



WATERFORD LAKES CLASS 'A' MEDICAL OFFICE FOR LEASE

11886 Lake Underhill Rd, Orlando, FL 32825

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FL #SL3317523





Section 1

PROPERTY INFORMATION

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- **Prime Location:** Strategically located in Waterford Lakes Area, offering easy access to Downtown Orlando, UCF, Lockheed Martin, and major attractions.
- **Class 'A' Facility:** Proposed 4,500 ± SF Medical Office building with modern amenities and flexible Single or Multi-Tenant configuration on a .41 ± AC lot.
- **Healthcare Hub:** Adjacent to the newly announced Orlando Health ER, tapping into the growth of the area and proximity to Orlando Health, Central Florida's leading healthcare provider.
- **Versatile Leasing:** Flexible options for Single or Multi-Tenant configuration, accommodating diverse needs of healthcare professionals in Orlando.
- **Strategic Connectivity:** Central access to key areas, making it an ideal location for a medical office, with proximity to major employment centers and educational institutions.

OFFERING SUMMARY

Lease Rate:	Withheld
Available SF:	4,500 SF
Lot Size:	0.41 Acres
Building Size:	4,500 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	3,761	79,766	259,682
Total Population	9,403	231,795	655,170
Average HH Income	\$67,186	\$71,165	\$80,204

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

Saunders Commercial proudly presents the Waterford Lakes Class 'A' Medical Office Lease Opportunity situated on Lake Underhill Road in East Orlando within the Waterford Lakes Area. This proposal outlines a 4,500 ± SF Class 'A' Medical Office building available in either a Single or Multi-Tenant configuration on a .41 ± AC lot.

LOCATION DESCRIPTION

The site holds a strategic position adjacent to the newly announced Orlando Health ER on Lake Underhill Rd, aligning with the growth of this area. Orlando Health stands as one of Central Florida's premier healthcare providers and is the 4th largest employer in the Orlando Metro area, boasting a workforce of 26,397 employees.

Moreover, the site's central and convenient location provides exceptional access to Downtown Orlando, Waterford Lakes, Avalon Park communities, Lockheed Martin, the University of Central Florida, Lake Nona, and other major attractions and areas.

Seize the opportunity to be part of the expanding medical office landscape in vibrant Orlando.

SITE DESCRIPTION

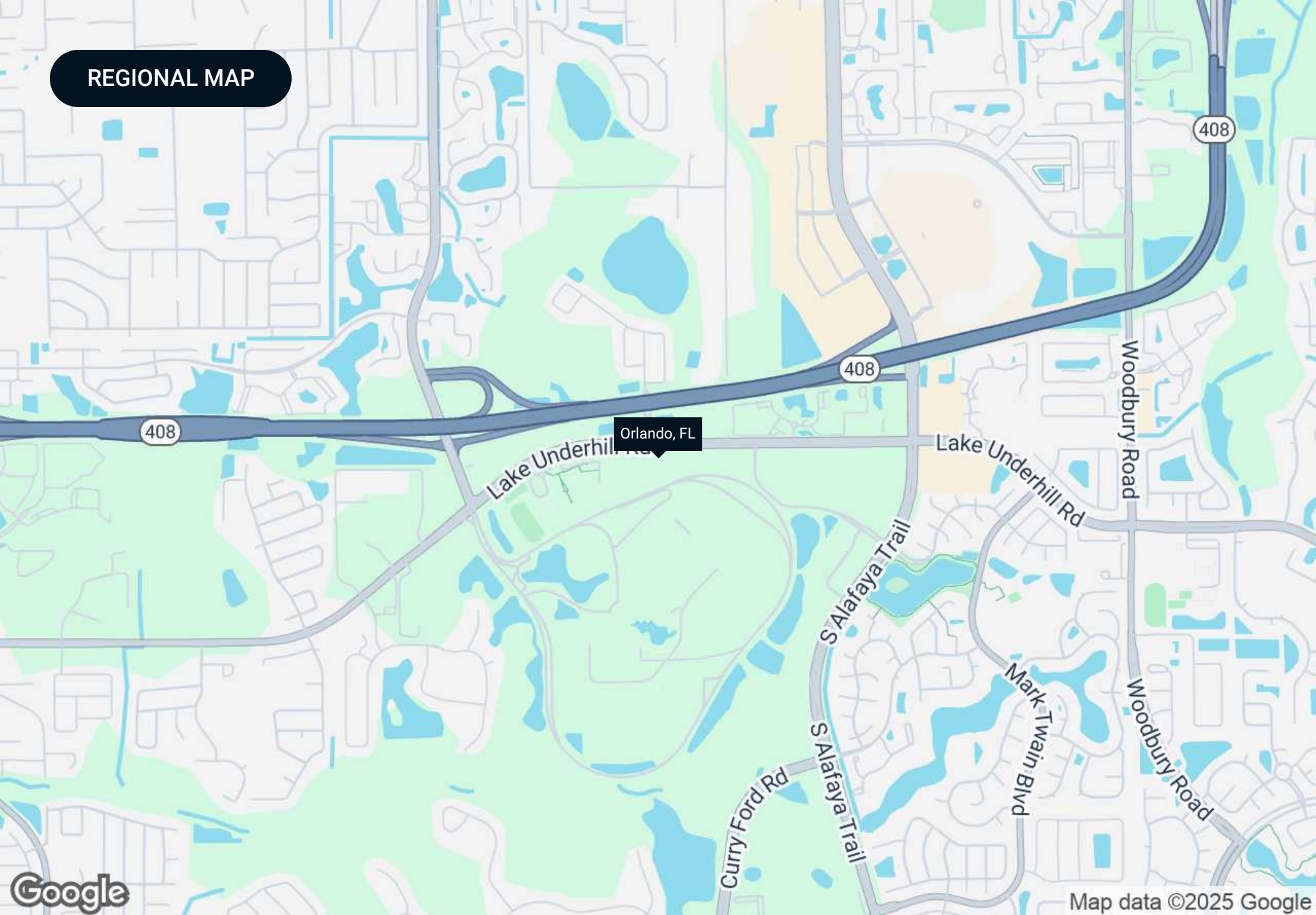
The site consists of .41 Acres of commercially zoned land with a ORG-PD zoning to be developed into medical or professional office space in SE Orange near Alafaya Trail and Waterford Lakes Community.



