



Nona Medical Center

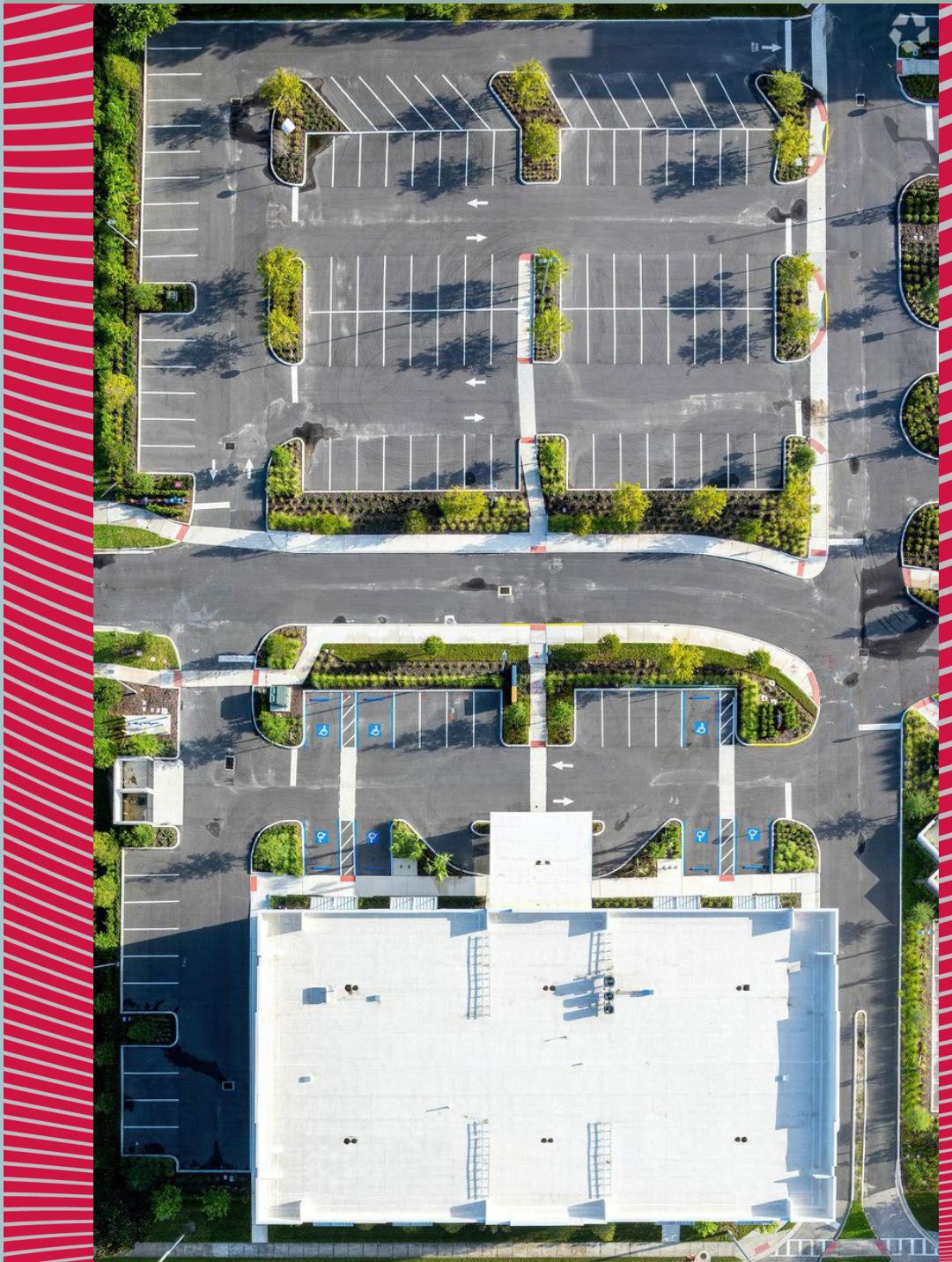
AT EAST PARK VILLAGE
10760 Moss Rose Way
Orlando, FL 32832

