

MEDICAL OFFICE SUITE FOR LEASE

ORLANDO, FL 32819

7364 Stonerock Cir # 5 - Suite B



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	3,938 SF +/-
Available SF:	2,068 SF +/-
Year Built:	2004
Zoning:	P-D

PROPERTY OVERVIEW

2,068 SF +/- of move in ready medical office space is available for lease in Doctor Phillips. The suite is surrounded by additional medical office users right by Orlando Health - Dr. P Phillips Hospital. The suite is part of a first-floor standalone building that includes 4 exam rooms with sinks, 2 private offices, file room, a breakroom, a procedure room, a nurses station, 2 bathrooms, a reception area, and plenty of storage.

7364 Stonerock Circle is surrounded by a variety of specialists including OBGYN, wound care, oral/facial surgeon, neurosurgery, pulmonary, oncology, and cardiology. Facade signage is available for easy patient access/viability. The property is just off Turkey Lake Rd (34,000 Annual Average Daily Traffic) and is less than 2 miles from Sand Lake Rd (43,000 AADT). Interstate 4 is easily accessible and less than 2 miles. This property is perfect for any medical practice looking to open an office in Doctor Phillips!

PROPERTY HIGHLIGHTS

- Rare Move-In Ready Medical Office in Standalone Building in Doctor Phillips
- Includes 4 Exam Rooms, 2 Private Offices, Reception, Nurses Station, 2 Bathrooms, and Rear Entrance
- Surrounded by Additional Medical Office Specialists
- Less Than 2 Miles to Interstate 4 and Sand Lake Rd (42,000 Annual Average Daily Traffic)
- Adjacent to Orlando Health Dr. P Phillips Hospital Campus

PRESENTED BY
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OFFICE BUILDING
For Lease

ADDITIONAL PHOTOS

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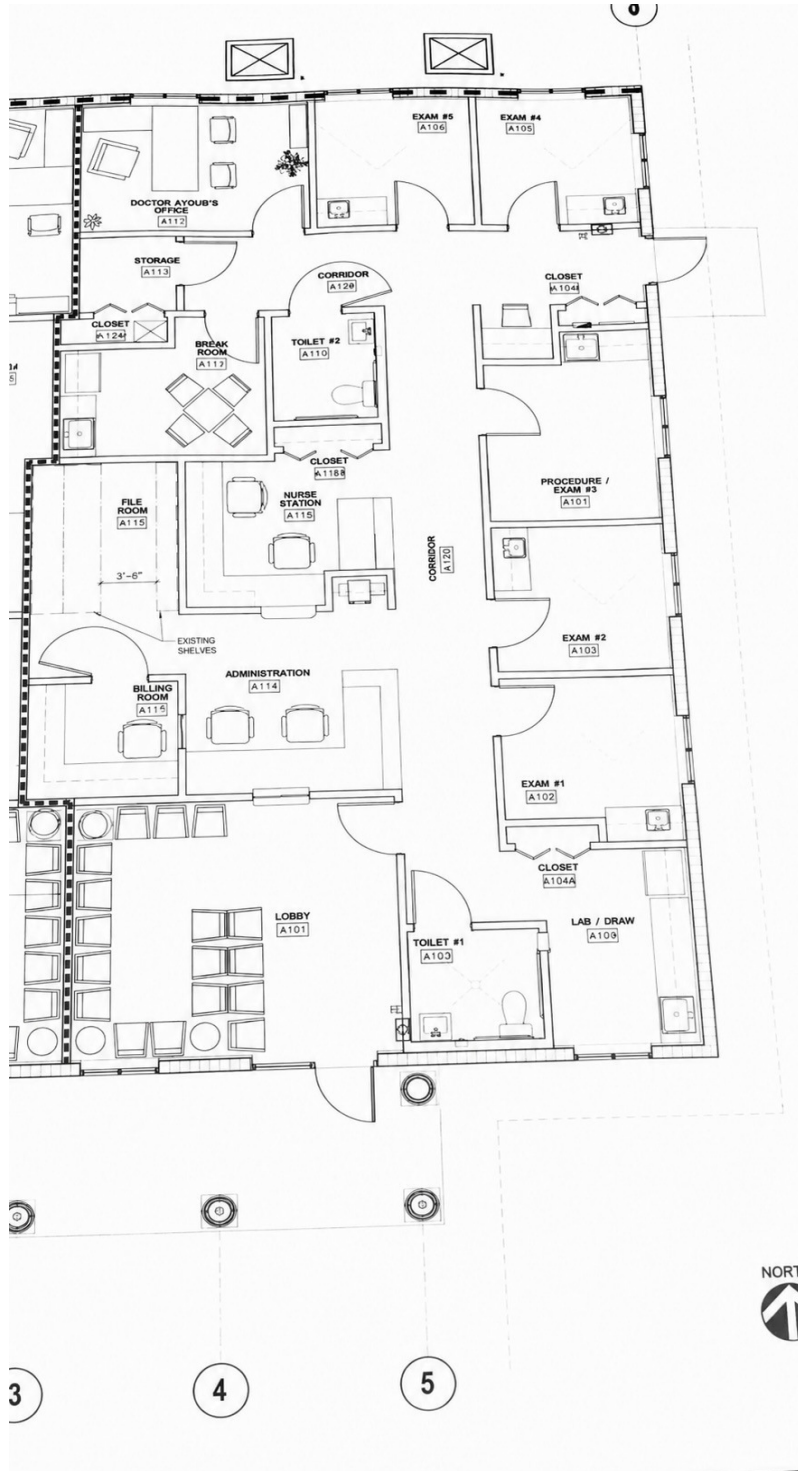
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FLOOR PLAN

