

LIFEPOINTE VILLAGE - ALF
FOR SALE – 70% COMPLETED
 ORLANDO, FL



ASSISTED LIVING FACILITY – 78 UNITS

3201 Center Pointe Drive, Orlando, FL 32825

- Location: SW quadrant of State Road 417 (Greenway) and Curry Ford Road
- Building Size: 69,463+/- SF
- Building Improvements: Three (3) story, 78 unit ALF at 80%+/- completion
- Site: 37+/- acre site planned for three (3) buildings of three (3) stories each with a total of 234 units. Site Improvements: Private entrance driveway from Curry Ford Road, all underground utilities, drainage, curbs/gutters. Parking and driveways are curbed and compacted, ready for paving.
- Zoning: Planned Development via Orange County, FL
- Tax ID: 07-23-31-0000-00-003 (www.ocpafl.org)
- Total Units: 78
 - Studio Units: 18
 - 1 Bedroom Units: 54
 - 2 Bedroom Units: 6
- Additional Amenities

<ul style="list-style-type: none"> ▪ Dining Room with Commercial Kitchen ▪ Chapel ▪ Sitting Area ▪ Fitness Area 	<ul style="list-style-type: none"> ▪ Administrative Offices ▪ Mail room ▪ Employee lounge
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For more information
 please contact:

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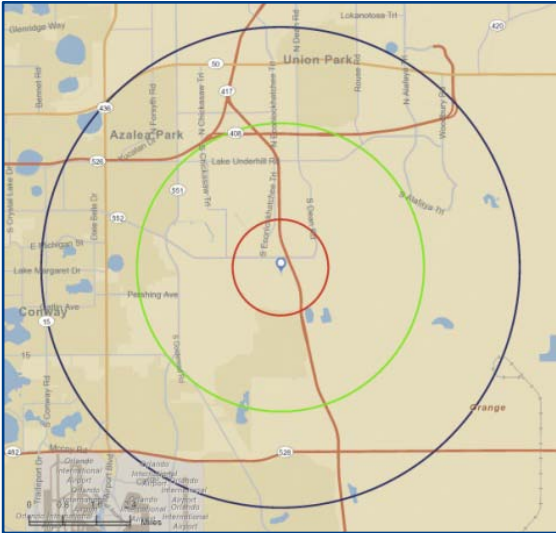
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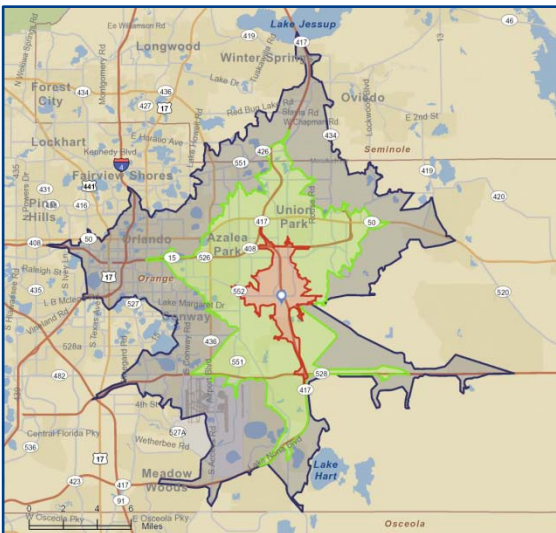
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DEMOGRAPHICS



Radius*	1 Mile	3 Miles	5 Miles
Total Population	5,620	58,910	204,159
Total Households	1,853	20,392	74,729
Average HH Income	\$76,864	\$63,701	\$61,289
Number of Employees	276	8,603	43,413
Number of Businesses	51	938	4,661

