

## MEDICAL/OFFICE CONDOS FOR SALE

6735 CONROY RD SUITE 221 & 222 , ORLANDO, FL 32835

# Windermere Business Center



### OFFERING SUMMARY

Sale Price:	Negotiable
Building Size:	2,630 SF +/-
Available SF:	2,630 SF +/-
Number of Units:	2
Year Built:	2008
Zoning:	1701 - Condo-office

### PROPERTY OVERVIEW

2,630 SF +/- of medical/professional office is available for sale in the heart of Doctor Phillips. The property includes two condos that are combined to include a reception, check-in/check-out, 7 exam rooms, 1 procedure room, and a break room. The condos are in great condition and well maintained. Condo covers roof, structure, building insurance, and all common area maintenance while owner is just responsible for real estate taxes and HVAC expenses. The property is perfect for any owner user.

Windermere Business Center is located right in the heart of Doctor Phillips located right off Conroy Rd (40,500 Annual Average Daily Traffic) and is adjacent to Turkey Lake Rd (26,500 AADT). The property has no exclusives but includes a variety of medical and professional office users. The property has plenty of parking located at both the front and back of the building with two first floor entrances. This is a RARE office for sale in the Doctor Phillips area.

### PROPERTY HIGHLIGHTS

- Move In Ready Medical/Professional Office Condo For Sale
- Includes 7 Exam Rooms, a Procedure Room, and Breakroom
- Located in the Heart of Doctor Phillips
- Frontage on Conroy Rd (40,500 AADT)
- Plenty of Parking!

PRESENTED BY  
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OFFICE BUILDING  
**For Sale**

