



# Orlando Medical & Professional Complex

1130 S. Semoran Boulevard  
Orlando, FL 32807

## Property Highlights

- Orlando MSA
- 37,000 SF Medical Office Complex
- Current occupancy of 87%
- Excellent location on SR 436 with 56,500 CPD traffic counts (2010)
- Over 120,000 residents within a 3 mile radius
- 3 miles from Florida Hospital East
- Situated on over 5.7 acres, including 2 acres for future development
- **Sale Price: \$2,900,000 (\$77/SF)**

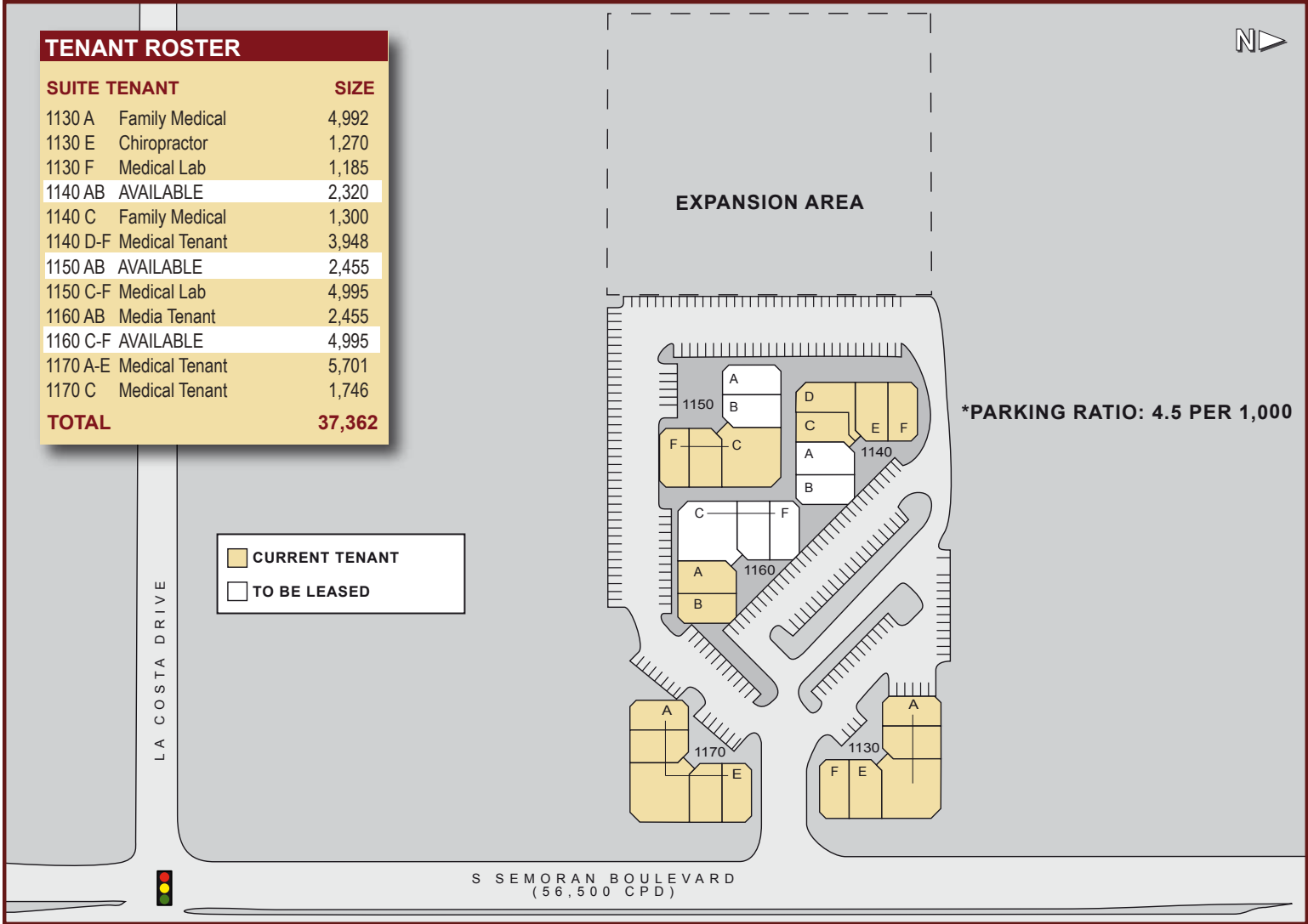


**Contact:**  
**Brian Carolan**  
 407-581-6242  
 bcarolan@crossmanco.com

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## Site Plan



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Demographics	1-Mile Radius	3-Mile Radius	5-Mile Radius
2010 Population	20,765	121,743	274,616
2015 Population	20,145	120,231	279,236
2010 Average HH Income	\$46,318	\$53,499	\$59,669
2010 Median HH Income	\$39,844	\$44,972	\$48,680