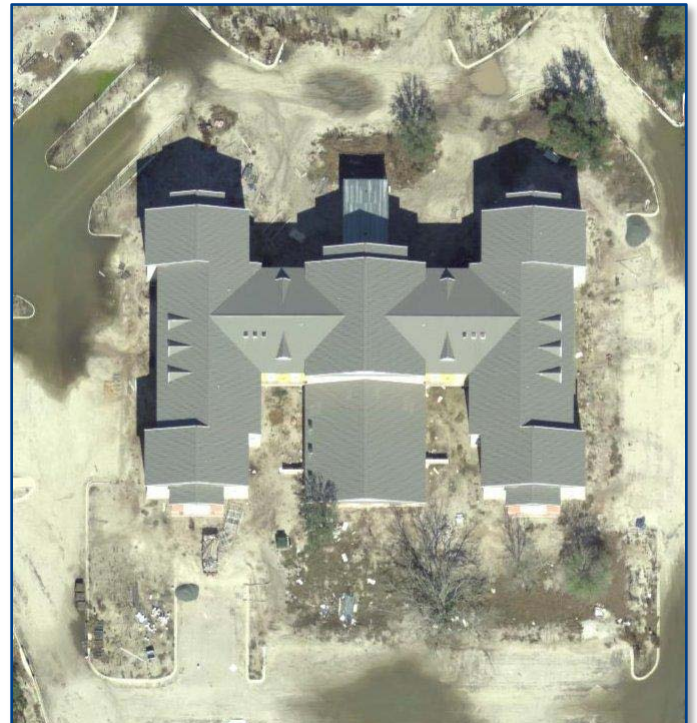
*STDBonline



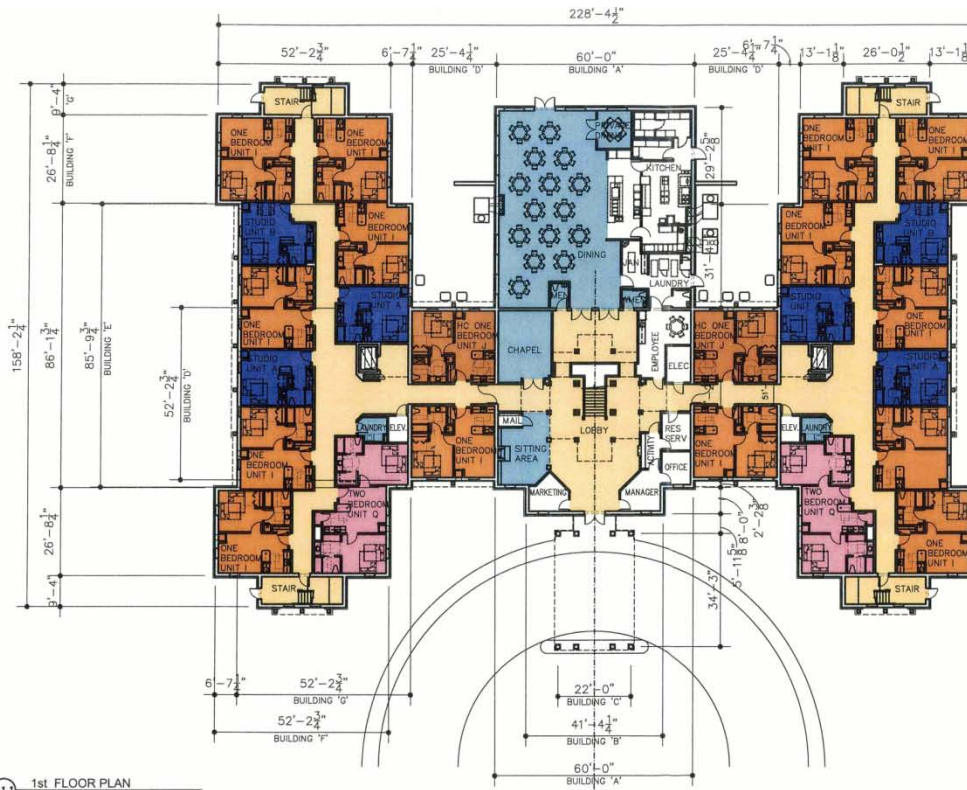
Drive Time*	5 Minutes	10 Minutes	15 Minutes
Total Population	5,620	58,910	204,159
Total Households	1,853	20,392	74,729
Average HH Income	\$76,864	\$63,701	\$61,289
Number of Employees	276	8,603	43,413
Number of Businesses	51	938	4,661

