

NEWLY DELIVERED • 3 SUITES AVAILABLE

  
**RINEHART**  
POINTE



FOR LEASE • RETAIL / MEDICAL OFFICE • LAKE MARY, FL

# Lake Mary's Newest Address for Care and Commerce.

1,500 – 4,500 SF Available • 683 Rinehart Road, Lake Mary, FL 32746



CONTACT: GARRETT GLEITER | [GARRETT@4ACRE.COM](mailto:GARRETT@4ACRE.COM) | 407.539.4514



SUITES 400 · 500 · 600 AVAILABLE

VIVID NAIL LOUNGE · NOW OPEN IN SUITES 200-300

#### THE OPPORTUNITY

## New Construction. Hospital Next Door. Ready Now.

Rinehart Pointe is a newly delivered  $\pm 9,000$  SF retail and medical office center on Rinehart Road, the spine of Lake Mary's healthcare and business corridor. Three adjoining 1,500 SF suites remain, leasable on their own or combined into a single 4,500 SF space, and every one has its own storefront, its own rear entry and parking at the door.

The 124-bed Orlando Health Lake Mary Hospital is 0.7 miles south, AdventHealth's Lake Mary ER is 0.4 miles north and a Publix-anchored center sits 0.2 miles up the road. Vivid Nail Lounge is open in Suites 200-300 and Walk on Water is coming soon to the Suite 100 end cap, so the next tenant moves into new construction with neighbors already in place.<sup>1</sup>

1. Distances are approximate straight-line measurements. 2. Traffic count per prior marketing materials; verify against current FDOT/Seminole County counts.

#### DETAILS AT A GLANCE

|            |                                        |
|------------|----------------------------------------|
| LEASE RATE | Per written proposal                   |
| BUILDING   | $\pm 9,000$ SF · 50% leased            |
| AVAILABLE  | 1,500 - 4,500 SF (4,500 SF total)      |
| SUITES     | 400 · 500 · 600                        |
| ZONING     | PUD                                    |
| USES       | Retail · Medical · Office              |
| PARKING    | 5 / 1,000 SF                           |
| SIGNAGE    | Building + monument                    |
| TRAFFIC    | 27,000 ADT on Rinehart Rd <sup>2</sup> |
| PARCEL ID  | 05-20-30-512-0000-0010                 |

SITE PLAN · AVAILABLE SUITES IN ORANGE

# Three Suites Left. One High-Visibility Frontage.



| SUITE         | SIZE     | DIMENSIONS  | RESTROOMS | STATUS                               | BEST FIT*                                |
|---------------|----------|-------------|-----------|--------------------------------------|------------------------------------------|
| Suite 100     | 2,000 SF | 60' × 33'4" | 2         | Leased · Walk on Water (coming soon) | —                                        |
| Suite 200-300 | 2,500 SF | —           | —         | Leased · Vivid Nail Lounge (open)    | —                                        |
| Suite 400     | 1,500 SF | 60' × 25'   | 1         | Available                            | Therapy, chiropractic, wellness          |
| Suite 500     | 1,500 SF | 60' × 25'   | 1         | Available                            | Join two bays: dental, specialty medical |
| Suite 600     | 1,500 SF | 60' × 25'   | 1         | Available                            | Combine for up to 4,500 SF               |

\*Illustrative uses only, subject to zoning and ownership approval. Dimensions per 2D floor plans; verify in field. Site plan is a 3D rendering for illustration.



CONTACT: GARRETT GLEITER | GARRETT@4ACRE.COM | 407.539.4514

LOCATION • LOOKING NORTH TO I-4

# Between I-4 and the Medical Corridor.



## PROXIMITY\*

|                                   |         |
|-----------------------------------|---------|
| Publix • Cornerstone at Lake Mary | 0.2 mi  |
| AdventHealth Lake Mary ER         | 0.4 mi  |
| Orlando Health Lake Mary Hospital | 0.7 mi  |
| Colonial TownPark                 | 1.0 mi  |
| I-4 at CR 46A                     | ±1.3 mi |
| Seminole Towne Center             | 1.9 mi  |
| Orlando Sanford Int'l Airport     | 6.8 mi  |
| Downtown Orlando                  | 16.6 mi |

\*Approximate straight-line distances. Aerial captured during construction (Aug 2025); building now complete.



