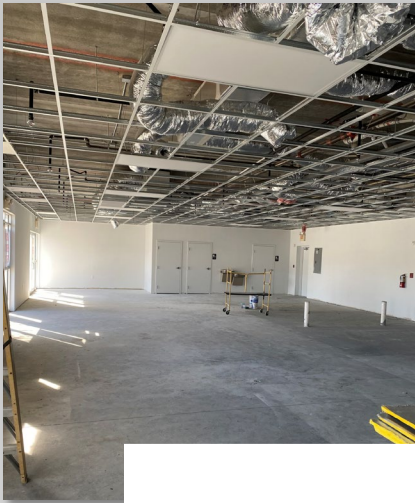


PRIME MEDICAL/ OFFICE SPACE AVAILABLE ACROSS FROM ADVENT HEALTH!



NORTH POINTE PLACE FULLY LEASED!

THE PROPERTY

- **NORTH POINTE PLACE**
- 2902 N ORANGE AVE,
ORLANDO, FL 32804

PROPERTY FEATURES

- 19,909 GLA with one space remaining in a medical corridor with limited vacancy
- Centrally located with excellent visibility and frontage on North Orange Ave
- Catering to Advent Health main campus, w/ 1.5 million annual patients and 7,000+ employees
- High traffic counts- 21,000+ AADT on North Orange Ave
- Easy access to College Park, Winter Park, Loch Haven, Mills 50 District and Downtown Orlando
- Ample parking available in adjacent parking garage + street parking options

Tenants include Advent Health Pediatrics, One Blood, Cranial Technologies, Le Contour Aesthetic Surgery and Martial Arts Center for Wellness



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2020 POPULATION	10,493	91,333	276,319
AVG HH INCOME	\$117,580	\$106,181	\$86,641
# OF HOUSEHOLDS	5,339	44,604	121,326

CONTACT

Willow Ferrelli
willow@acrefl.com
O: (407) 392-2055 x2
C: (407) 453-1858

SITE PLAN / TRADE MAP

