

Baldwin Park Medical Office Building



OFFERING SUMMARY

Sale Price:	\$1,050,000
Building Size:	3,437 SF

PROPERTY OVERVIEW

Free-Standing Medical Office Building.
Rare availability. Surrounded by professional uses.
Immaculate condition and efficient layout.
Building signage & beyond ample parking.
Could be a two user building (2 meters)

PROPERTY HIGHLIGHTS

- ± 3,437 SF
- Traditional patient check-in / out
- 13 exam rooms (with sinks)
- 2 showers & hydrotherapy room
- High-end finishes - no detail spared
- Wood floors and 10'+ ceilings
- 8' tall solid core doors
- Private physician exit
- ADA ramp in place

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FOR SALE

954 LAKE BALDWIN LANE | ORLANDO, FL 32814



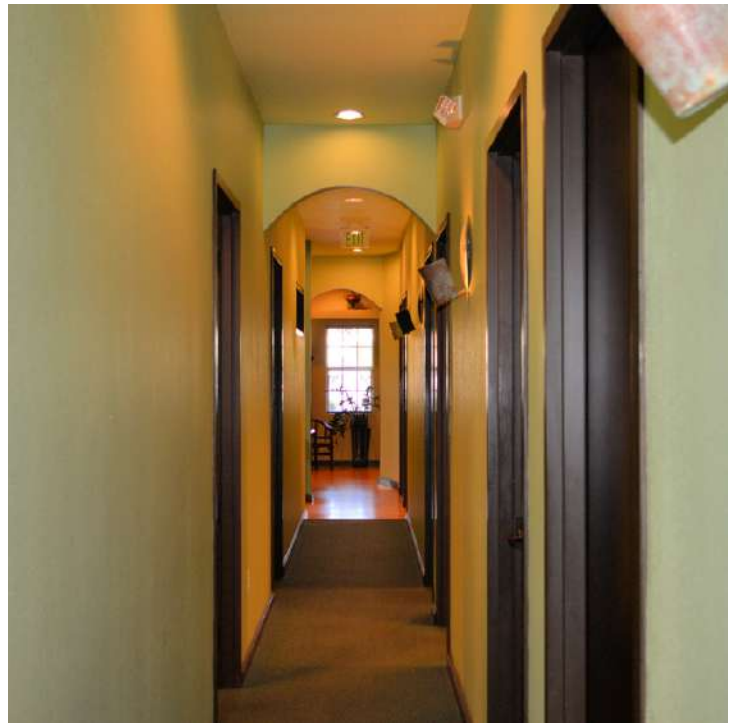
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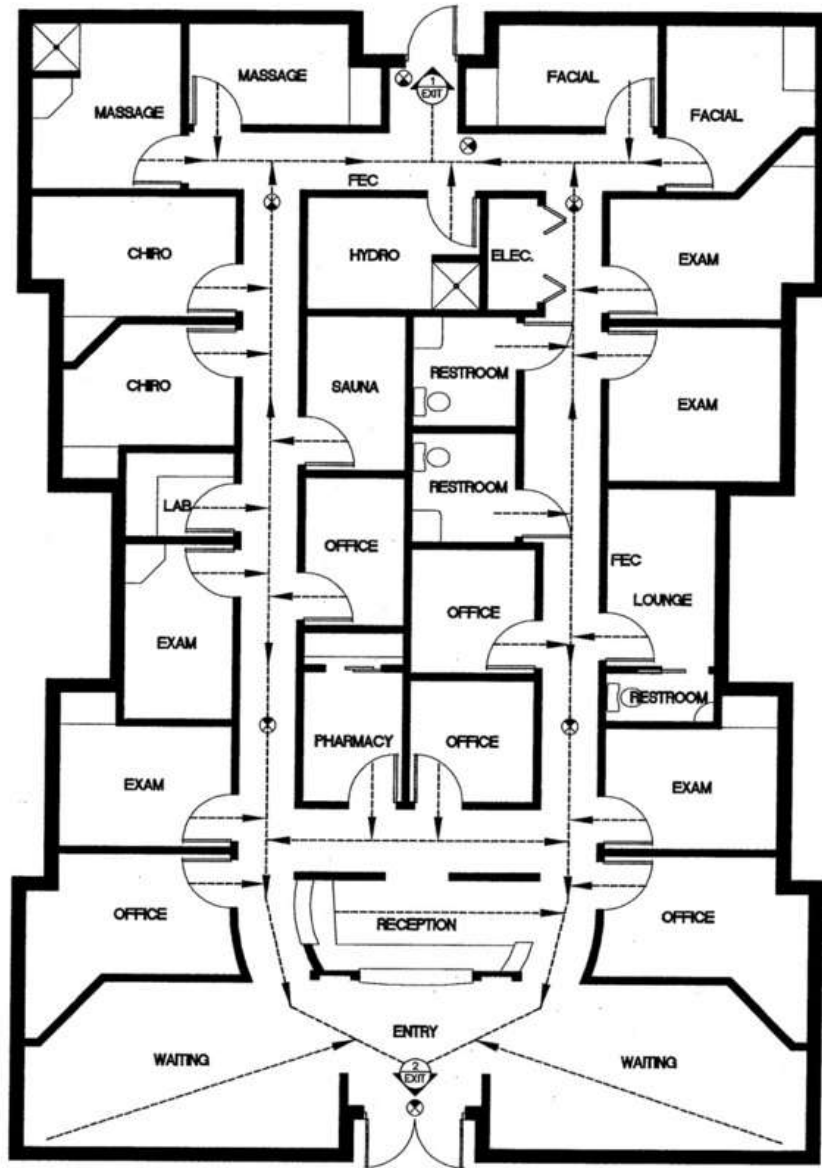


