



PROPERTY DESCRIPTION

This 16,400 +/- SF medical office investment opportunity is 100% occupied by a mix of national and local healthcare providers, including AdventHealth, HCA, and Periodontics & Implant Dentistry. Situated on 1.21 AC +/- with major renovations and deferred maintenance items redone over the last 5 years, the property offers stable cash flow through NNN lease structures that minimize landlord responsibilities. The tenants are established healthcare operators with lease terms extending through 2030, providing investors with long-term income security. The combination of healthcare-focused tenancy, institutional-quality occupants, and durable lease structures creates a compelling, stabilized investment opportunity. Not to mention investors can take advantage of owning real estate adjacent to Orlando Health Lake Mary and their multi acre development plans for the area.

910 Williston Park Point is located right off Rinehart Rd (27,500 Annual Average Daily Traffic). The property is surrounded by additional medical office users including a pediatric dentist, an orthodontist, an oral surgeon, an OBGYN, a physical therapist, and podiatrists. Williston Professional is also less than 1 mile from AdventHealth ER and less than 3 miles to the Interstate 4 (162,500 AADT) interchange.

PROPERTY HIGHLIGHTS

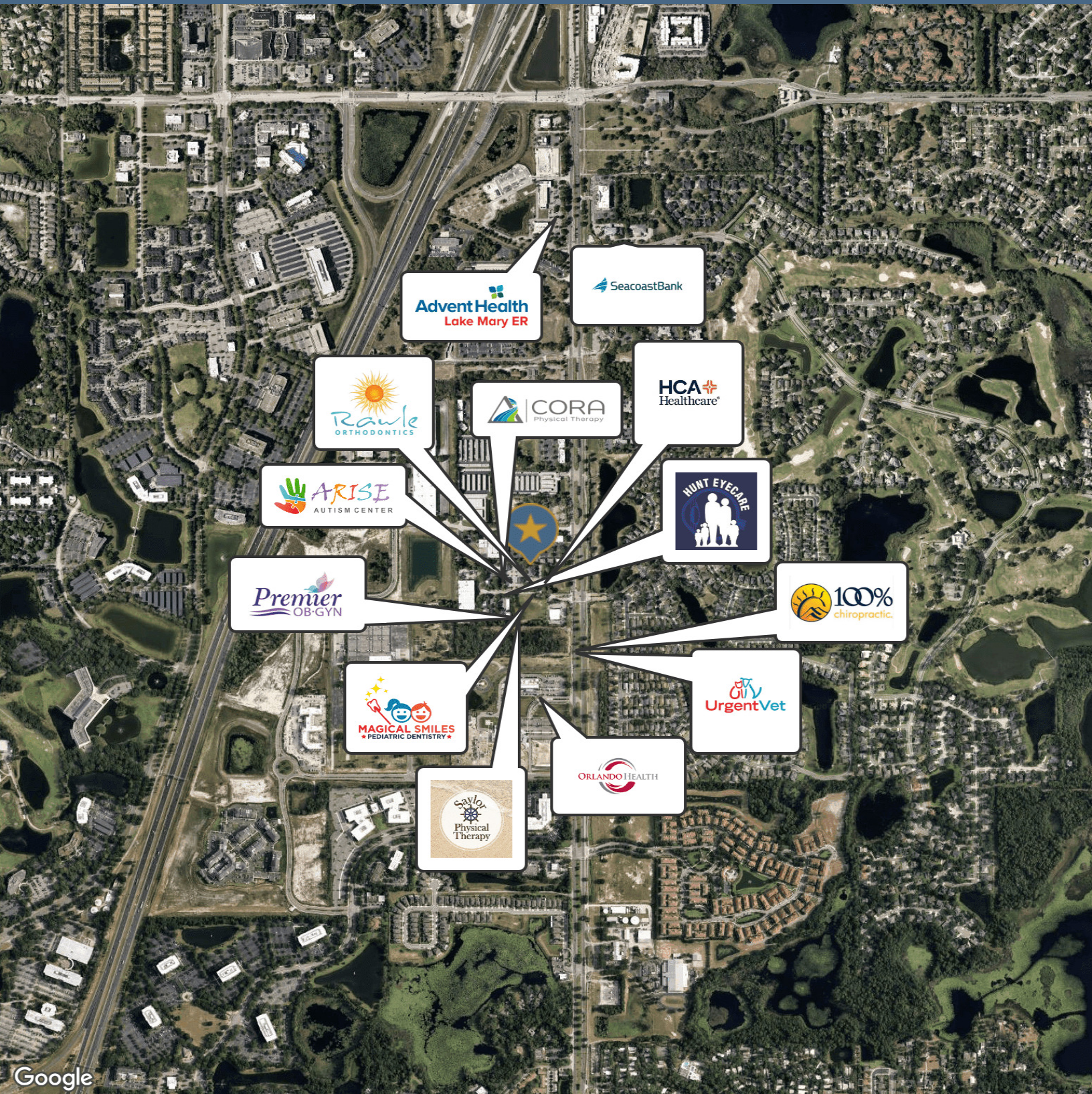
- 100% Occupied Multi-Tenant NNN Medical Office Investment
- National and Regional Credit Tenants
- Brand New Landscaping, Elevator, and Parking Lot Restripe
- Adjacent to Orlando Health Lake Mary
- Less than 1 mile from AdventHealth ER

