

NORTH POINTE PLACE

PREMIER MEDICAL/OFFICE LEASING OPPORTUNITY ACROSS FROM ADVENT HEALTH

2902 N. ORANGE AVENUE | ORLANDO, FL. 32804



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PROPERTY FEATURES

2902 N. ORANGE AVE | ORLANDO, FL 32804

- ◇ Total GLA: 19,909 SF
- ◇ Available SF: 3,716 SF
- ◇ Excellent Visibility & Frontage on North Orange Ave
- ◇ Ample Parking Available in Adjacent Parking Garage + Street Parking
- ◇ One Space Remaining in Medical Corridor with Limited Vacancy!

CONNECTIVITY IS KEY!

North Point Place is a well-positioned medical and professional center located directly across from the AdventHealth main campus, making it an ideal destination for healthcare related services and businesses. Current tenants include: AdventHealth Pediatrics, One Blood, Cranial Technologies, Le Contour Aesthetic Surgery, and the Martial Arts Center for Wellness. With convenient access to College Park, Winter Park, Loch Haven, the Mills 50 district, and Downtown Orlando, North Point Place offers exceptional connectivity.



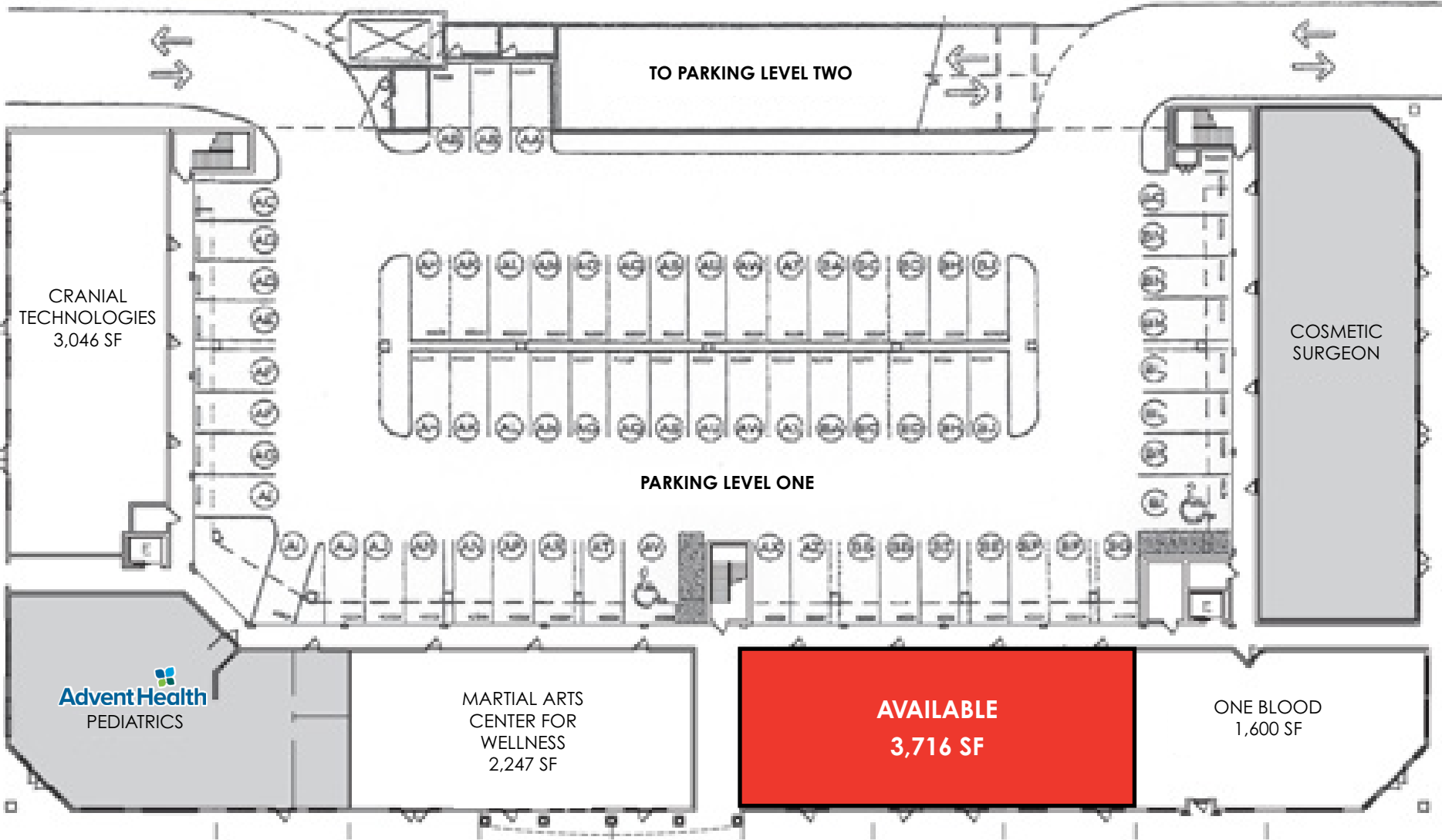
AdventHealth

1.5 MILLION PATIENTS ANNUALLY | 7,000+ EMPLOYEES



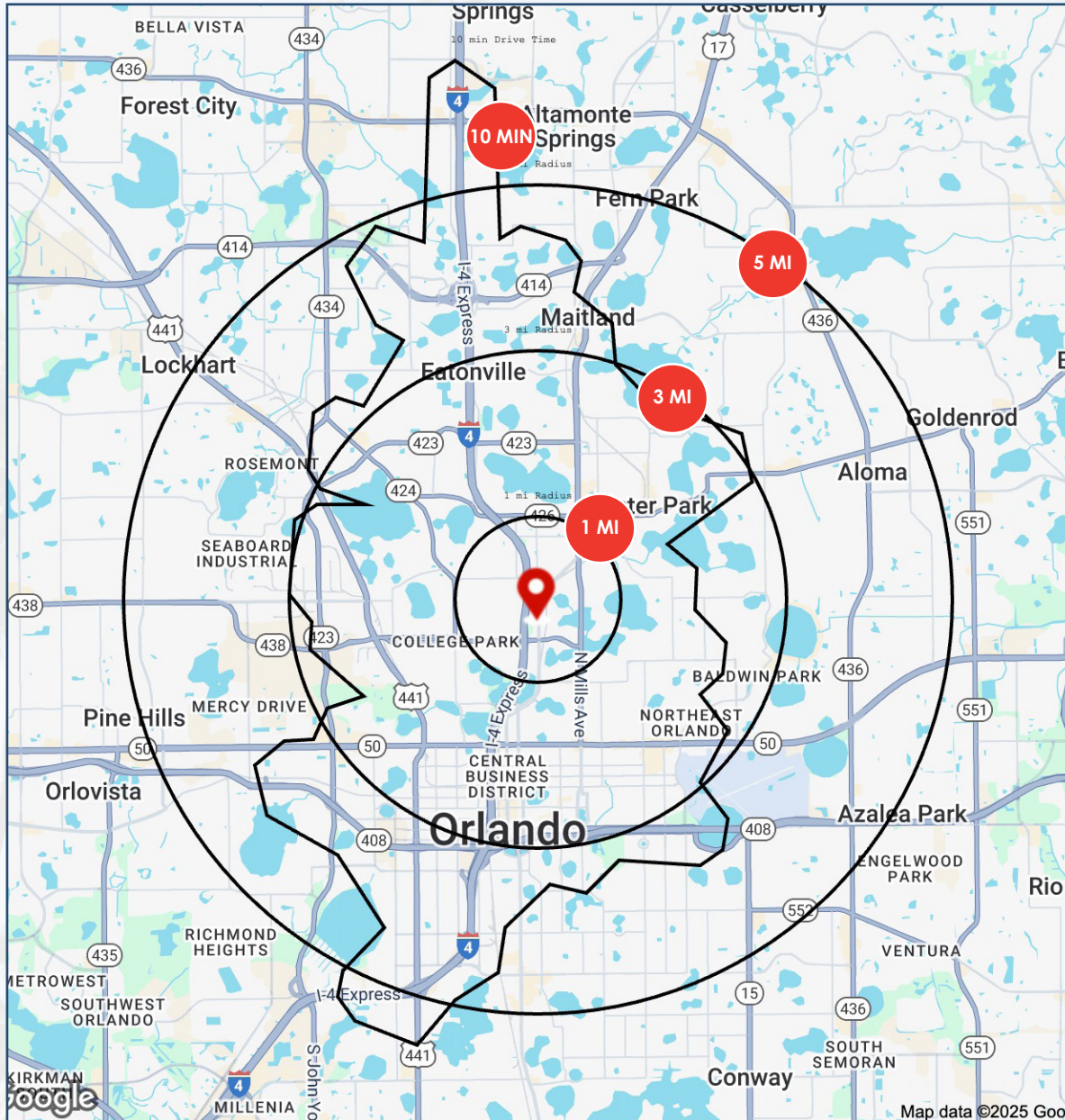
SITE PLAN

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NORTH ORANGE AVENUE 16,600 AADT

AREA DEMOGRAPHICS



POPULATION



1 MI	13,970
3 MI	106,783
5 MI	298,869
10 MIN	141,351

AVG HH INCOME



1 MI	\$145,946
3 MI	\$158,873
5 MI	\$121,981
10 MIN	\$134,135

MEDIAN AGE



1 MI	38.5
3 MI	39.4
5 MI	37.9
10 MIN	38.8

DAYTIME POPULATION



1 MI	13,910
3 MI	157,854
5 MI	334,773
10 MIN	223,162

SURROUNDING AREA



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