Section 2

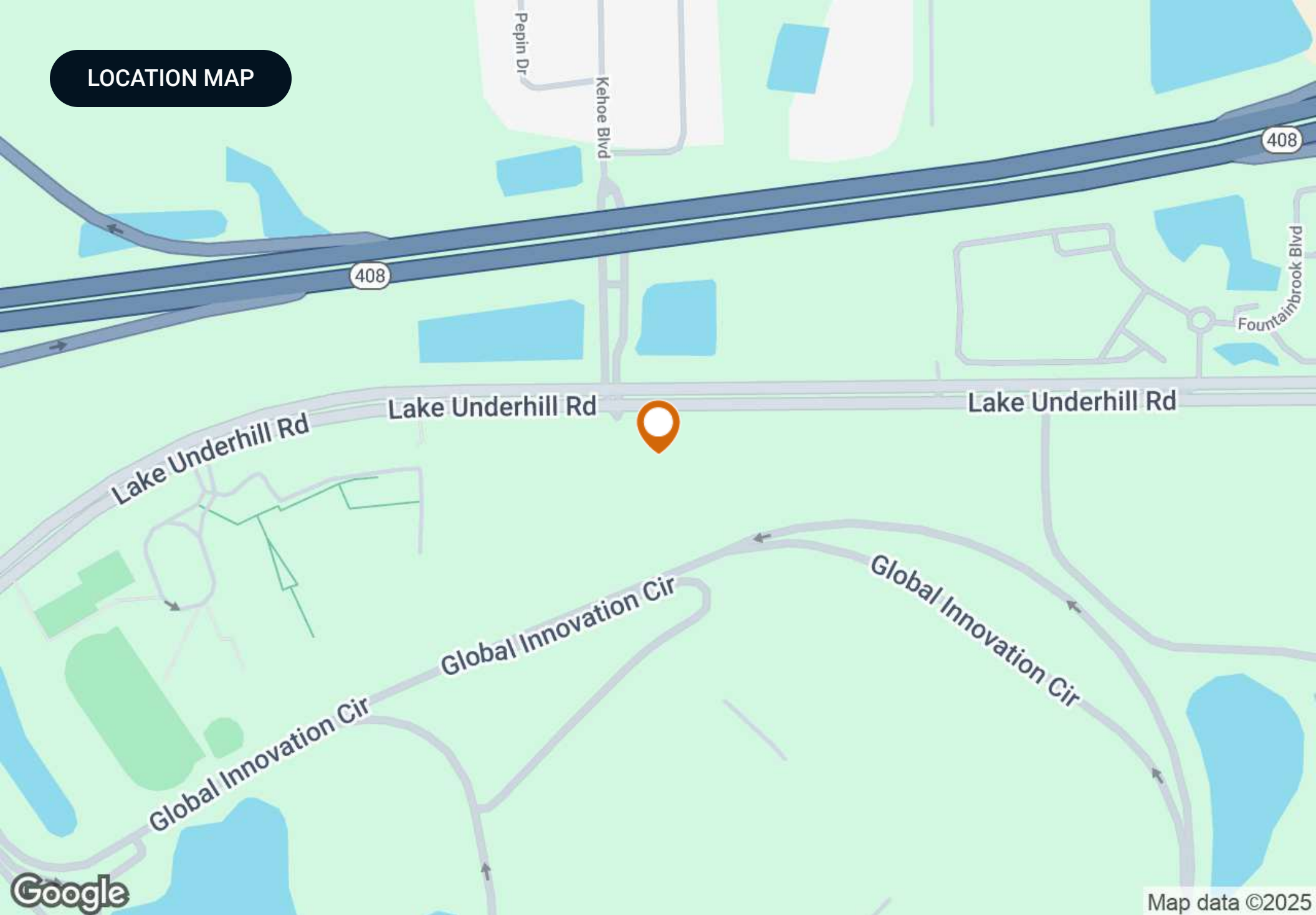
LOCATION INFORMATION

REGIONAL MAP



Map data ©2025 Google

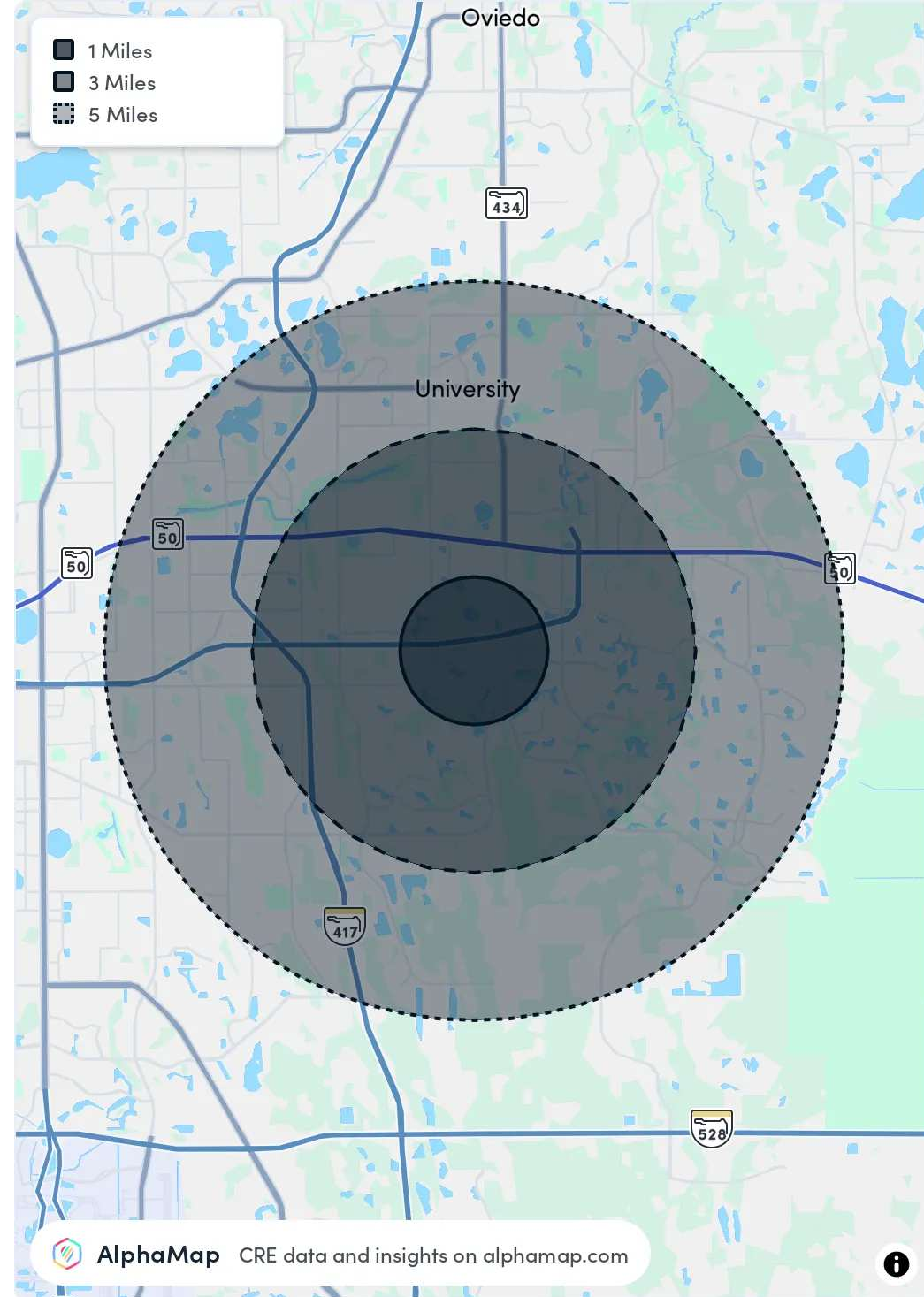
LOCATION MAP



AREA ANALYTICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,118	103,713	260,216
Average Age	37	36	36
Average Age (Male)	36	35	35
Average Age (Female)	38	37	37

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,121	34,903	85,967
Persons per HH	2.6	3	3
Average HH Income	\$96,931	\$94,040	\$92,930
Average House Value	\$355,270	\$342,798	\$344,577
Per Capita Income	\$37,281	\$31,346	\$30,976



DEMOGRAPHIC PROFILE | 1-MILE

11886 Lake Underhill Rd, Orlando, Florida, 32825 (1 mile)
 11886 Lake Underhill Rd, Orlando, Florida, 32825
 Ring of 1 mile

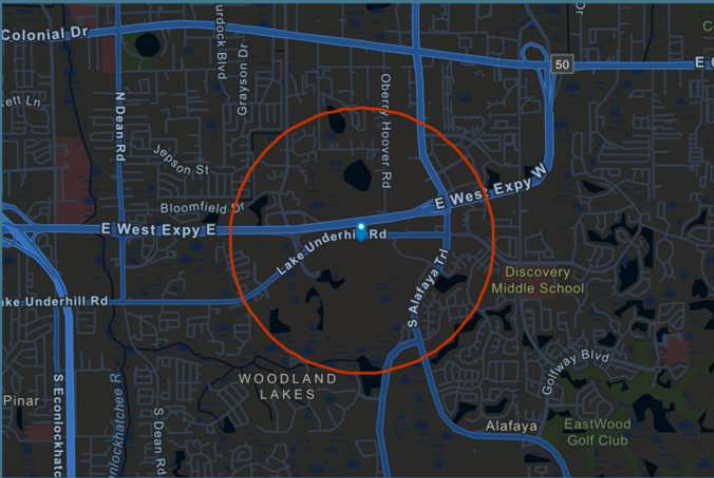