CONTACT: GARRETT GLEITER | GARRETT@4ACRE.COM | 407.539.4514



## THE RINEHART MEDICAL CORRIDOR

# Healthcare Is Already Here. **Your Practice Should Be Too.**

Orlando Health opened its Lake Mary Hospital in January 2025 with 124 beds and room to grow to 240, joining AdventHealth's Lake Mary ER and a cluster of surgery centers and medical office buildings along Rinehart Road. Rinehart Pointe puts specialists, therapists and wellness providers on the same corridor patients already drive to, with ground-floor access and parking at the door.

## 124

### HOSPITAL BEDS OPEN

Orlando Health Lake Mary Hospital, planned for 240

## 0.7 mi

### TO THE HOSPITAL

Straight-line, south on Rinehart Road

## 23,722

### HEALTHCARE JOBS

Daytime healthcare employment within 5 miles

## 27,000

### VEHICLES PER DAY

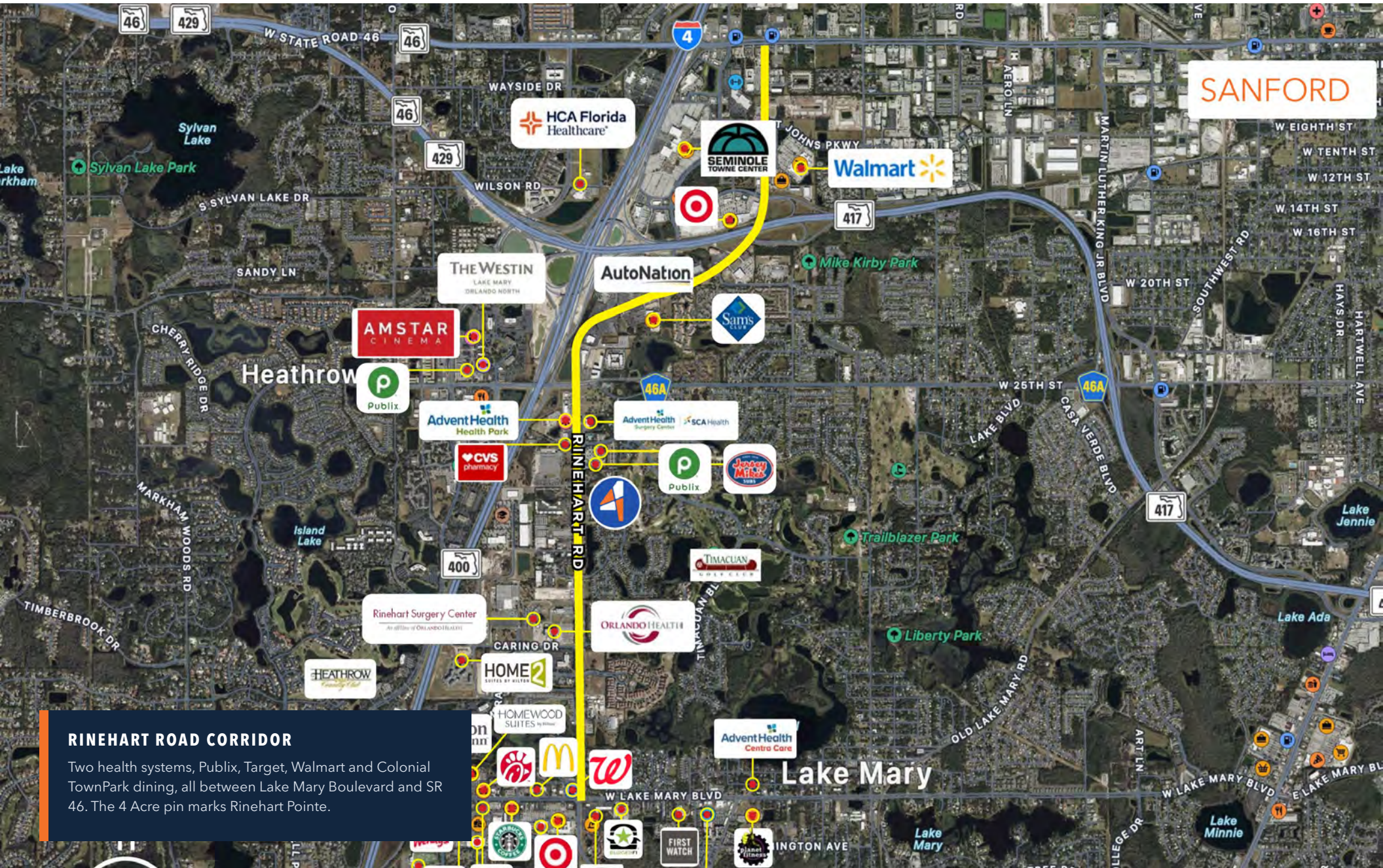
Rinehart Road at the site

Hospital data: Healthcare Facilities Today, July 2024. Employment per demographic data on page 7. Aerial captured during construction; building now complete.

