

For Sale

2,608 SF FOR SALE
917 RINEHART RD, SUITE 2031, LAKE MARY, FL 32746

2,608 SF AVAILABLE

917 RINEHART RD, SUITE 2031

LAKE MARY, FL 32746



DESCRIPTION

Medical Office Condo available within the Lake Mary Professional Center on Rinehart Road. Recently updated and move-in ready, the suite offers an ideal opportunity for medical or professional users seeking a professional office space in a premier healthcare corridor. The property is located directly across from the AdventHealth ER and just minutes from major institutional healthcare providers and national retail, placing it at the epicenter of one of Central Florida's most established medical and professional hubs.

PROPERTY OFFERING

ASKING PRICE \$850,000

FOR LEASE \$30/SF + NNNS

GROSS SF 2,608

NET SF 2,268

HIGHLIGHTS

- Features a professional reception and waiting area, 5 dedicated exam rooms, and 2 specialized procedure rooms.
- Includes a private consultation office, a central work area, a staff breakroom, and an in-suite restroom.
- Recently Updated
- Located directly across from the AdventHealth Emergency Medical Facility.
- Positioned just minutes from Interstate 4 and CR-46A for easy patient access.
- Monument Signage Available

CO-TENANTS INCLUDE:



FOR MORE INFORMATION, PLEASE CONTACT:

Rebekah Donato
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JP Beaulieu, CCIM, CLS
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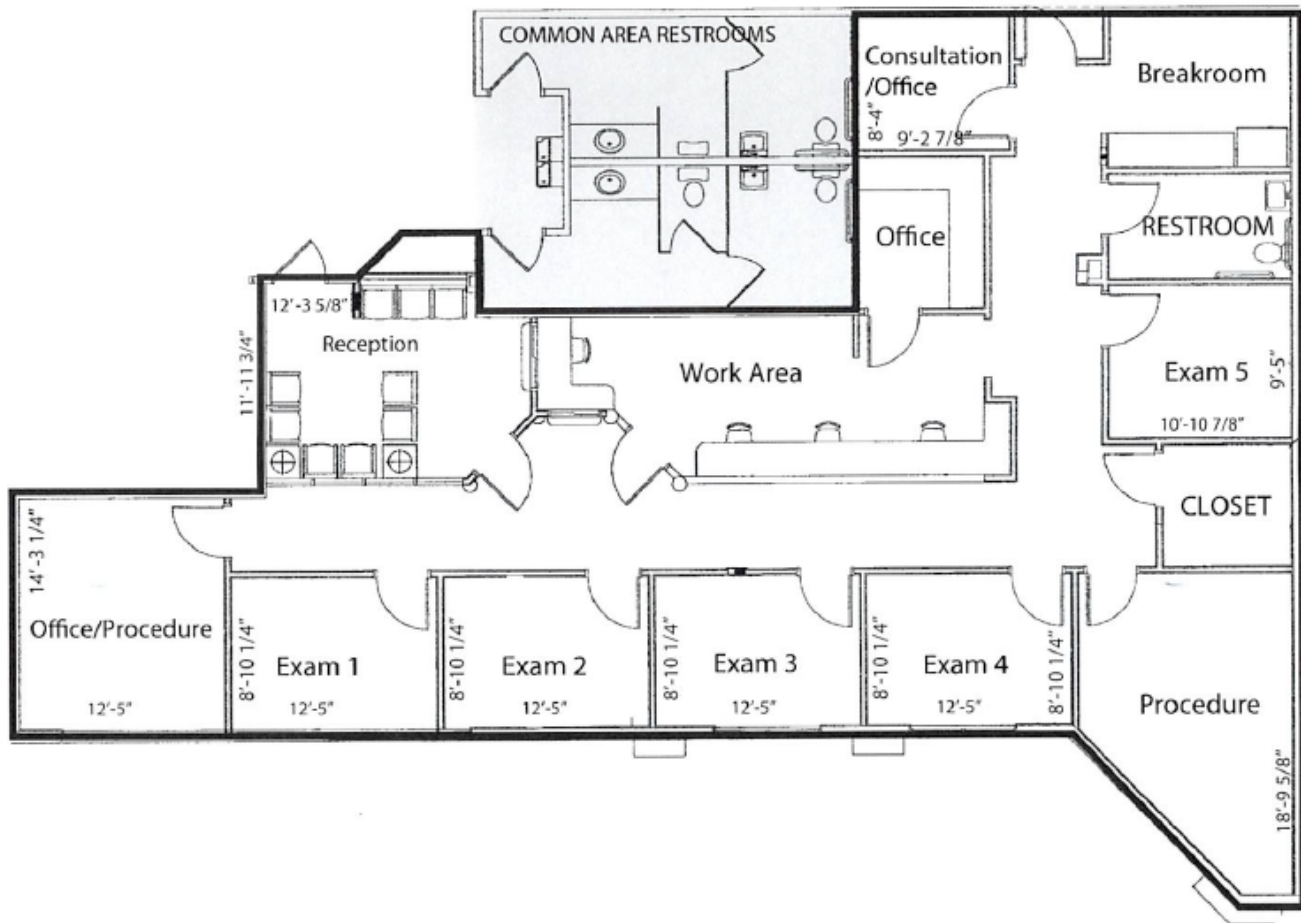