Prepared by Rafael Mendez, CCIM
 Latitude: 28.54611
 Longitude: -81.21446



DEMOGRAPHIC PROFILE

11886 Lake Underhill Rd, Orlando, Florida, 32825

Ring of 1 mile



EDUCATION



No High School Diploma



19.0%

High School Graduate



27.8%

Some College/
Associate's Degree



47.6%

Bachelor's/Grad/ Prof Degree

EMPLOYMENT



White Collar



12.6%



19.5%

Services



Unemployment Rate

KEY FACTS

9,204

Population

33.5

Median Age

3,598

Households

\$63,496

Median Disposable Income

INCOME



\$79,348

Median Household Income



\$39,523

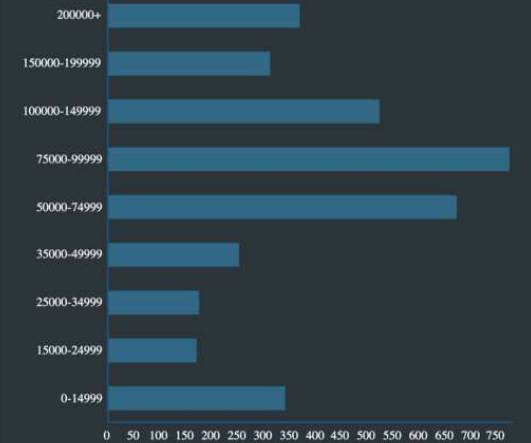
Per Capita Income



\$102,907

Median Net Worth

HOUSEHOLD INCOME (\$)



Source: This infographic contains data provided by Esri (2024, 2029).