ADDITIONAL PHOTOS

6735 CONROY RD SUITE 221 & 222 , ORLANDO, FL 32835

Windermere Business Center



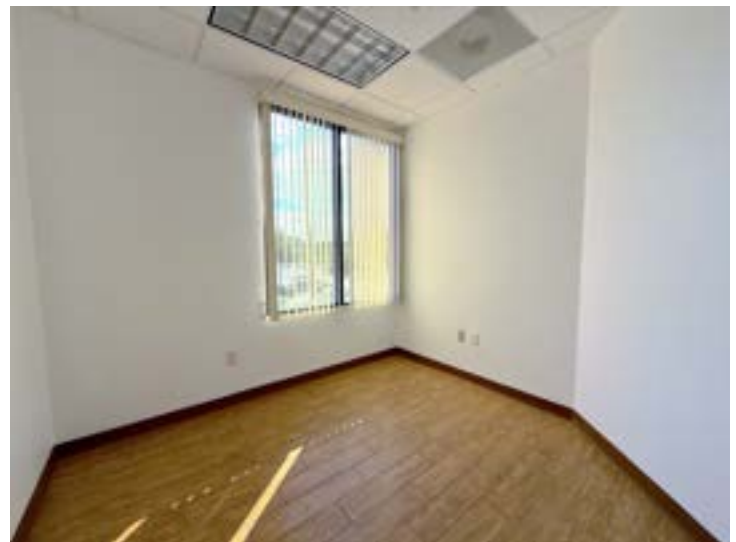
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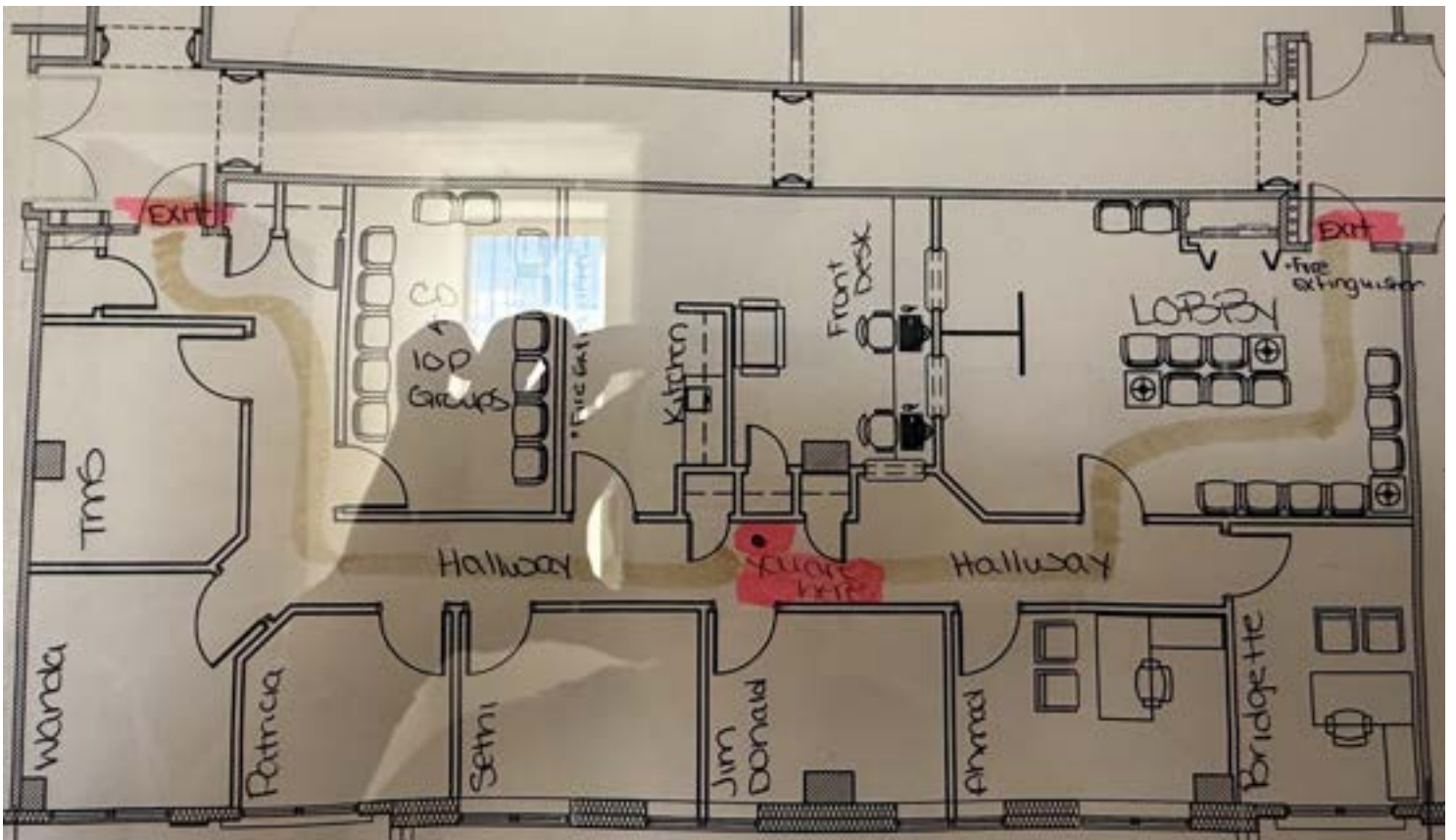
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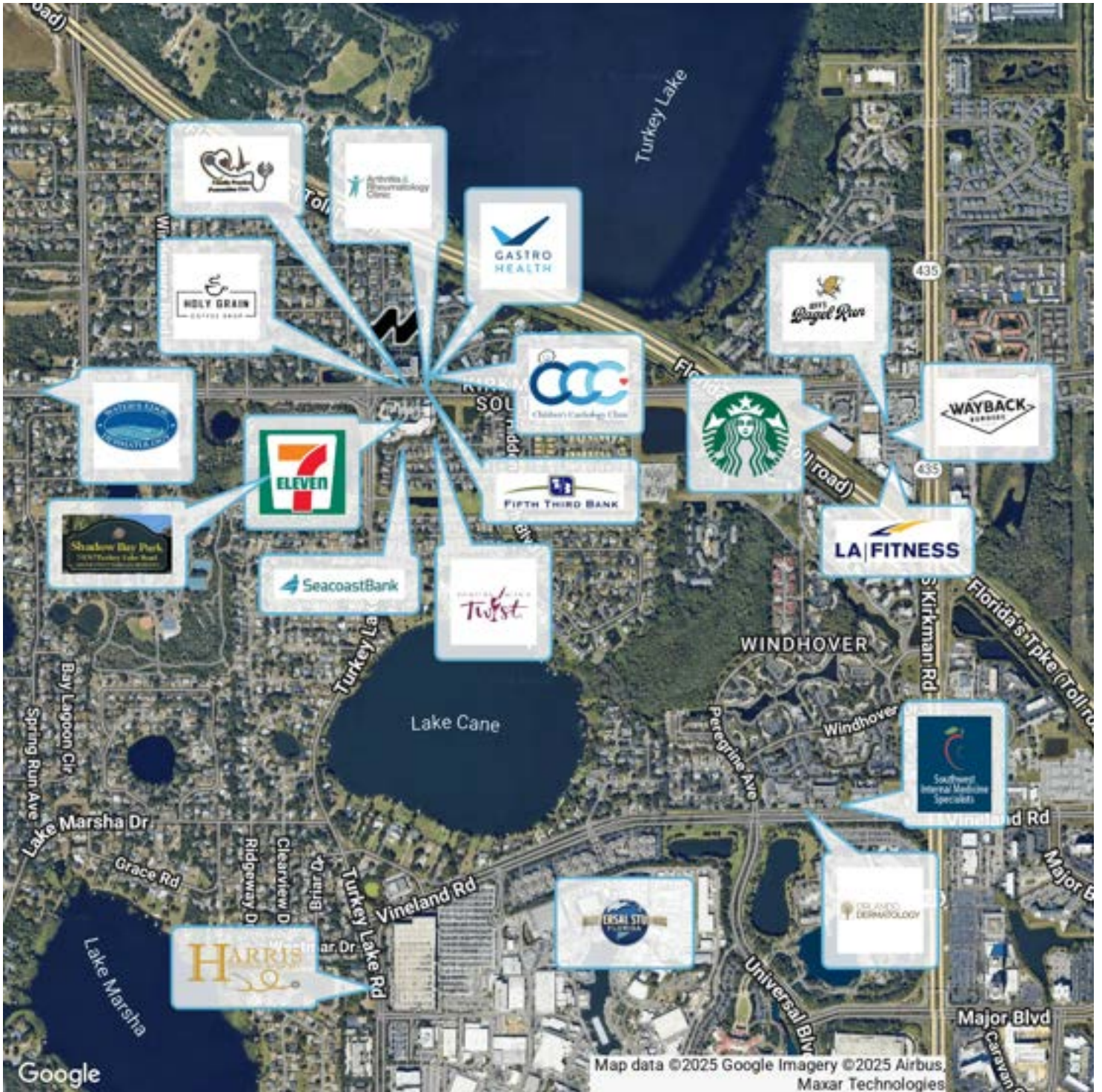
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# LOCATION MAP

