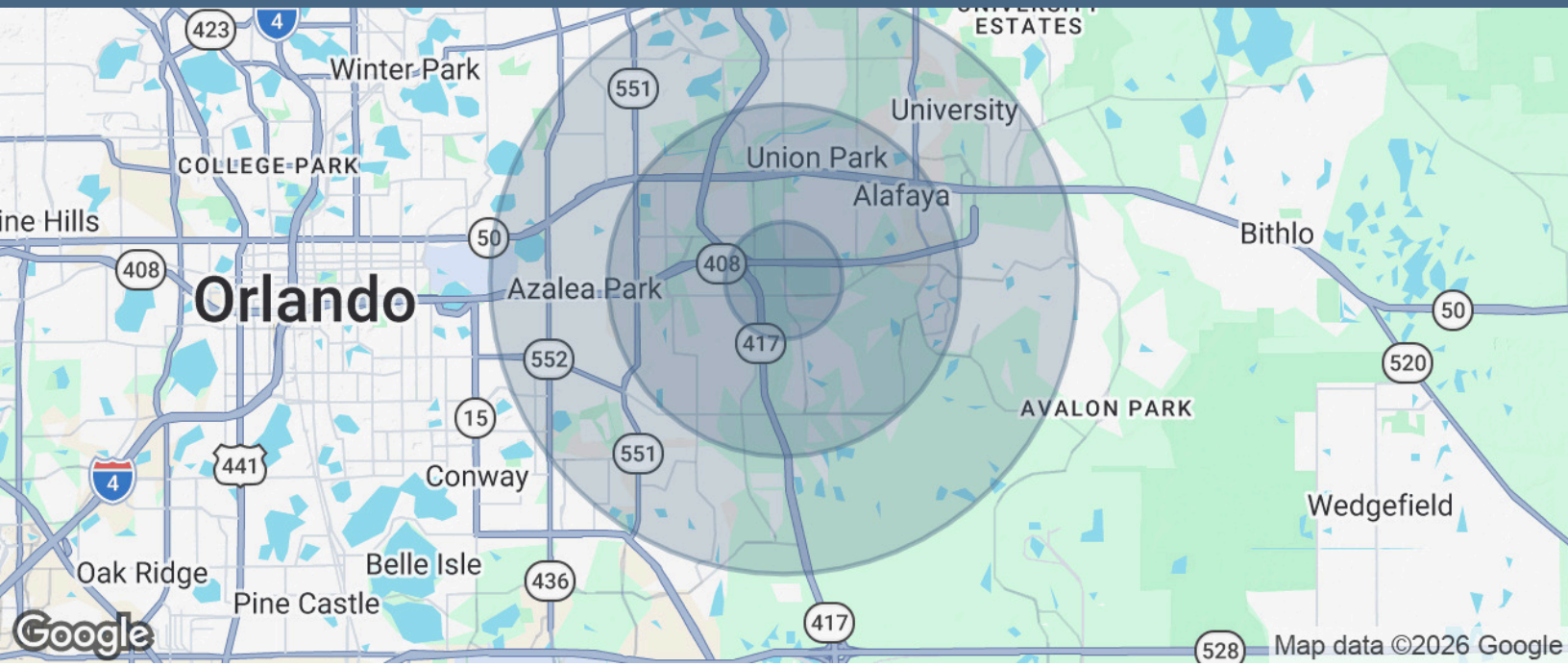
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DEMOGRAPHICS

206 NORTH DEAN ROAD, ORLANDO, FL 32825

RETAIL | OFFICE | MEDICAL



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	11,319	93,998	285,328
Average Age	35.3	36.4	35.6
Average Age (Male)	32.1	34.8	34.2
Average Age (Female)	37.9	38.0	37.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,833	32,902	97,665
# of Persons per HH	3.0	2.9	2.9
Average HH Income	$89,489	$88,478	$86,695
Average House Value	$322,802	$315,834	$311,132

2023 American Community Survey (ACS)

Schedule a tour

Contact Ashley Walker at 407.430.3462 or ashley@creaflorida.com to discuss 5,600 SF available at 206 North Dean Road.

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