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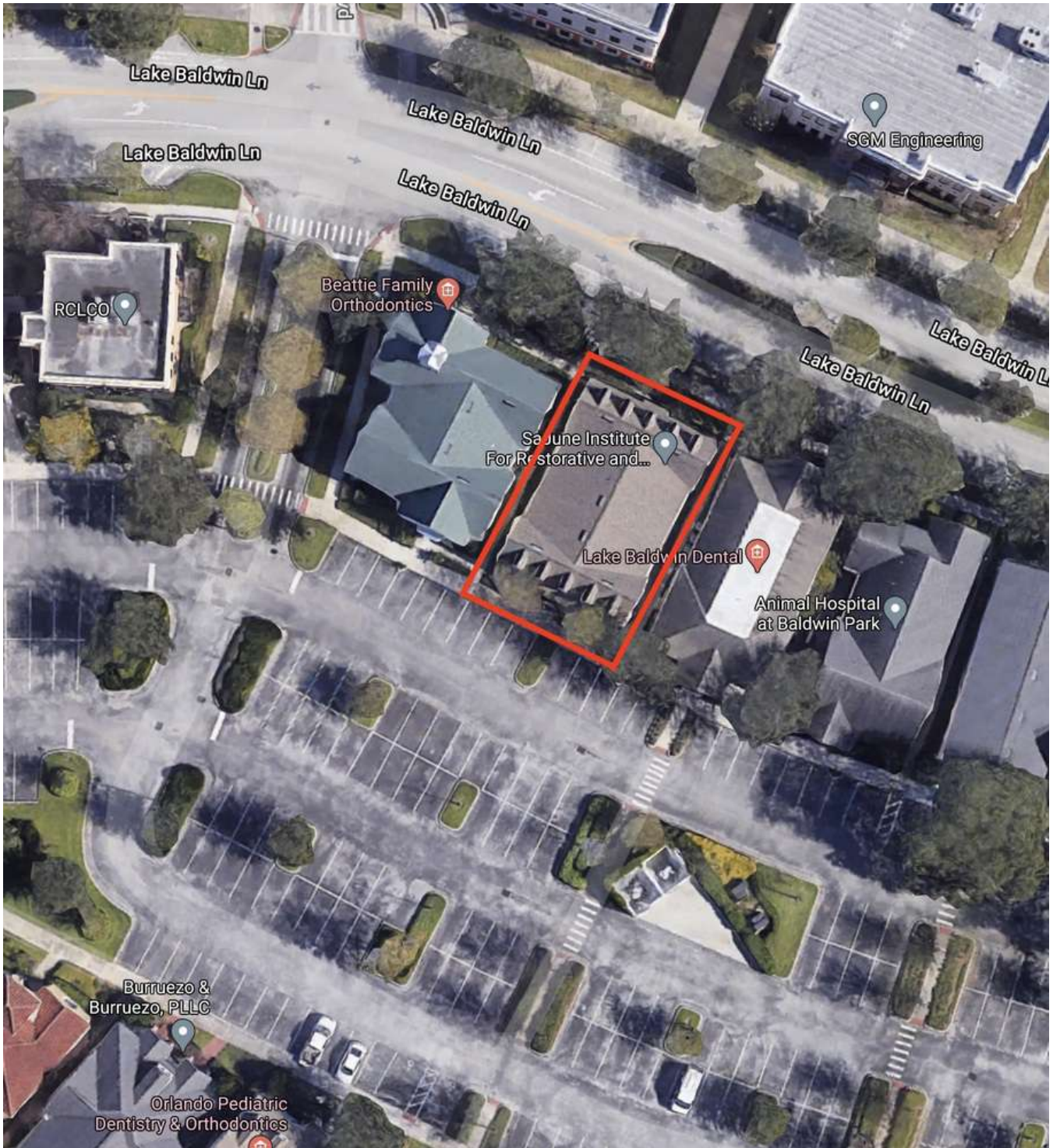
Space Plan