© 2025 Esri

DEMOGRAPHIC PROFILE | 3-MILE

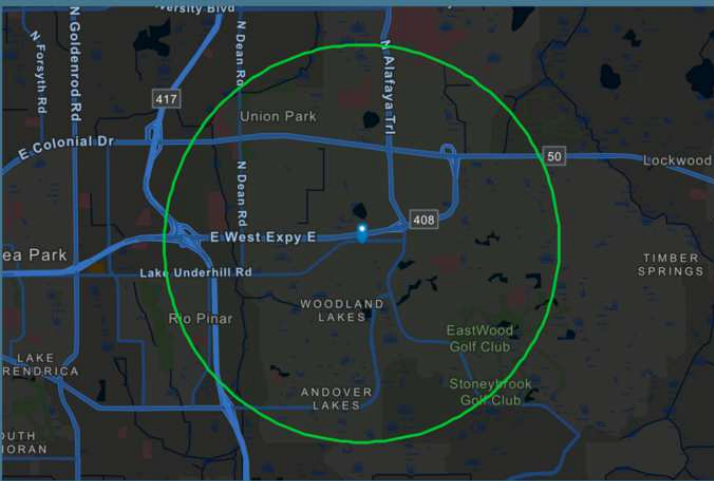
11886 Lake Underhill Rd, Orlando, Florida, 32825 (3 miles)
 11886 Lake Underhill Rd, Orlando, Florida, 32825
 Ring of 3 miles

Prepared by Rafael Mendez, CCIM
 Latitude: 28.54611
 Longitude: -81.21446



DEMOGRAPHIC PROFILE

11886 Lake Underhill Rd, Orlando, Florida, 32825
 Ring of 3 miles



EDUCATION



No High School Diploma



21.5%

High School Graduate



29.2%

Some College/
Associate's Degree



42.0%

Bachelor's/Grad/ Prof Degree

EMPLOYMENT



White Collar

65.8%



Blue Collar

15.6%



Services

18.6%

3.2%

Unemployment Rate

KEY FACTS

107,066

Population

31.4

Median Age

36,204

Households

\$62,399

Median Disposable Income

INCOME



\$76,153

Median Household Income



\$34,109

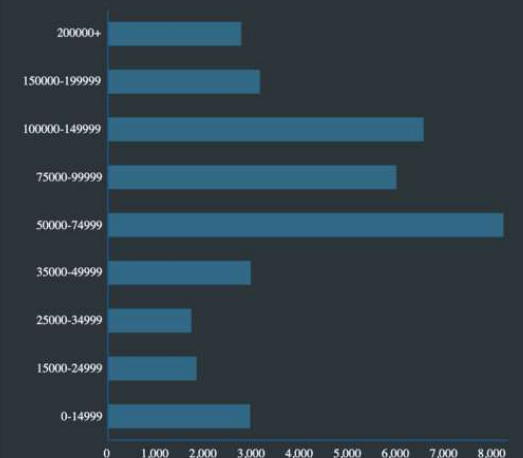
Per Capita Income



\$135,343

Median Net Worth

HOUSEHOLD INCOME (\$)



Source: This infographic contains data provided by Esri (2024, 2029).

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DEMOGRAPHIC PROFILE | 5-MILE

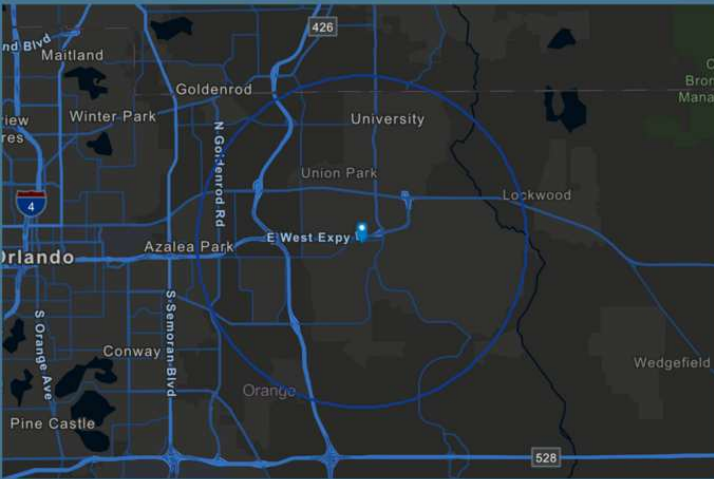
11886 Lake Underhill Rd, Orlando, Florida, 32825 (5 miles)
 11886 Lake Underhill Rd, Orlando, Florida, 32825
 Ring of 5 miles

Prepared by Rafael Mendez, CCIM
 Latitude: 28.54611
 Longitude: -81.21446



DEMOGRAPHIC PROFILE

11886 Lake Underhill Rd, Orlando, Florida, 32825
 Ring of 5 miles



EDUCATION



No High School Diploma



23.5%
High School Graduate



29.0%
Some College/
Associate's Degree



39.9%
Bachelor's/Grad/ Prof
Degree

EMPLOYMENT



65.5%

White Collar



17.3%

Blue Collar



17.2%

Services

3.0%

Unemployment Rate

KEY FACTS

247,775

Population

31.2

Median Age

81,248

Households

\$61,093

Median Disposable Income

INCOME



\$74,338

Median Household Income



\$32,795

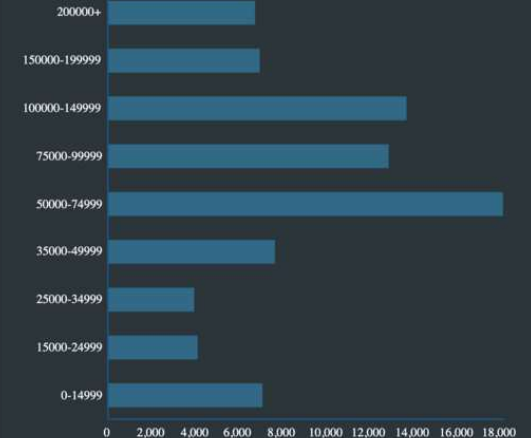
Per Capita Income



\$158,112

Median Net Worth

HOUSEHOLD INCOME (\$)



