

# NORTH POINTE PLACE

PREMIER MEDICAL/OFFICE LEASING OPPORTUNITY ACROSS FROM ADVENT HEALTH  
2902 N. ORANGE AVENUE | ORLANDO, FL. 32804



**SANDI BARGFREDE**

Managing Partner  
sandi@acrefl.com  
(407) 491-8149

**SERENITY LORENZ**

Leasing Manager  
serenityl@acrefl.com  
(904) 887-3302



LICENSED REAL ESTATE BROKER  
www.acrefl.com

**FOLLOW US, WE'RE VERY SOCIAL!**



# PROPERTY FEATURES

2902 N. ORANGE AVE | ORLANDO, FL 32804

- ◇ Total GLA: 19,909 SF
- ◇ Available SF: 3,716 SF (*COMING AVAILABLE 10/1/2025*)
- ◇ 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.



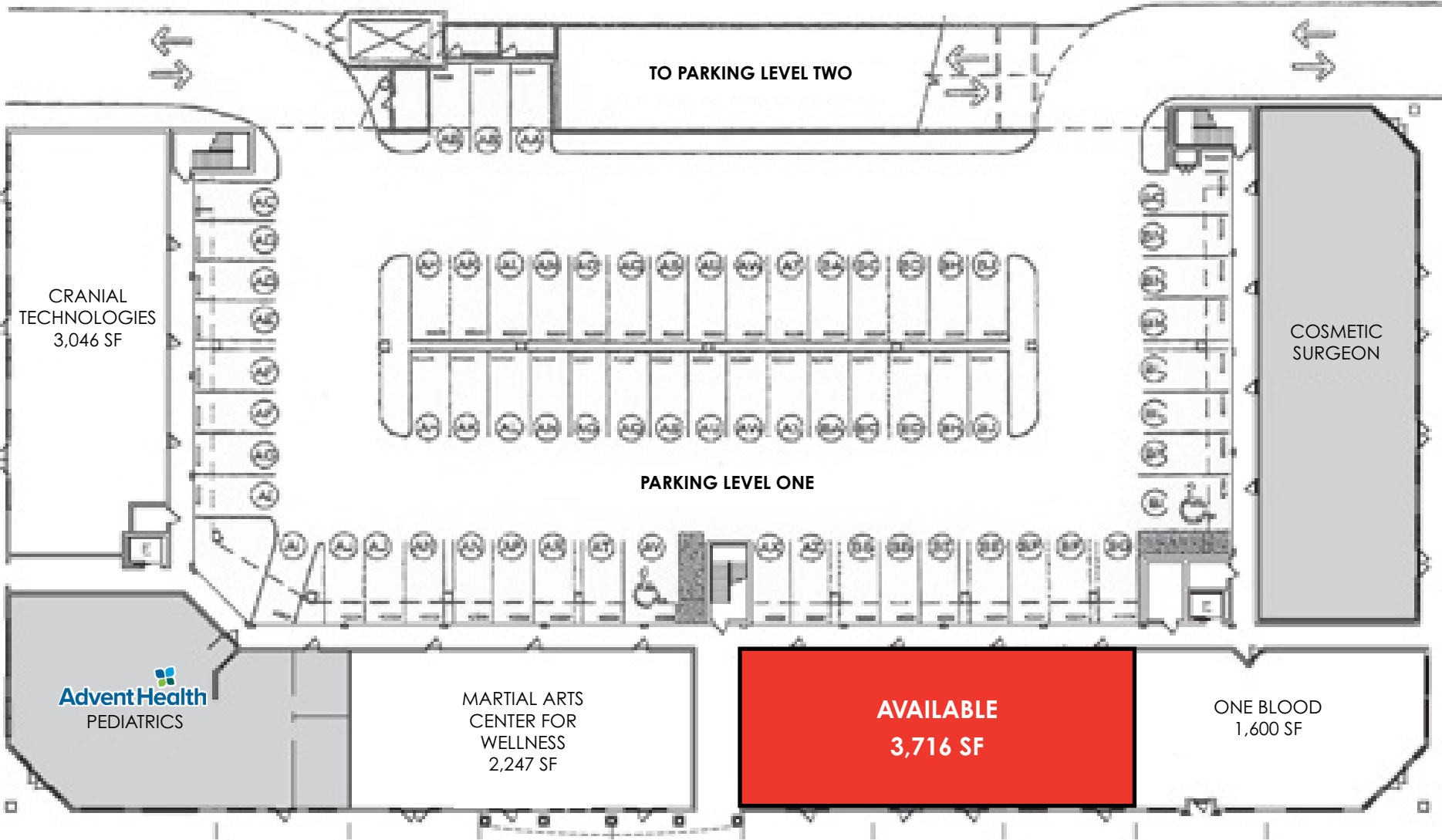
# AdventHealth

1.5 MILLION PATIENTS ANNUALLY | 7,000+ EMPLOYEES



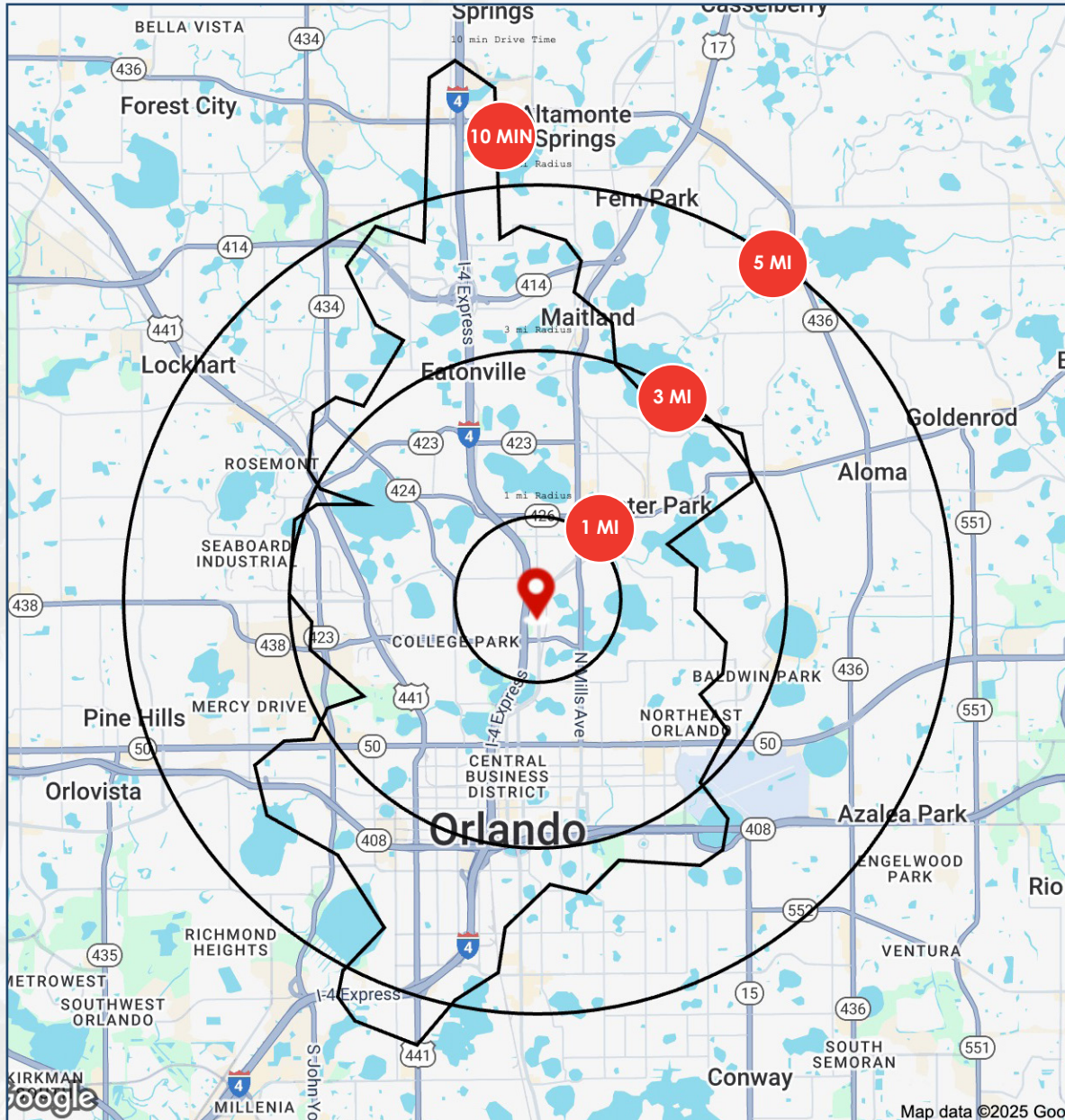
# SITE PLAN

2902 N ORANGE AVE | ORLANDO, FL 32804



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



# NORTH POINTE PLACE



LICENSED REAL ESTATE BROKER

**SANDI BARGFREDE**

*Managing Partner*

[sandi@acrefl.com](mailto:sandi@acrefl.com)

(407) 491-8149

**SERENITY LORENZ**

*Leasing Manager*

[serenity@acrefl.com](mailto:serenity@acrefl.com)

(904) 887-3302

This presentation is provided for informational purposes only and does not constitute legal, financial, or investment advice. It is intended solely to provide general information about the properties and services offered by ACRE Commercial, its affiliates, partners, and subsidiaries. All information contained herein is obtained from sources deemed reliable; however, we make no representations or warranties, express or implied, regarding the accuracy, completeness, or reliability of any information provided. Prospective buyers, sellers, landlords, tenants, investors, or other parties should conduct their own due diligence and consult with appropriate professionals (including legal, financial, and real estate advisors) before making any decisions or entering into any agreements. ©2025. All rights reserved.