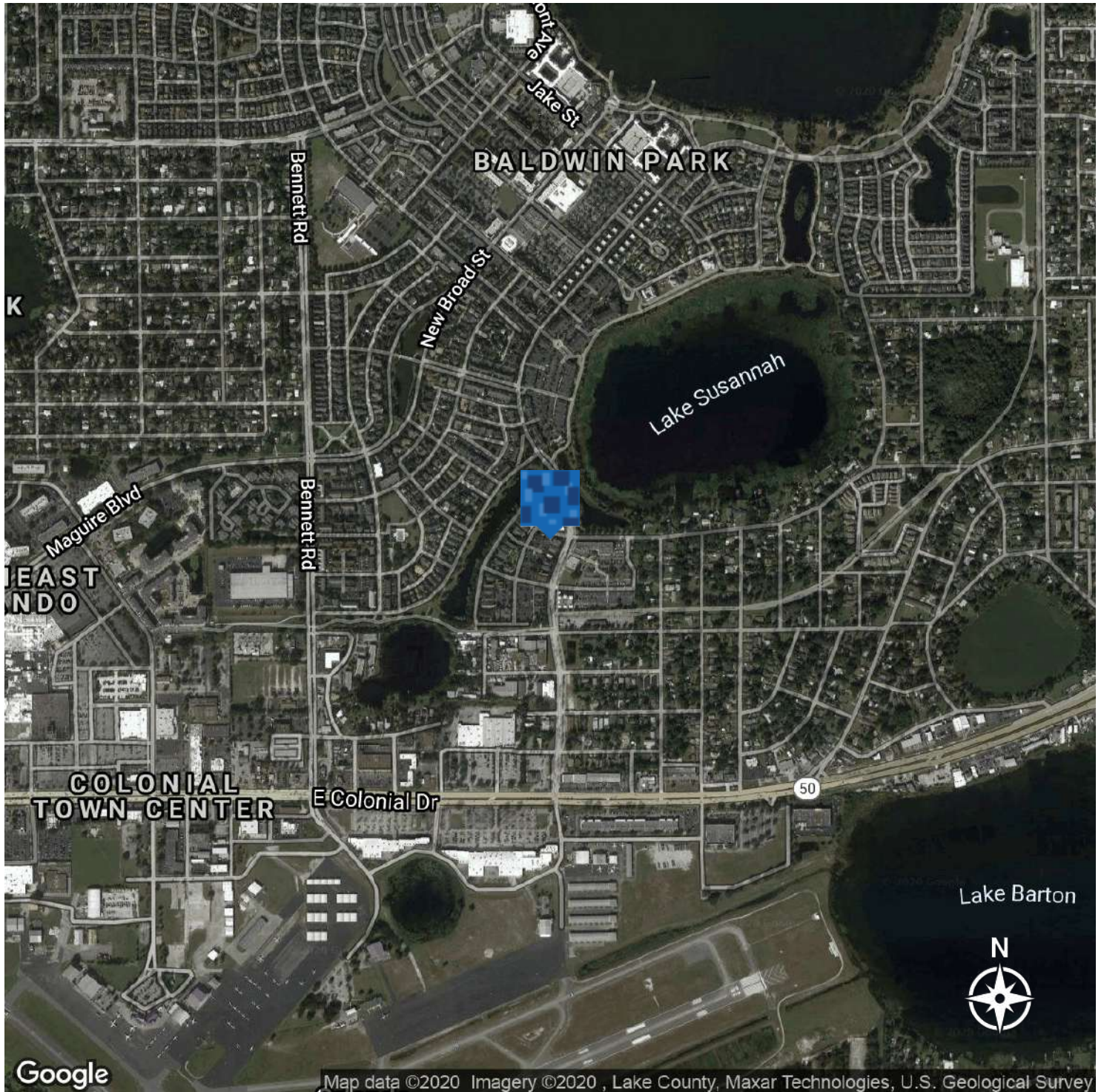
SYMBOLS LEGEND
FEC - FIRE EXTINGUISHER CABINET ⊗ EXIT SIGN
- - - - - PATH and DIRECTION OF EGRESS ○ POINT OF EXIT DISCHARGE