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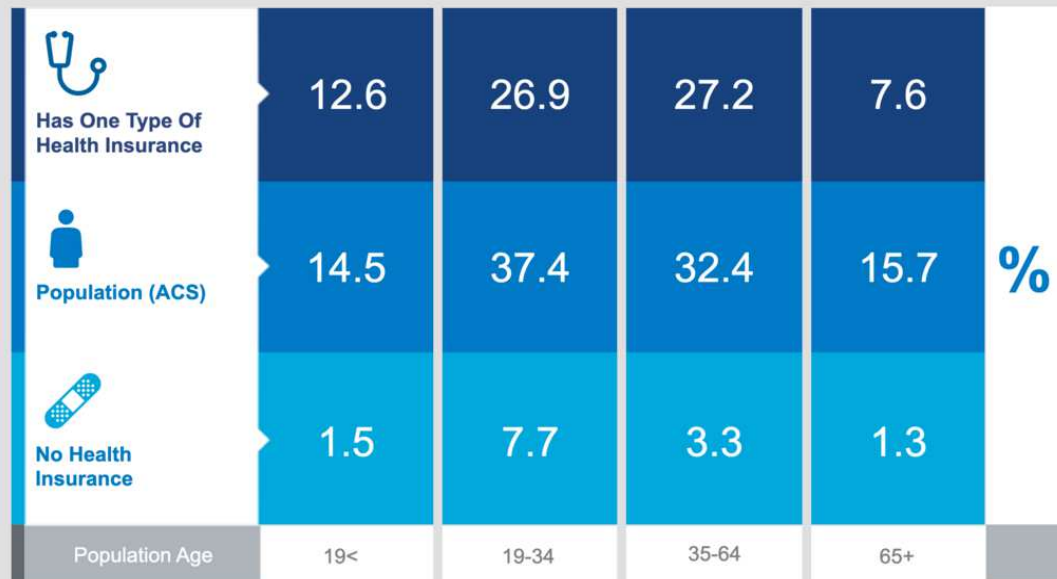
HEALTHCARE + INSURANCE STATS | 1-MILE

Health Care & Insurance



11886 Lake Underhill Rd, Orlando, Florida, 32825
Ring of 1 mile

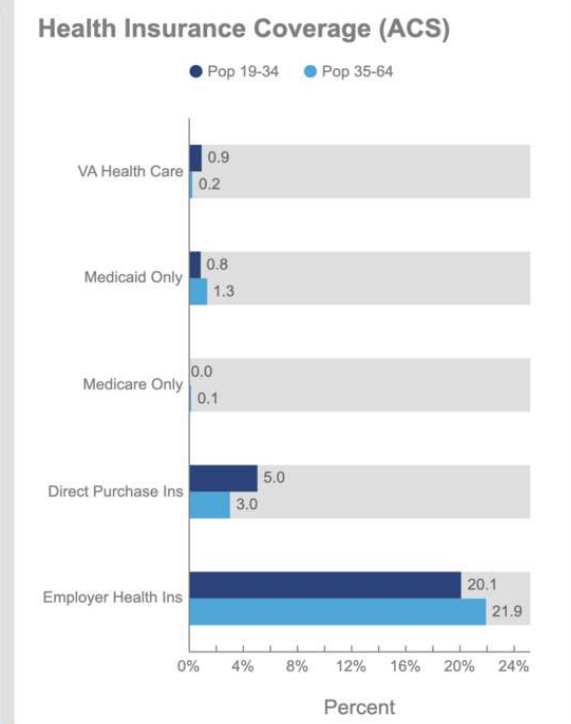
This infographic provides a set of key demographic and health care indicators. [Learn more about this data](#)



Health Care Expenditure



Health Care (Consumer Spending)	Annual Expenditure
Blue Cross/Blue Shield	\$1,191.8
Medicare Payments	\$919.8
Physician Services	\$310.8
Dental Services	\$448.4
Eyecare Services	\$83.5
Lab Tests/X-rays	\$76.9
Hospital Room & Hospital Service	\$265.3
Convalescent/Nursing Home Care	\$30.6



Population



9,048
Civilian Noninstitutionalized Population (ACS)

Exercise (Percent of Adults)



49.5%
Exercise at home 2+ times per week



13.2%
Exercise at club 2+ times per week



Source: This infographic contains data provided by ACS (2018-2022), Esri-U.S. BLS (2024), Esri-MRI-Simmons (2024).

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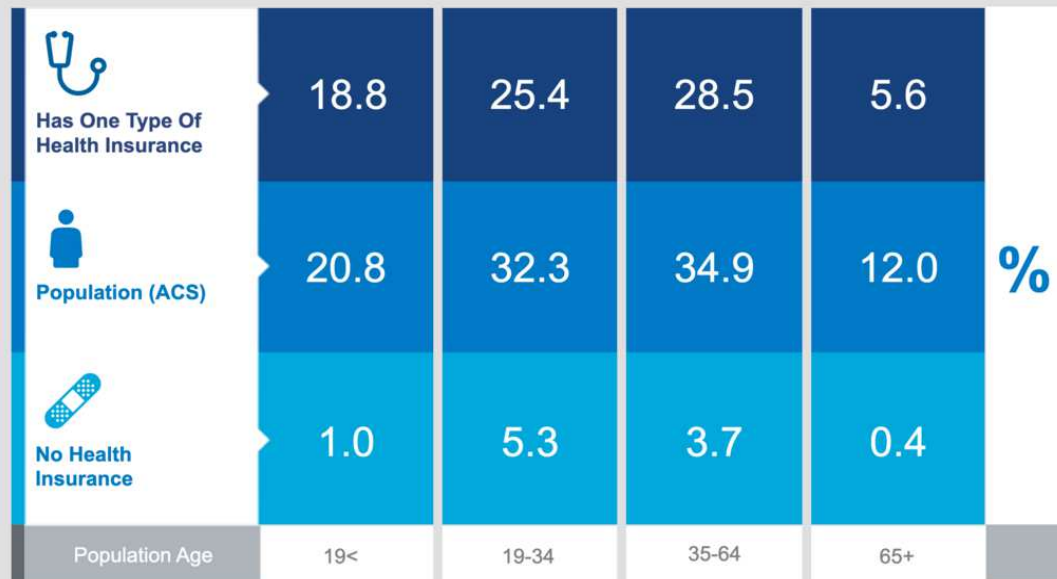
HEALTHCARE + INSURANCE STATS | 3-MILE

