

7232 W SAND LAKE RD
REPUBLIC PROFESSIONAL BUILDING





Lease **HIGHLIGHTS**



Submarket - SANDLAKE RD



Traffic count - 41,500



Condition - Fully Builtout



Space Size - 207-3,235



Parking - 61 SPACES



Building size - 17,927 SF



ZONING C-1



CLASS B



Location **OVERVIEW**

This Professional/Medical Office Building is situated on Sand Lake Rd more notably known as Restaurant Row, just off of I-4. This location boasts incredible residential demographics and benefits from a Strong Mix of Upscale Retail, Dining, Entertainment, and Office Space. This building provides its users an incredibly rare Professional/Medical Office opportunity in the booming Orlando FL tourist market. Situated minutes from Walt Disney World, Universal Studios, Sea World, Bay Hill Golf Resort (Home of the Arnold Palmer Invitational). All of these complimenting factors provide for maximum economic returns while highlighting the Tenant's notoriety.



Market Overview

WELLS FARGO Walgreens Seasons 52
BARNES & NOBLE Eddie V's Publix
Rocco's Tacos SIXTY VINES

Starbucks CHASE Bank of America
HomeGoods
GreenWise Market TRADER JOE'S

FedEx

MORTON'S THE STEAKHOUSE RUTH'S CHRIS STEAK HOUSE

McDonald's



SAND LAKE DERMATOLOGY CENTER
OCEAN PRIME SEAFOOD STEAKS COCKTAILS
AMERICAN SOCIAL BAR & KITCHEN
NORTH ITALIA
BENTO ASIAN KITCHEN + SUSHI

Southwest Orlando EyeCare
BANK OF AMERICA
SMILE DESIGN DENTISTRY
DREW MEDICAL



WHOLE FOODS MARKET GOLF GALAXY Michaels

24 HOUR FITNESS
SPROUTS FARMERS MARKET
PGA TOUR SUPERSTORE ROSS

TURKEY LAKE RD

SAND LAKE RD SUB-MARKET

LUXURIOUS NEIGHBORHOODS

BAY HILL

Situated around four major lakes, Bay Hill is probably most well-known for its golf course, as well as its large, luxury properties. Because a good portion of Bay Hill is gated, this area offers excellent privacy and security to its residents, while also being just about a 25-minute drive to Downtown Orlando.

AVERAGE PRICE	\$1.3M
HIGHEST PRICE	\$4.1M
AVERAGE DAYS ON MARKET	64
LOWEST PRICE	\$300K
TOTAL LISTINGS	19
AVERAGE PRICE/SQFT	\$389