Site Plan



Location Maps

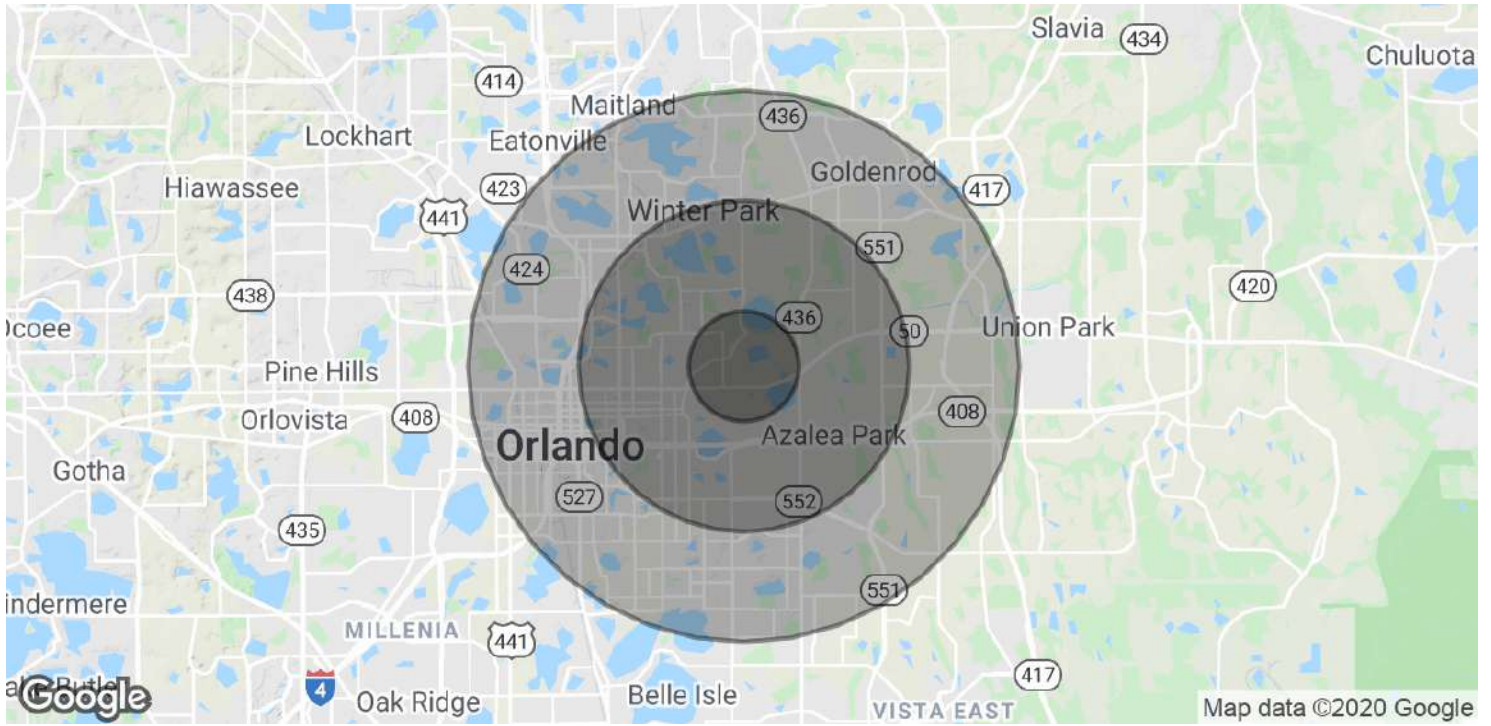


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Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,242	89,071	269,032
Average age	37.9	36.2	34.6
Average age (Male)	37.0	34.4	33.1
Average age (Female)	38.9	37.8	36.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,173	37,481	107,374
# of persons per HH	2.5	2.4	2.5
Average HH income	\$45,299	\$62,167	\$59,858
Average house value	\$290,642	\$332,871	\$304,523

* Demographic data derived from 2010 US Census