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FLOOR PLAN

2,268 SF NET



- Reception
- 5 Exam Rooms
- 1 Procedure Room
- 3 Offices
- Break Room
- Private Restroom

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PROPERTY PHOTOS



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KEY LOCATIONS



37,375 AADT
Rinehart Road

125,000 AADT
Interstate 4

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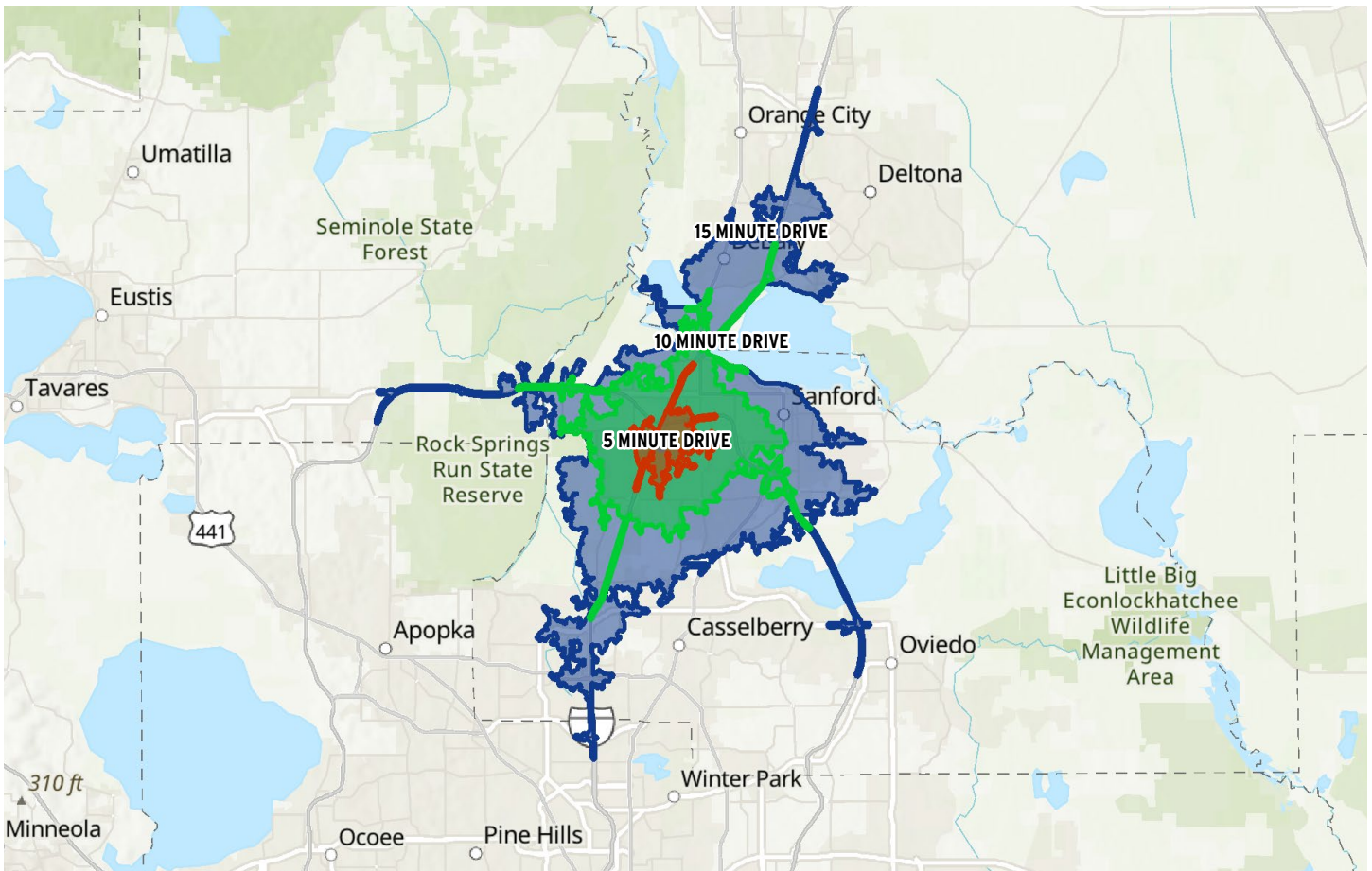
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DRIVE TIMES & DEMOGRAPHICS



5-MINUTE DRIVE



23,018

ESTIMATED POPULATION



10,097

HOUSEHOLDS



22,002

TOTAL EMPLOYEES



\$130,094

AVERAGE HOUSEHOLD INCOME

10-MINUTE DRIVE



68,277

ESTIMATED POPULATION



29,324

HOUSEHOLDS



50,472

TOTAL EMPLOYEES



\$125,468

AVERAGE HOUSEHOLD INCOME

15-MINUTE DRIVE



140,977

ESTIMATED POPULATION



57,421

HOUSEHOLDS



88,165

TOTAL EMPLOYEES



\$122,857

AVERAGE HOUSEHOLD INCOME

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