Onicx
group

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

PROPERTY OVERVIEW

- Class "A", 3-story, 45,000 SF Medical Office Building
- Covered Patient Pick-up/Drop-off Area
- Average household income of \$148,391 within a 1 mile radius / \$115,758 within 5 mile radius
- Abundant 5.00/1,000 SF Parking Ratio
- Master Pylon & Exterior Building Facade Signage Available facing Moss Park Road & SR-417
- Located within the new, high-profile East Park Village mixed-use master plan development containing luxury apartments, hotel, retail center and medical space
- **Contact Broker for Lease Rates**

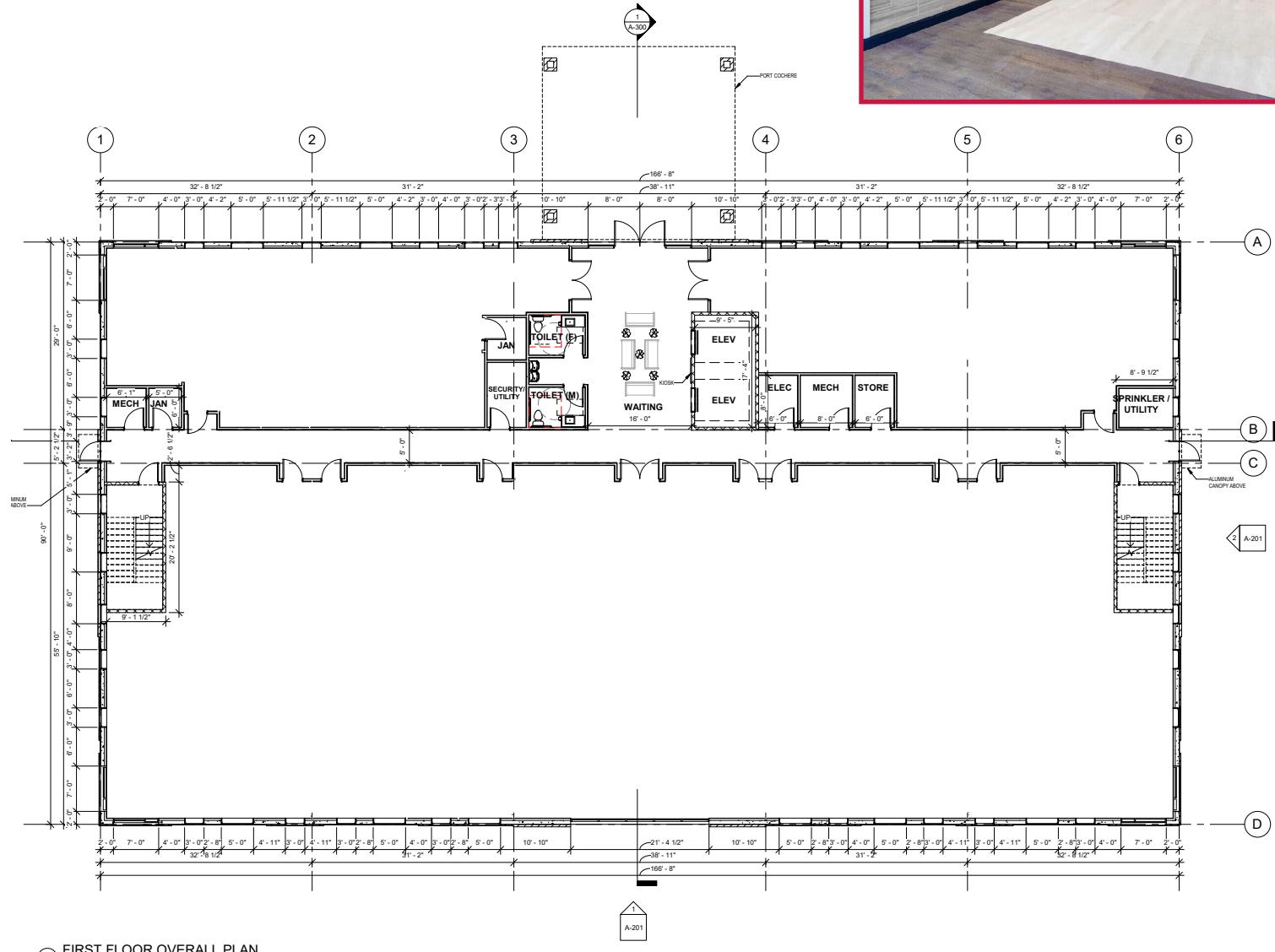


LOCATION OVERVIEW



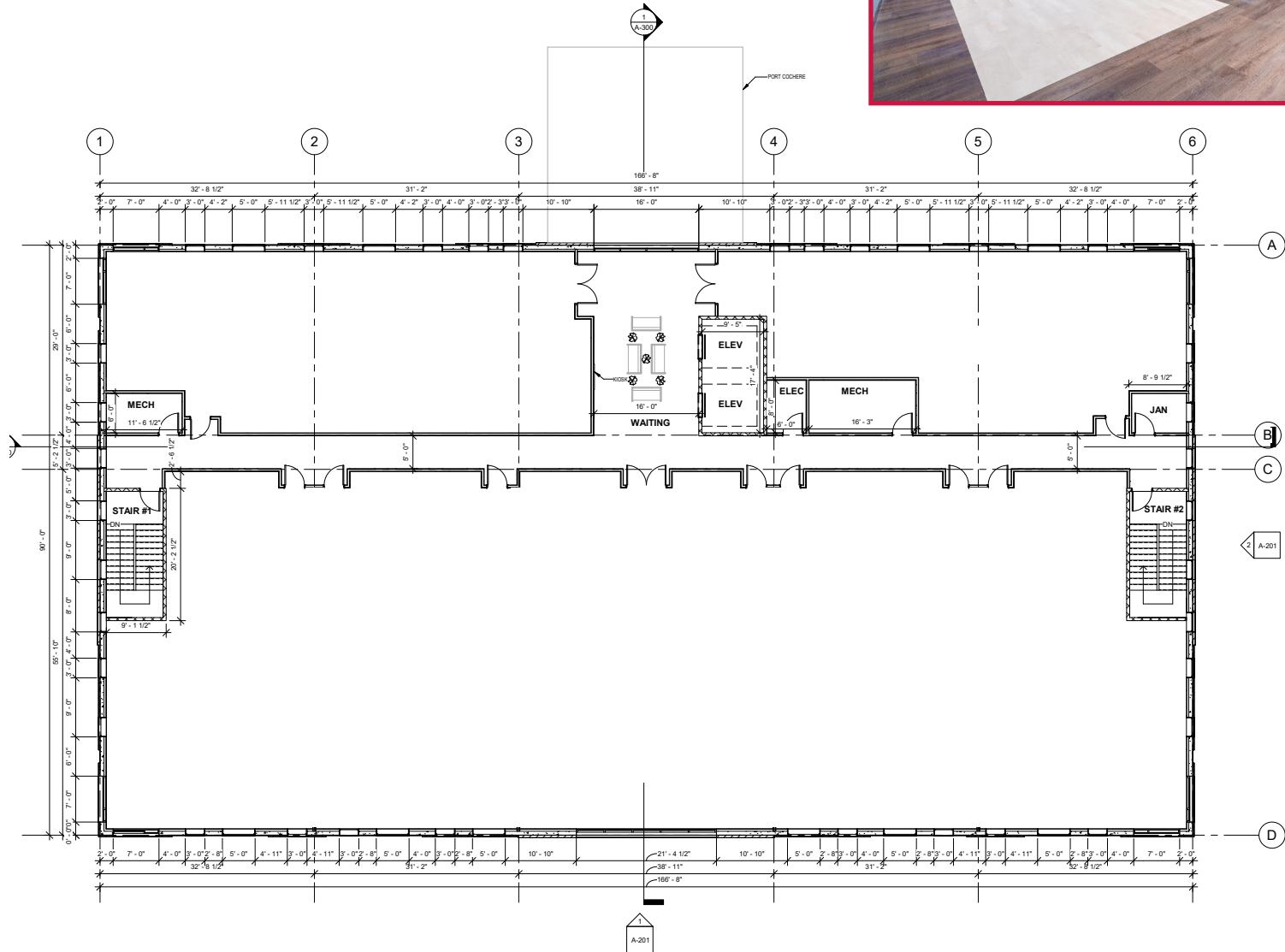
FIRST FLOOR PLAN

FROM 2,000 - 15,000± RSF AVAILABLE



SECOND FLOOR PLAN

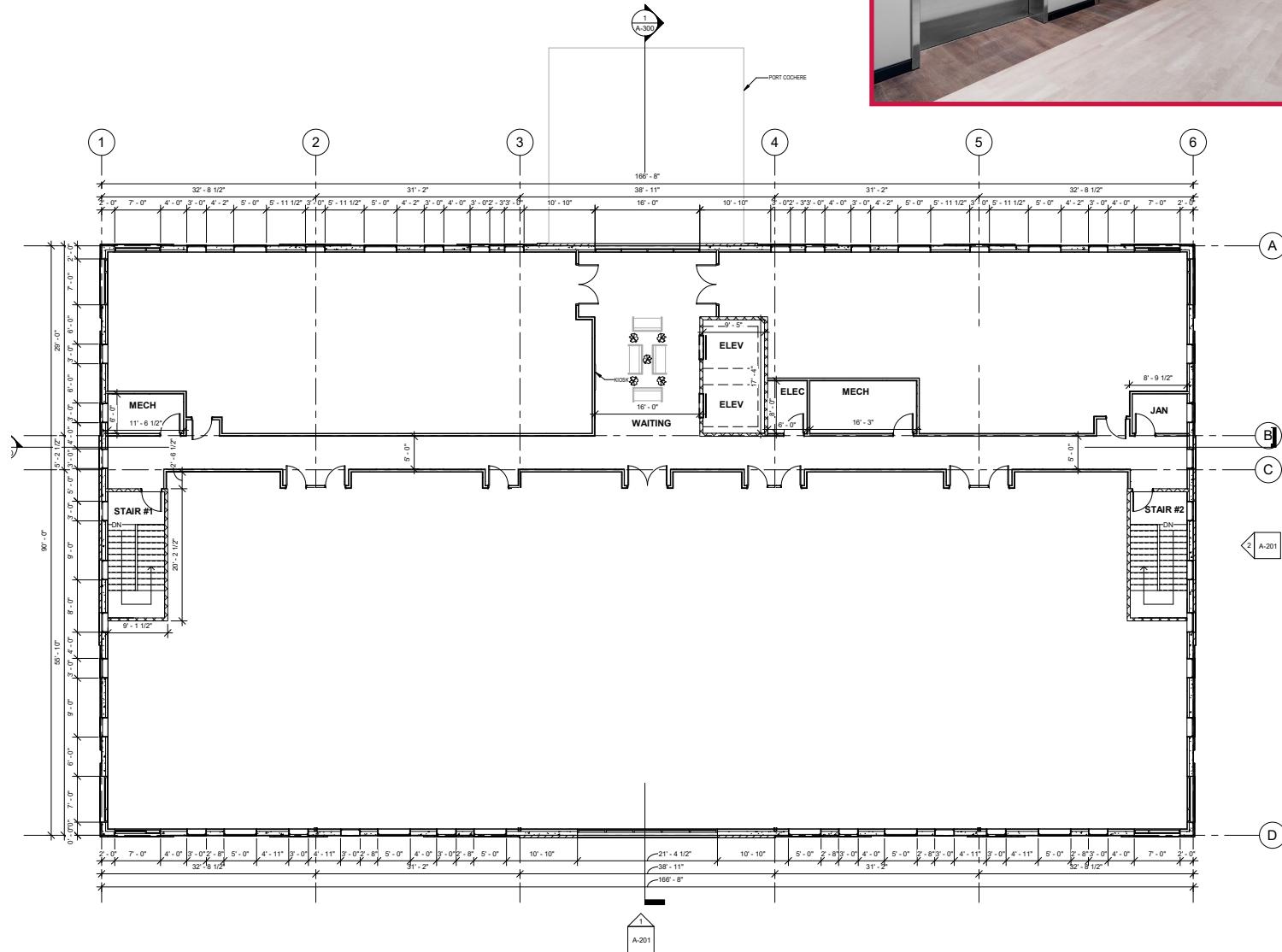
FROM 2,000 - 15,000± RSF AVAILABLE



1 SECOND & THIRD FLOOR OVERALL PLAN
1/8" = 1'-0"

THIRD FLOOR PLAN

FROM 2,000 - 15,000± RSF AVAILABLE



1 SECOND & THIRD FLOOR OVERALL PLAN