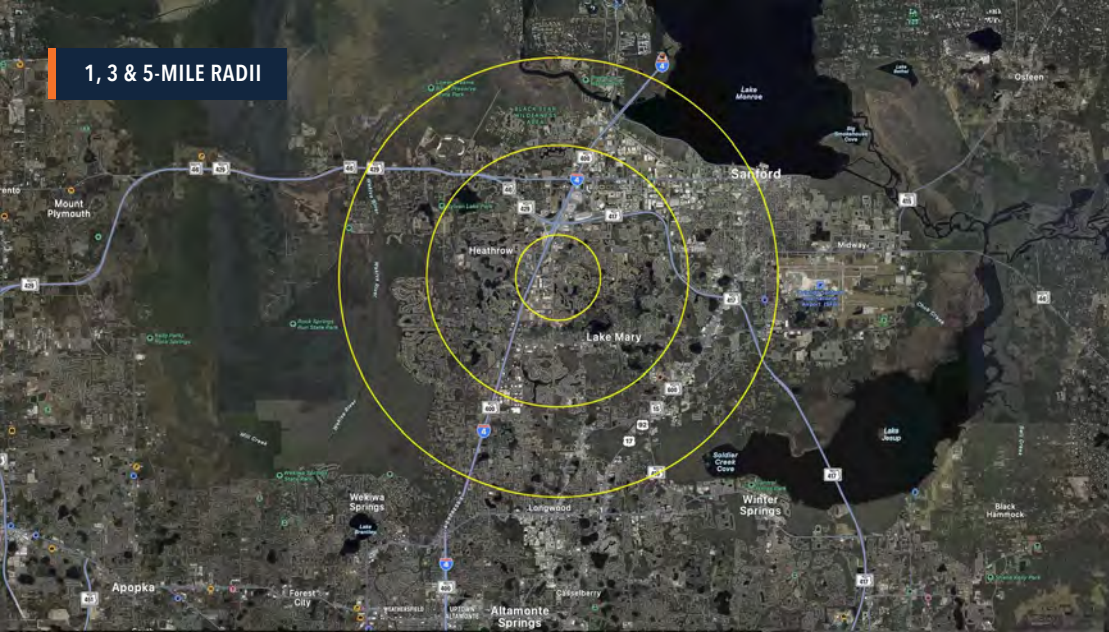


CONTACT: GARRETT GLEITER | [GARRETT@4ACRE.COM](mailto:GARRETT@4ACRE.COM) | 407.539.4514

# Everything Patients and Customers Need, Minutes Away.



1, 3 & 5-MILE RADIUS



ESTABLISHED NEIGHBORHOODS - STEPS FROM THE SITE

## LOCATION & DEMOGRAPHICS

# Affluent Households. A Healthcare Workforce.

Within one mile, average household income tops \$137,000, and more than 140,000 people live within five miles. The trade area also employs nearly 24,000 healthcare workers by day, the patients, staff and referral partners that keep medical and wellness tenants busy.

| RADIUS  | POPULATION | AVG. HH INCOME | HEALTHCARE JOBS |
|---------|------------|----------------|-----------------|
| 1 Mile  | 5,834      | \$137,329      | 1,780           |
| 3 Miles | 64,885     | \$115,337      | 9,713           |
| 5 Miles | 140,022    | \$102,022      | 23,722          |

**\$137K**

AVG. HH INCOME, 1 MILE

**140K+**

RESIDENTS, 5 MILES

Demographics carried from prior 4 Acre marketing materials; confirm source and vintage before release.