*STDBonline

AERIALS



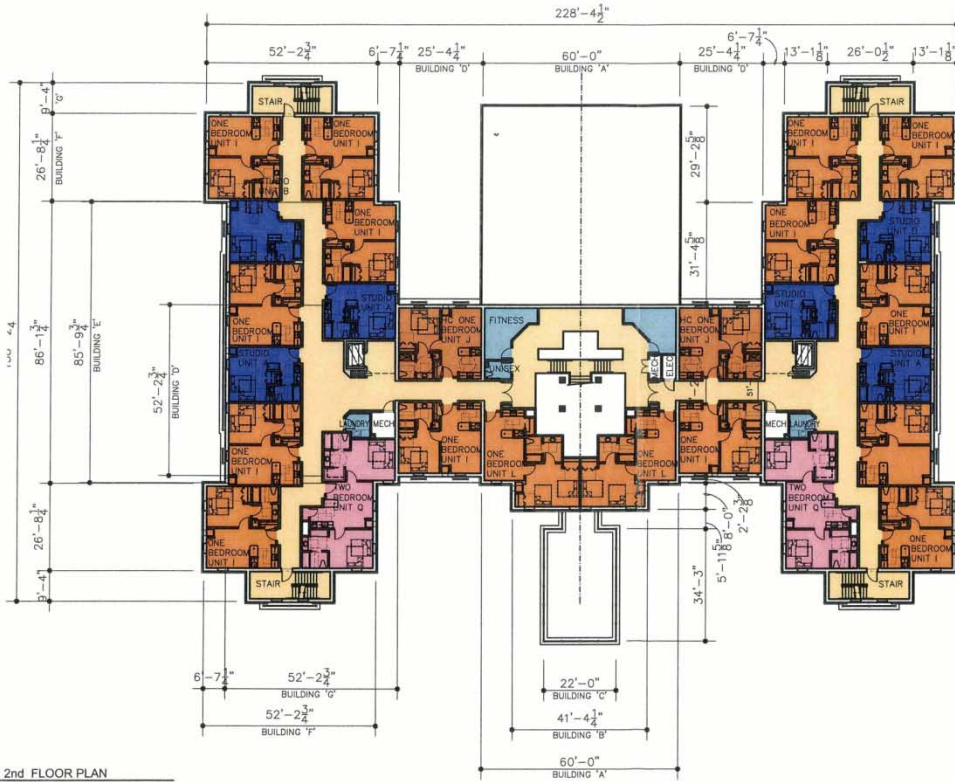
FLOOR PLANS



ASSISTED LIVING AREA SUMMARY	
1st FLOOR:	25,423 sf
1/2 CANOPY:	466 sf
2nd FLOOR:	21,787 sf
3rd FLOOR:	21,787 sf
Total Square Footage:	69,463 sf ✓

	UNIT SUMMARY per FLOOR			
	1st FLOOR	2nd FLOOR	3rd FLOOR	Total # of Unit Type
STUDIO	6	6	6	18
1 BED ROOM	16	18	20	54
2 BED ROOM	2	2	2	6
Total Units/Floor	24	26	28	78

A1.1 1st FLOOR PLAN
1"=25'-0"



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STUDIO	6	6	6	18
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A1.2 2nd FLOOR PLAN
1"=25'-0"