1/8" = 1'-0"

EAST PARK VILLAGE *aka* EAST PARK

- NOVA at East Park Village Luxury Apartments (264-units)
- La Quinta Inn & Hawthorn Suites by Wyndham dual-brand prototype hotel (151-keys)
- Shoppes at East Park Village Retail Center (CFS Coffee, Noire the Nail Bar, City Pho & Grill, BaBbi BaBbi Korean Kitchen, Wingstop, AdventHealth Sports Med & Rehab)
- Nona Medical Center at East Park Village (45,000 SF, Class "A" Medical Office Building)



DEMOGRAPHICS

Future-Focused Care
Community-Centered



1 MILE

5 MILES

10 MILES



10,378
Population



3,235
Households

35.0

Median Age



\$101,374
Median Disposable Income



84,448
Population



29,185
Households

36.0

Median Age



\$102,910
Median Disposable Income



483,280
Population



167,398
Households

37.7

Median Age



\$75,332
Median Disposable Income



\$148,391

2025 Average
Household Income



\$47,133

Per Capita Income



\$294,686

Median Net
Worth



\$157,886

2025 Average
Household Income



\$54,499

Per Capita Income



\$361,147

Median Net
Worth



\$115,758

2025 Average
Household Income



\$40,193

Per Capita Income



\$240,164

Median Net
Worth

EMPLOYMENT



White Collar

73.2%

3.1%
Unemployment
Rate



Blue Collar

15.2%



Services

12.0%

EMPLOYMENT



White Collar

74.8%



Blue Collar

15.1%



Services

10.9%

2.4%
Unemployment
Rate

EMPLOYMENT



White Collar

65.4%



Blue Collar

20.6%



Services

16.4%

2.8%
Unemployment
Rate

LAKE NONA MEDICAL CITY

This 650-acre biomedical campus nestled within Orlando's Lake Nona master-planned community, is just minutes from Orlando International Airport. Launched in 2005 by the Tavistock Group's land and funding donation to UCF, it opened around 2010 and has since become a national model of healthcare, education, and research integration.

Key institutions include:

- **University of Central Florida Health Sciences Campus**, featuring the College of Medicine, Burnett School of Biomedical Sciences, and the UCF Lake Nona Medical Center, a 64-bed teaching hospital opened in March 2021 in partnership with HCA.
- **Orlando VA Medical Center**, which opened for patients in 2015.
- **Nemours Children's Hospital, UF College of Pharmacy (#5 nationally), UF Research & Academic Center**, and UCF Cancer Center.



MARKET OPPORTUNITY REPORT BY MEDICAL SPECIALTY

504

Total Current
Market FTE Demand

164

Total Current
Market FTE Supply

340

Total Current
Market FTE Gap

Top Specialty Groups	Current Demand	Current Supply	Current Gap	5 Year Gap	10 Year Gap
Cardiology	10	2	8	10	13
Emergency Medicine	42	0	42	45	51
ENT	5	4	2	3	4
Gastroenterology	14	1	13	16	19
General Surgery	12	5	7	12	16
Nephrology	7	1	7	9	10
Neurology	7	6	1	2	4
OB/GYN	6	4	2	3	5
Oncology	7	2	6	8	9
Ophthalmology/Optometry	10	0	10	12	15
Orthopedics	13	2	11	16	21
Primary Care	93	56	37	63	90
Psychiatry	188	27	161	234	294
Pulmonology	11	4	7	9	11
Therapy/Rehab	71	46	24	51	83
Urology	8	3	5	7	9
Total	504	164	340	499	653

FOR LEASE INQUIRIES:

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