



Bishop Beale Duncan  
COMMERCIAL REAL ESTATE

Lake Underhill Road & Rouse Road  
Orlando FL, 32825

**PAD READY MEDICAL/OFFICE SITE**

**NEW REDUCED PRICE**



## FOR SALE

- + Sale Price: ~~\$950,000~~ **\$850,000**
- + Land Size: 1.31 Acres
- + Zoning: P-D
- + Primary Use: Medical  
Professional Office



## Highlights

- PAD READY
- Excellent location for a medical or professional office buildout
- Electric and sewer on site
- Ample parking in place
- Easily accessible and high traffic exposure via the 408 Expressway (76,400 AADT), Lake Underhill (31,096 AADT) and Rouse Road (21,260 AADT)
- Traffic light at entrance of the development
- 6 Min to Advent Health East Orlando

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This offer is subject to errors, omissions, prior sale or withdrawal without notice.



**BISHOP BEALE DUNCAN**

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# Property Aerial





# Location Aerial & Demographics



Radius	Population	HH Income	Businesses	Employees
1-Mile	6,940	\$58,576	228	1,905
3-Mile	102,825	\$74,609	2,725	23,611
5-Mile	247,128	\$75,390	6,412	71,452