Health Care & Insurance



11886 Lake Underhill Rd, Orlando, Florida, 32825
Ring of 3 miles

This infographic provides a set of key demographic and health care indicators. [Learn more about this data](#)



Population

99,168
Civilian Noninstitutionalized Population (ACS)

Exercise (Percent of Adults)

48.5%
Exercise at home 2+ times per week

12.8%
Exercise at club 2+ times per week

Health Care Expenditure

\$4,205
Annual Health Insurance Expenditures

\$2,276
Medical Care

Medicare: Population 65+

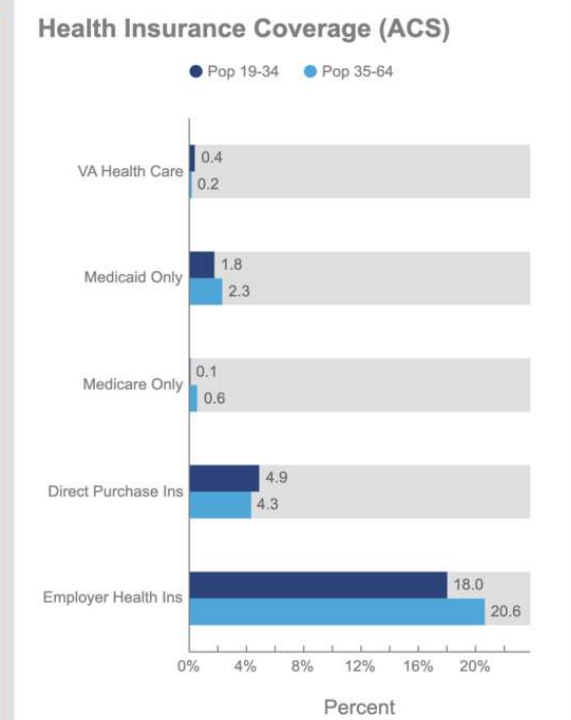
5,095
Medicare Only

1,058
Direct-Purch & Medicare

1,175
Employer & Medicare

1,526
Medicare & Medicaid

Health Care (Consumer Spending)	Annual Expenditure
Blue Cross/Blue Shield	\$1,161.7
Medicare Payments	\$893.0
Physician Services	\$292.1
Dental Services	\$423.6
Eyecare Services	\$80.1
Lab Tests/X-rays	\$73.8
Hospital Room & Hospital Service	\$250.1
Convalescent/Nursing Home Care	\$29.1



THE SCIENCE OF WHERE™
Source: This infographic contains data provided by ACS (2018-2022), Esri-U.S. BLS (2024), Esri-MRI-Simmons (2024).
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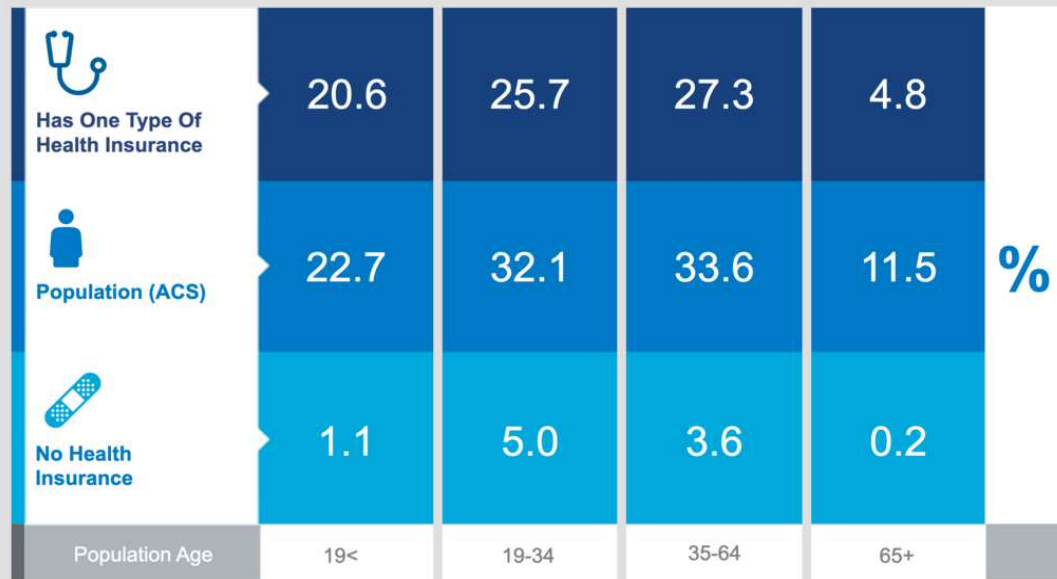
HEALTHCARE + INSURANCE STATS | 5-MILE

Health Care & Insurance



11886 Lake Underhill Rd, Orlando, Florida, 32825
Ring of 5 miles

This infographic provides a set of key demographic and health care indicators. [Learn more about this data](#)



Population

239,937
Civilian Noninstitutionalized Population (ACS)

Exercise (Percent of Adults)

