

AVAILABLE FOR LEASE

MEDICAL VILLAGE AT PINE HILLS

800-840 Mercy Drive | Orlando, FL 32808

BUILDING SIZE	57,623 SF
PARKING	300 Spaces/5.21 Ratio
AVAILABILITIES	2,518 SF 3,178 SF 4,387 SF
LEASING RATE	\$26/SF



PROPERTY HIGHLIGHTS

- Prime Orlando Location – Easy access to major roads and key business districts
- Ample On-Site Parking – Convenient access for staff and clients
- Versatile Layout – Adaptable for medical offices, lab space, light industrial, or professional services
- Medical & Industrial Space Available – Flexible options to accommodate diverse business needs



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MARKET DEMOGRAPHICS



POPULATION

	1-MILE	3-MILE	5-MILE
2029 Projection	6,957	111,686	342,389
2024 Estimate	6,764	107,624	330,350
Growth 2020-2024	-0.3%	0.9%	0.7%
Growth 2024-2029	0.6%	0.8%	0.7%
Median Age	35.7	36.9	37.1



HOUSEHOLDS

	1-MILE	3-MILE	5-MILE
2029 Projection	2,410	39,895	135,826
2024 Estimate	2,351	38,413	130,794
Growth 2020-2024	0.9%	2.1%	1.9%
Growth 2024-2029	0.5%	0.8%	0.8%



INCOME

	1-MILE	3-MILE	5-MILE
2026 Average Household Income	\$49,270	\$61,588	\$74,802
2026 Median Household Income	\$22,306	\$38,909	\$51,294



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