HIGHEST & BEST USE

# Built for the Uses **Lake Mary** **Needs Next.**

Each remaining suite at Rinehart Pointe is a clean, rectangular shell with plumbing in place, a storefront on the parking field and a rear door for staff and deliveries. That flexibility, on a corridor anchored by two health systems, points to three tenant profiles.



Uses shown are illustrative only and are subject to zoning, ownership approval and permitting. Tenant should verify plumbing, electrical and HVAC capacity for its intended use.



**SINGLE BAY · 1,500 SF**

## **Therapy, Chiropractic & Outpatient Care**

Sixty-foot-deep bays with front and rear entries fit physical therapy, chiropractic, audiology or behavioral health, all of which feed on referrals from the hospital 0.7 miles away.

**TWO BAYS · 3,000 SF**

## **Dental or Specialty Medical Practice**

Joining Suites 400 and 500, or 500 and 600, gives a dental office, dermatology or specialty clinic room for treatment rooms, a waiting area and two restrooms.

**ALL THREE · 4,500 SF**

## **Wellness, Fitness & Service Retail**

The full run opens into a boutique fitness or wellness studio. Single bays also suit lash, brow, massage or salon concepts that share Vivid Nail Lounge's customers next door.

# Your Own Front Door Beats a Shared Hallway.



| WHAT YOUR PATIENTS SEE               | RINEHART POINTE | EXECUTIVE SUITE   | UPPER-FLOOR OFFICE |
|--------------------------------------|-----------------|-------------------|--------------------|
| Storefront on a 27,000 ADT road      | Yes             | No                | No                 |
| Building & monument signage          | Yes             | Lobby directory   | Limited            |
| Parking at your front door           | Yes - 5/1,000   | Shared garage/lot | Shared lot         |
| Ground-floor ADA access, no elevator | Yes             | Varies            | No                 |
| Private restroom(s) in suite         | Yes             | Shared            | Often shared       |
| Rear entry for staff & deliveries    | Yes             | No                | No                 |
| Control of your own buildout         | Yes             | No                | Limited            |

A practice in an executive suite pays for a door on a hallway. At Rinehart Pointe the same budget buys a storefront that 27,000 cars pass each day, a sign with your name on it and parking steps from the entrance. For a provider who depends on new patients finding them, that visibility is the cheapest advertising they will ever buy.

## THE MARKET

### 4.7%

ORLANDO RETAIL VACANCY - Q2 2026

Average asking rent \$31.24/SF NNN (Colliers)

### 16.6%

ORLANDO OFFICE VACANCY - Q3 2026

Average asking rent \$29.67/SF (CBRE)

### \$529-\$675

PER MONTH, ONE PRIVATE OFFICE

Lake Mary executive suites, October 2026

Tight retail supply means street-front space in new construction does not sit long.

## THE MATH, ILLUSTRATED\*

### ≈ \$3,905/mo

1,500 SF × \$31.24 ÷ 12, base rent at the metro retail average

### ≈ 6-7 offices

The same spend in Lake Mary executive suites, with no storefront, signage or dedicated parking

### Per Proposal

Rinehart Pointe rate and lease structure provided by written proposal. Ask about suite combinations.

\*Illustration only, using the Orlando metro average asking retail rent; not the Rinehart Pointe asking rate. Monthly rent = rate × SF ÷ 12, before NNN charges. Executive-suite comparison uses the \$602/mo Lake Mary average private-office rate. Sources: Colliers, The State of Florida Retail 2026 (via Florida Realtors, Oct 2026); CBRE Orlando Office Figures Q3 2026; CoworkingCafe Lake Mary listings, Oct 2026.

CO-TENANCY • 50% LEASED

# Good Neighbors. More on the Way.



Rinehart Pointe is already half leased. Vivid Nail Lounge is open in Suites 200-300, and Walk on Water has signed for the 2,000 SF Suite 100 end cap and is coming soon.