48.4%
Exercise at home 2+ times per week

12.9%
Exercise at club 2+ times per week

Health Care Expenditure

\$4,216
Annual Health Insurance Expenditures

\$2,282
Medical Care

Medicare: Population 65+

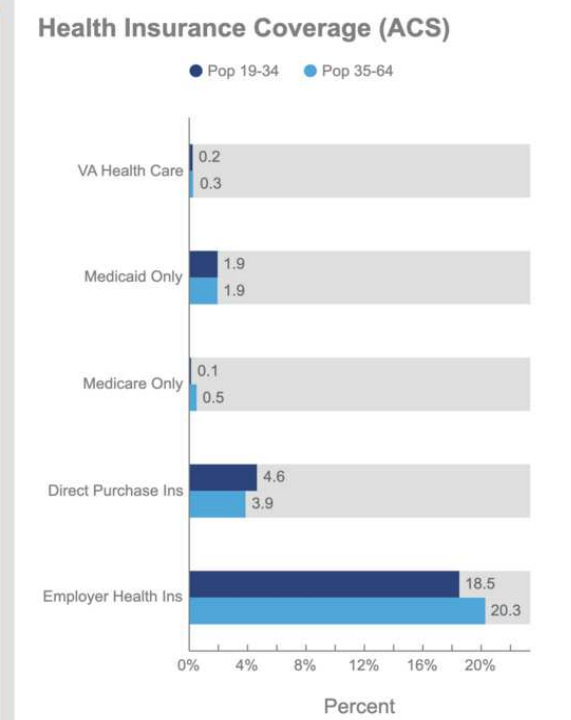
10,583
Medicare Only

3,305
Direct-Purch & Medicare

3,075
Employer & Medicare

3,625
Medicare & Medicaid

Health Care (Consumer Spending)	Annual Expenditure
Blue Cross/Blue Shield	\$1,167.7
Medicare Payments	\$896.6
Physician Services	\$293.8
Dental Services	\$422.5
Eyecare Services	\$81.0
Lab Tests/X-rays	\$73.7
Hospital Room & Hospital Service	\$253.3
Convalescent/Nursing Home Care	\$28.3

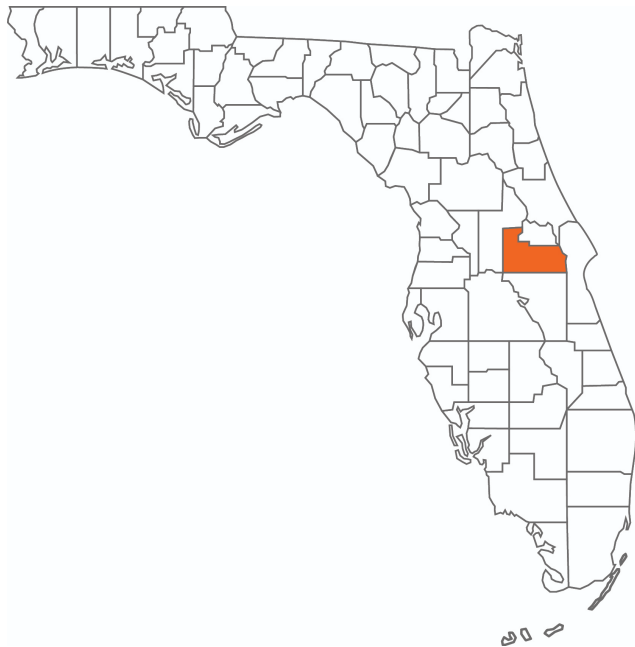


Source: This infographic contains data provided by ACS (2018-2022), Esri-U.S. BLS (2024), Esri-MRI-Simmons (2024).
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COUNTY



ORANGE COUNTY FLORIDA



Founded	1824	Density	1,534.6 (2019)
County Seat	Orlando	Population	1,497,941 (2023)
Area	908 sq. mi.	Website	orangecountyfl.net

Located in Central Florida, Orange County boasts a thriving economy. Based on the 2023 census, the county's population was 1,497,941, making it the fifth-most populous county in the entire state. With the city of Orlando as the county seat, Orange County is also home to some of the largest tourist attractions in the world. Destinations like Disney World, Universal Studios, and SeaWorld keep visitors coming year-round. Orange County was originally established on December 29, 1824, from a segment of what was once St. Johns County. Upon establishment, the county would derive its name from the citrus fruit that had been its primary product at the time.



ORLANDO

ORANGE COUNTY

Founded	1875
Population	323,217 (2023)
Area	100.6 sq mi
Website	orlando.gov

Major Employers	Walt Disney World Resort Advent Health Universal Orlando Resort Orange County Public Schools
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Primarily driven by tourism, notable events, and convention traffic, Orlando is one of the most-visited cities around the world. In 2021 alone, the city drew more than 59 million visitors. The two largest and most internationally renowned tourist attractions in Orlando are the Walt Disney World Resort and the Universal Orlando Resort. Opened by the Walt Disney Company in 1971, the Walt Disney World Resort is located about 21 miles (34 km) southwest of downtown Orlando in Bay Lake. The Universal Orlando Resort opened in 1990 as a significant expansion of Universal Studios Florida, the only theme park inside Orlando city limits.

Downtown Orlando is home to most of the city's major cultural sites like the Orlando Museum of Art and Dr. Phillips Center for the Performing Arts. Bustling nightlife, bars, and clubs are also located in downtown Orlando, while most attractions are along International Drive, like the Wheel at ICON Park Orlando. Additionally, Orlando is one of the busiest American cities for conferences and conventions, with the Orange County Convention Center recognized as the second-largest convention facility in the United States.