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LOCATION MAP

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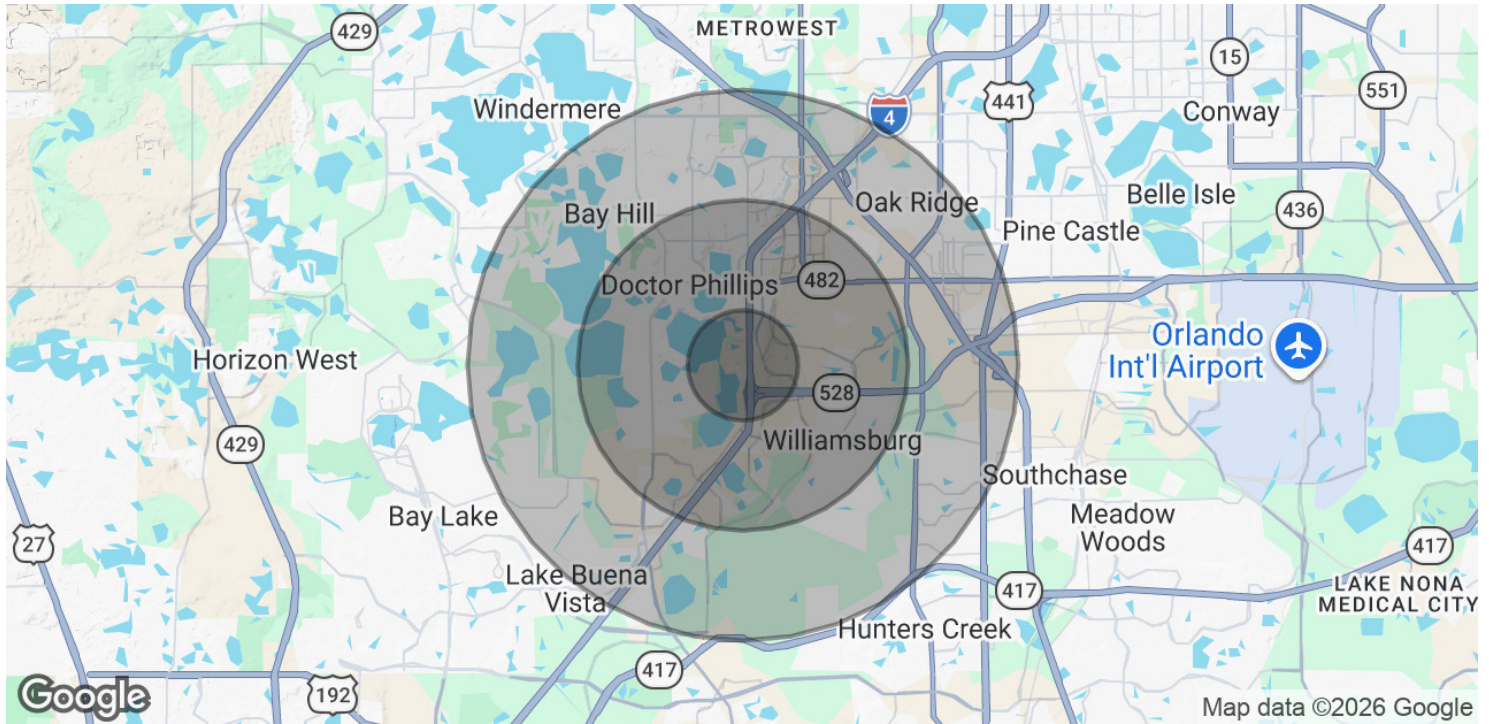
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,916	40,580	134,587
Average Age	40.7	39.8	38.1
Average Age (Male)	43.5	40.6	37.5
Average Age (Female)	39.7	39.9	38.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,194	17,002	50,292
# of Persons per HH	2.4	2.4	2.7
Average HH Income	\$159,498	\$137,641	\$119,799
Average House Value	\$601,225	\$498,564	\$549,040

2023 American Community Survey (ACS)

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