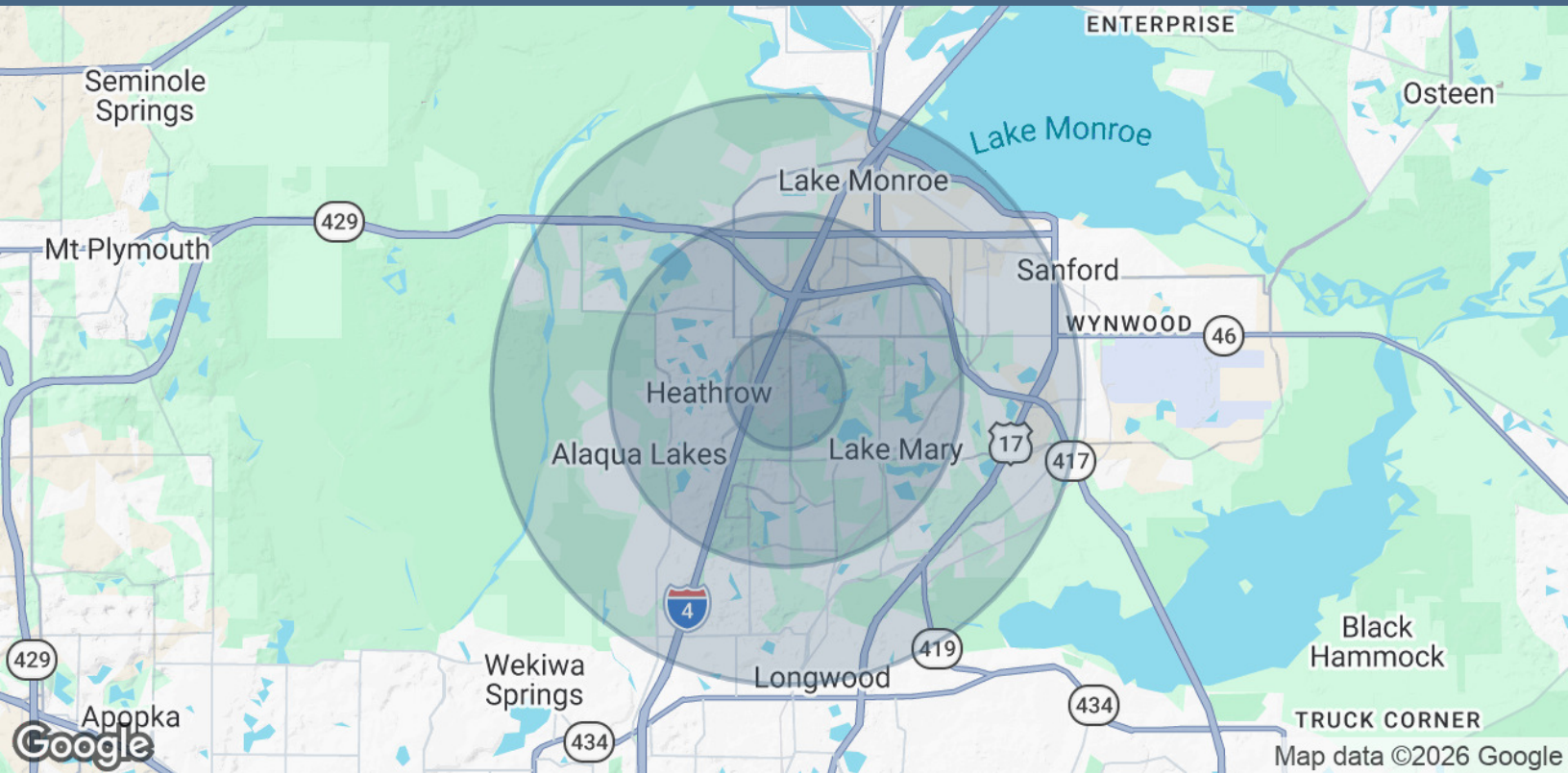
OFFERING SUMMARY

Sale Price:	Subject To Offer
Number of Units:	4
Lot Size:	1.21 +/- Acres
Building Size:	16,400 +/- SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,522	25,587	52,585
Total Population	5,751	62,145	134,528
Average HH Income	\$128,498	\$127,611	\$121,646







POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,751	62,145	134,528
Average Age	44.4	41.8	41.0
Average Age (Male)	45.2	40.5	39.9
Average Age (Female)	41.3	43.2	42.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,522	25,587	52,585
# of Persons per HH	2.3	2.4	2.6
Average HH Income	\$128,498	\$127,611	\$121,646
Average House Value	\$711,741	\$491,421	\$442,768

2023 American Community Survey (ACS)