

1743 Park Center Dr

1743 PARK CENTER DRIVE, ORLANDO, FL 32835



FOR MORE INFORMATION
MILLENNIA-PARTNERS.COM

PRESENTED BY

ASHLEY WALKER

407.430.3462

awalker@millenia-partners.com

1743 PARK CENTER DRIVE, ORLANDO, FL 32835

NNN Office/Medical For Sale



OFFERING SUMMARY

Sale Price:	Please Inquire
Number of Units:	5
Lot Size:	1 Acres
Building Size	36,828 SF
NOI:	\$830,896.00
Cap Rate:	7.00%

PROPERTY DESCRIPTION

Introducing a 100% leased, prime investment opportunity at 1743 Park Center Drive, Orlando, FL. This immaculate 36,828 SF building, featuring 5 units, presents an ideal proposition for the discerning Office/Medical investor. Built in 2001 and tastefully renovated in 2025, this property flaunts modern appeal and operational efficiency. With a desirable O-2 zoning, and situated in the thriving business hub of Orlando, this property boasts 100% occupancy, ensuring immediate returns and long-term potential. Don't miss the chance to make this coveted asset the cornerstone of your investment portfolio.

PROPERTY HIGHLIGHTS

- 5 units
- Built in 2001/Renovated in 2025
- Zoned O-2
- 100% occupancy



1743 PARK CENTER DRIVE, ORLANDO, FL 32835

Rent Roll

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
200	Integrative Physical Medicine	3,500 SF	9.50%	\$27.06	\$94,710	5/15/18	8/31/28
201	Yuri Gomez, PA	8,435 SF	22.90%	\$14.00	\$118,090	01/01/26	12/31/30
300	West Orange Nephrology	12,276 SF	33.33%	\$31.85	\$390,991	09/26/18	06/25/29
400	Rumasa Corp	9,430 SF	25.61%	\$18.00	\$169,740	04/01/26	03/31/29
420	Estela Valentim, PA	3,188 SF	8.66%	\$18.00	\$57,384	06/01/26	05/31/36
TOTALS		36,829 SF	100%	\$108.91	\$830,915		



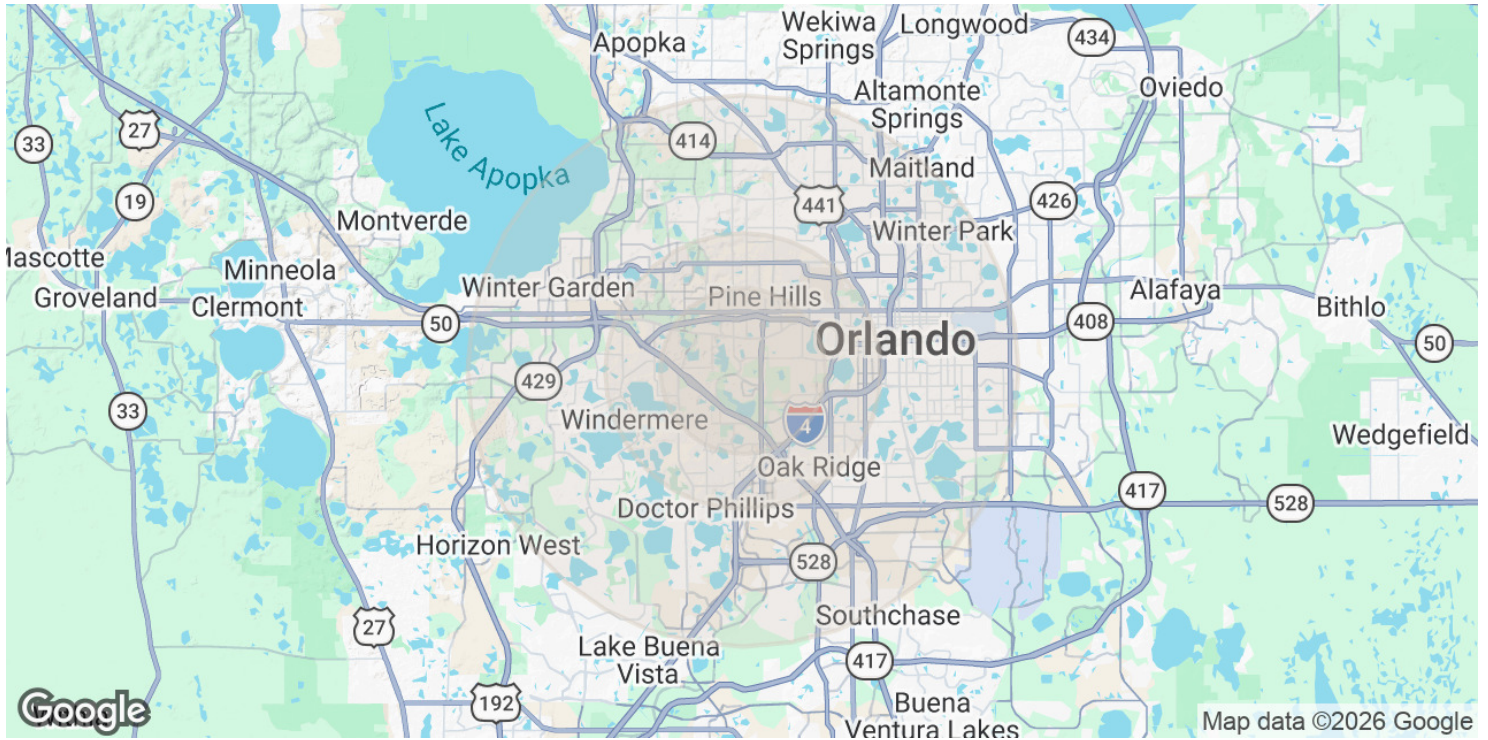
1743 PARK CENTER DRIVE, ORLANDO, FL 32835

Retailer Map



1743 PARK CENTER DRIVE, ORLANDO, FL 32835

Demographics Map & Report



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	118,814	289,979	864,871
Average Age	38	38	39
Average Age (Male)	36	37	38
Average Age (Female)	39	39	40

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	43,561	103,415	328,283
# of Persons per HH	2.7	2.8	2.6
Average HH Income	\$82,531	\$85,162	\$101,559
Average House Value	\$343,805	\$357,390	\$429,139

2020 American Community Survey (ACS)



1743 PARK CENTER DRIVE, ORLANDO, FL 32835

Broker Contact



ASHLEY WALKER

Partner

awalker@millenia-partners.com

Direct: **407.430.3462**

FL #SL3375578

Millenia Partners

7598 W Sand Lake Rd
Orlando, FL 32819
407.370.3211