DR. PHILLIPS

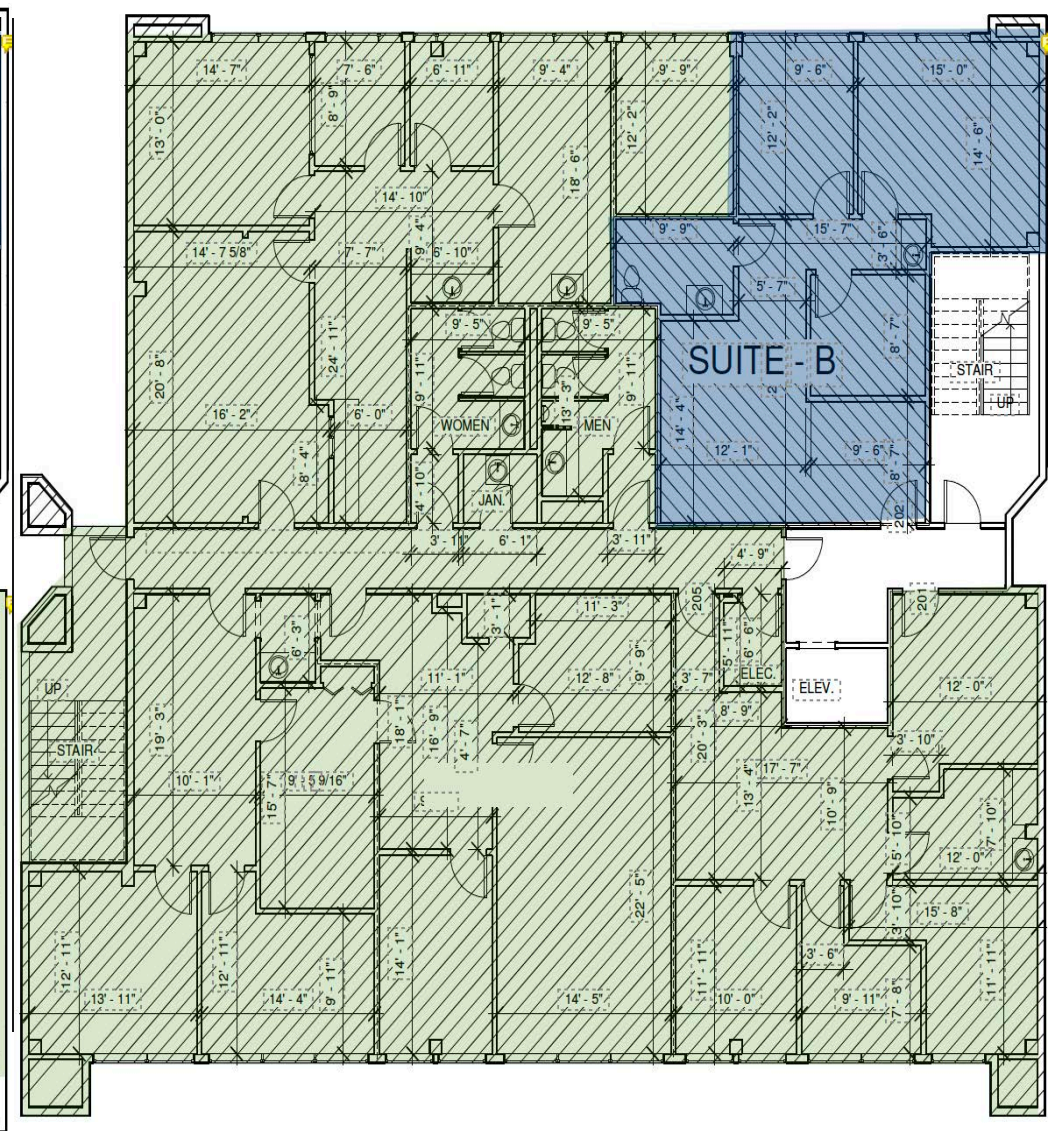
Home to Restaurant Row, an area of highly-rated and diverse dining options, Dr Phillips is an exciting community just outside of Orlando. It is a popular alternative to the big city, as it offers residents beautiful properties and a great location—just minutes away from everything. From Disney to the downtown core,

AVERAGE PRICE	\$1.8M
HIGHEST PRICE	\$19.5M
AVERAGE DAYS ON MARKET	78
LOWEST PRICE	\$125K
TOTAL LISTINGS	108
AVERAGE PRICE/SQFT	\$416



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,868	40,818	156,837
AVERAGE AGE	41.6	38.9	35.7
AVERAGE AGE (MALE)	40.2	39.5	35.8
AVERAGE AGE (FEMALE)	43.9	38.2	35.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,210	20,783	75,359
# OF PERSONS PER HH AVERAGE HH	1.5	2.0	2.1
INCOME	\$78,425	\$90,261	\$76,179
AVERAGE HOUSE VALUE	\$471,444	\$365,718	\$262,879

* Demographic data derived from 2020 ACS - US Census



TEAM

BRIAN GRANDSTAFF

Managing Partner
Millenia Partners
407.619.2150
briang@millenia-partners.com

ASHLEY WALKER

Partner
Millenia Partners
407.430.3462
awalker@millenia-partners.com

DANIELLE KOVIE

Senior Associate
Millenia Partners
804.895.4583
dkovie@millenia-partners.com

MICHAEL CURTIS

Associate
Millenia Partners
407.952.0089
mcurtis@millenia-partners.com

WWW.MILLENNIA-PARTNERS.COM

**FOR MORE
INFORMATION**