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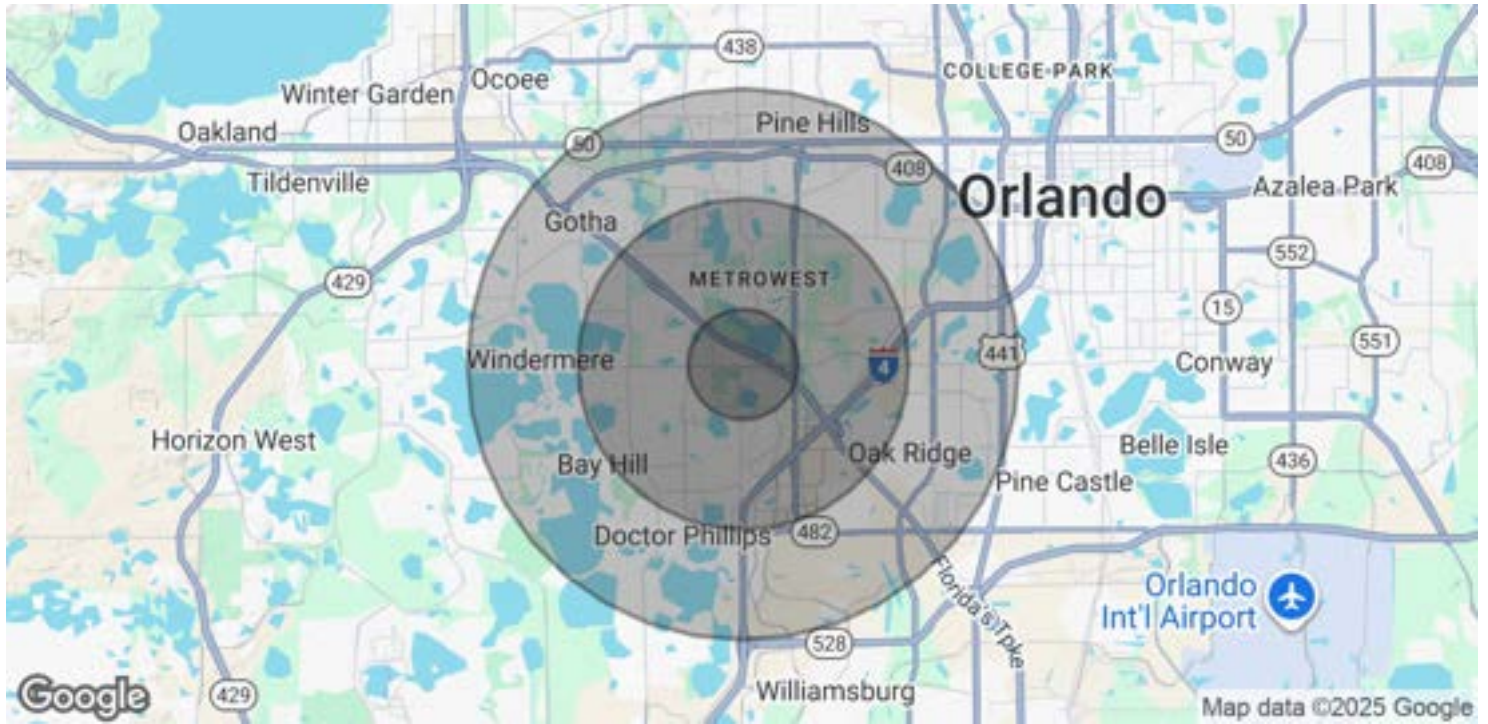
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# DEMOGRAPHICS MAP & REPORT

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## Windermere Business Center



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	12,718	108,336	252,857
Average Age	38	38	38
Average Age (Male)	38	37	37
Average Age (Female)	39	39	39

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	5,049	40,956	92,285
# of Persons per HH	2.5	2.6	2.7
Average HH Income	\$102,553	\$96,089	\$91,556
Average House Value	\$433,547	\$379,600	\$392,891

Demographics data derived from AlphaMap

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