PROPOSED SITE PLAN

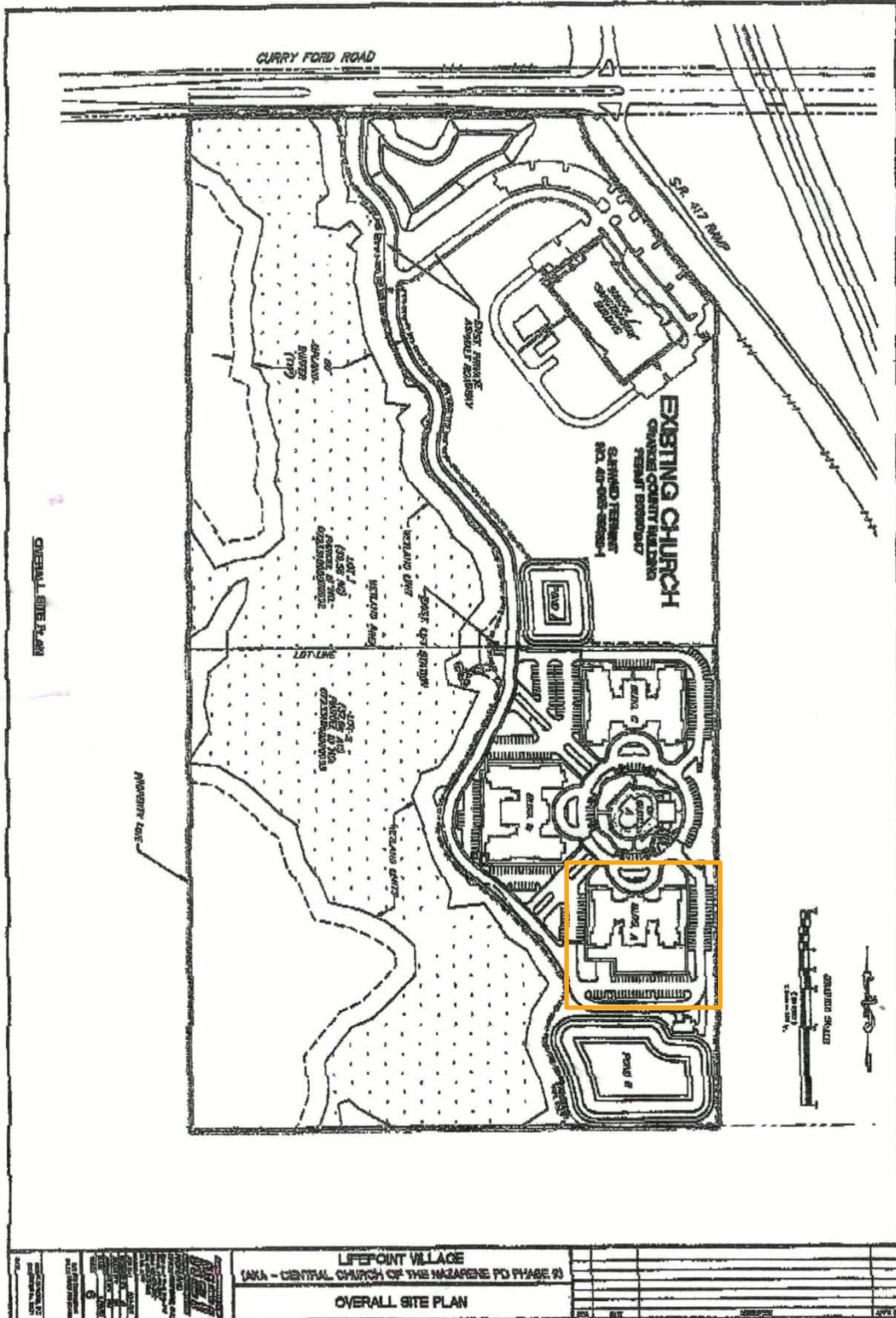


EXHIBIT C

SURVEY

BOUNDARY SURVEY OF A PORTION OF THE NE 1/4, SECTION 7, T-23-S, R-31-E ORANGE COUNTY, FLORIDA