That leaves three adjoining 1,500 SF bays, Suites 400, 500 and 600, for the next tenant. Lease one, or combine two or three into a single 3,000 or 4,500 SF space, with established neighbors already bringing customers to the center.

| SUITE          | SIZE     | TENANT            | STATUS      |
|----------------|----------|-------------------|-------------|
| Suite 100      | 2,000 SF | Walk on Water     | Coming Soon |
| Suites 200-300 | 2,500 SF | Vivid Nail Lounge | Open        |
| Suite 400      | 1,500 SF | —                 | Available   |
| Suite 500      | 1,500 SF | —                 | Available   |
| Suite 600      | 1,500 SF | —                 | Available   |



**3** SUITES LEFT

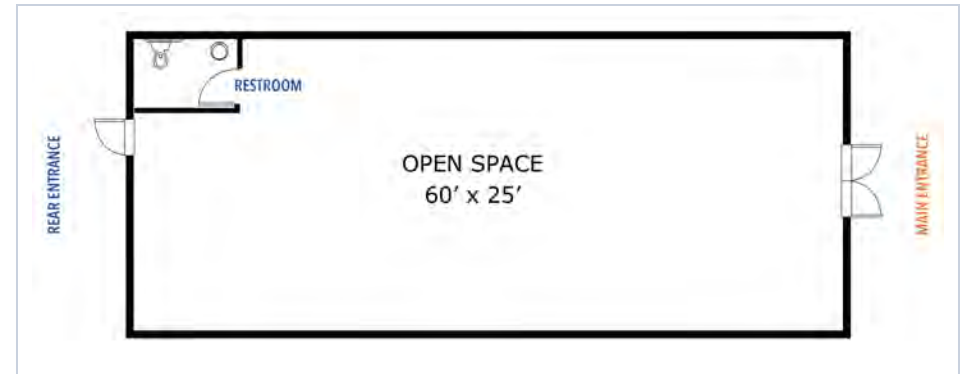
**4,500** SF AVAILABLE

Join Vivid Nail Lounge and Walk on Water on Rinehart Road.

Tenant status as of October 2026. Suite combinations subject to ownership approval and demising.

SUITES 400 • 500 • 600 • AVAILABLE

# Three Bays. One Address. Up to 4,500 SF.



TYPICAL 1,500 SF BAY • NOT TO SCALE • SUITE 600 RESTROOM MIRRORED

Each bay is a 60' x 25' open shell with a restroom, a double-door storefront and a rear entrance. Lease one, or join two or three side by side for a 3,000 or 4,500 SF practice, studio or showroom.



## 1,500 SF

SUITE 400 ALONE

## 3,000 SF

400 + 500 OR 500 + 600

## 4,500 SF

400 + 500 + 600

|     |     |     |
|-----|-----|-----|
| 400 | 500 | 600 |
| 400 | 500 | 600 |
| 400 | 500 | 600 |

**BEST FIT: PHYSICAL THERAPY • CHIROPRACTIC • WELLNESS • SERVICE RETAIL**

Combinations subject to ownership approval and demising. Illustrative uses, subject to zoning and ownership approval.

THREE SUITES • 1,500 - 4,500 SF • AVAILABLE NOW

# Put Your Name on **Rinehart Road.**



**Garrett Gleiter**

Garrett@4acre.com

**407.539.4514**

**CALL TODAY TO SCHEDULE A TOUR**

Walk Suites 400-600 with Garrett, see the frontage and get a written proposal for your practice or concept.

4 Acre Commercial Real Estate (4 Acre) does not represent or warrant the accuracy of the information contained herein. Such information has been given to 4 Acre by the owner of the property or obtained from other sources deemed reliable. 4 Acre has no reason to doubt its accuracy, but does not guarantee it. The reviewer(s) of this document is encouraged to perform their own research for their own purposes to verify the dependability of the information being reviewed. All information should be verified by reviewer(s) prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults. This information represents the proprietary work product of 4 Acre Realty, LLC and may not be copied, reproduced, modified, distributed, published, transmitted, or otherwise disclosed without the express written consent of 4 Acre Realty, LLC.



**CONTACT: GARRETT GLEITER | GARRETT@4ACRE.COM | 407.539.4514**