Section 3

MAPS AND PHOTOS

RETAILER MAP

The Rexford Waterford Lakes

Victoria Place

Waterford Villas

Waterford Lakes Town Center

Waterford Towers

The Monaco at Waterford Lakes

Waterford Lakes Plaza

Legacy Middle School



Alafaya Business Center

**Waterford Lakes Community
3,104 Homes**

Imagery ©2025 Airbus,
Maxar Technologies

Google

RETAILER MAP

Waterford Towers

Logos for Waterford Towers area: Michaels, KOHL'S, smash burger, THE HOME DEPOT, Great Clips, sleep number, MATTRESS FIRM, J.J. KING, J.J. KING, THE VITAMIN SHOPPE, SHERWIN WILLIAMS, Jackson Hewitt, keke's BREAKFAST CAFE, PANDA EXPRESS, PANDA EXPRESS, FIVE STAR, LIMITED SERVICE POSTAL OFFICE.

Waterford Town Center

Logos for Waterford Town Center area: BEST BUY, ULTA, ME Massage Envy, JOANN, TARGET, MILLER'S ALE-HOUSE, SMOKEY BONES, Panera, LITTLE GREEK FRESH GRILL, Chick-fil-A, Marlow's TAVERN, COOPER'S HAWK, Don Julio, ASHLEY, REGAL, LA FITNESS, OLD NAVY, macy's, TJ-maxx, FIVE BELOW, Bath & Body Works, ROSS DRESS FOR LESS, FAMOUS footwear, STARBUCKS COFFEE, BARNES & NOBLE.

Alafaya Trail
58,500 AADT

TOLL
408
72,500 AADT

Logos for Lake Underhill Rd area: ExtraSpace Storage, bp, Advance Auto Parts, CIRCLE K, Walgreens.

Lake Underhill Rd. 22,500 AADT

ORLANDO HEALTH

Waterford Lakes Plaza

Logos for Waterford Lakes Plaza area: DOLLAR TREE, OUTBACK STEAKHOUSE, BJ'S, LOWE'S, CVS, goodwill, AMSCOT.

Logos for area: SPROUTS, McDonald's, WELLS FARGO, 7 ELEVEN, REGAL.

LOCKHEED MARTIN

Legacy Middle School

ExtraSpace Storage

Google

RETAILER MAP

Lake Underhill Rd. 22,500 AADT

**ORLANDO
HEALTH®**

Future Orlando Health ER

Subject Property

EXTERIOR PHOTOS



Conceptual Rendering



Conceptual Rendering



Conceptual Rendering

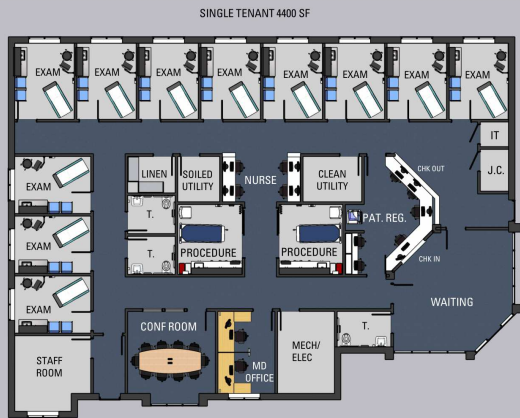


Aerial Photo Highlighting Orlando Health ER Plans

AERIAL PHOTOS



CONCEPTUAL LAYOUTS AND FLOOR PLANS



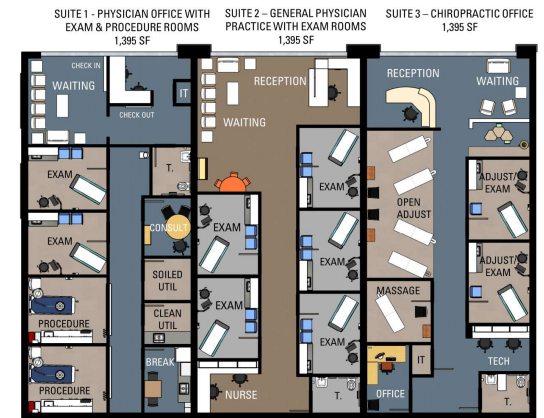
LAKES MEDICAL OFFICE BUILDING – SINGLE TENANT CONCEPT
ERHILL RD. ORLANDO, FL

C&S COM



LAKES MEDICAL OFFICE BUILDING – TWO TENANT CONCEPT
ERHILL RD. ORLANDO, FL

C&S COM



LAKES MEDICAL OFFICE BUILDING – 3 TENANT CONCEPT
ERHILL RD. ORLANDO, FL

C&S COM



Section 4

AGENT AND COMPANY INFO

ADVISOR BIO 1



RAFAEL MENDEZ, CCIM

Regional Managing Director

rafael@saunderscommercial.com

Direct: **407.813.1984** | Cell: **407.748.8970**

FL #SL3317523

PROFESSIONAL BACKGROUND

Rafael Mendez, CCIM is the Regional Managing Director and Advisor at Saunders Real Estate in Orlando, Florida.

Rafael specializes in mid-market acquisition and disposition of industrial and office properties throughout the state of Florida. His success derives from assisting his clients with identifying optimal opportunities in the market and executing them efficiently to achieve their intended results.

Beginning his career in real estate in 2015, Rafael assisted investors in residential real estate and later transitioned into commercial real estate. Rafael brings a global perspective with a national presence, local market expertise, and a forward-thinking “client-centric” mindset built on setting clear expectations with constant communication. Through this, he has not only catapulted his own success and growth but also his client’s success and growth throughout the years.

Rafael lives in Altamonte Springs, FL, and is married to his high school sweetheart Andrea with three children. Additionally, he is involved in his community and volunteers with Habitat for Humanity Building Homes and Special Olympics. Rafael also serves on the board of directors for Commonsense Childbirth, a non-profit organization.

Rafael specializes in:

- Industrial
- Office
- Special-use Properties
- Investment Sales
- Investment Properties



For more information visit www.saundersrealestate.com

HEADQUARTERS

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Orlando, FL 32801
407.516.4300

NORTH FLORIDA

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Lake City, FL 32055
352.364.0070

GEORGIA

203 E Monroe Street
Thomasville, GA 31792
229.299.8600

ARKANSAS

112 W Center St, Suite 501
Fayetteville, AR 72701
479.582.4113

