

MARTIN LUTHER KING JR. BLVD, KISSIMMEE, FL
NEW MEDICAL OFFICE CONDOS FOR SALE AND FOR LEASE



3,000 – 100,000 SF ±

Grey shell delivery
Tenant Improvement Allowance Available for Leased Premises
Inside the Kissimmee Medical Arts District

PROPERTY OVERVIEW

Millenia Partners Healthcare Team is proud to present a brand new 100,000 SF +/-, multi-story medical office building adjacent to HCA Florida Osceola Hospital in Kissimmee.

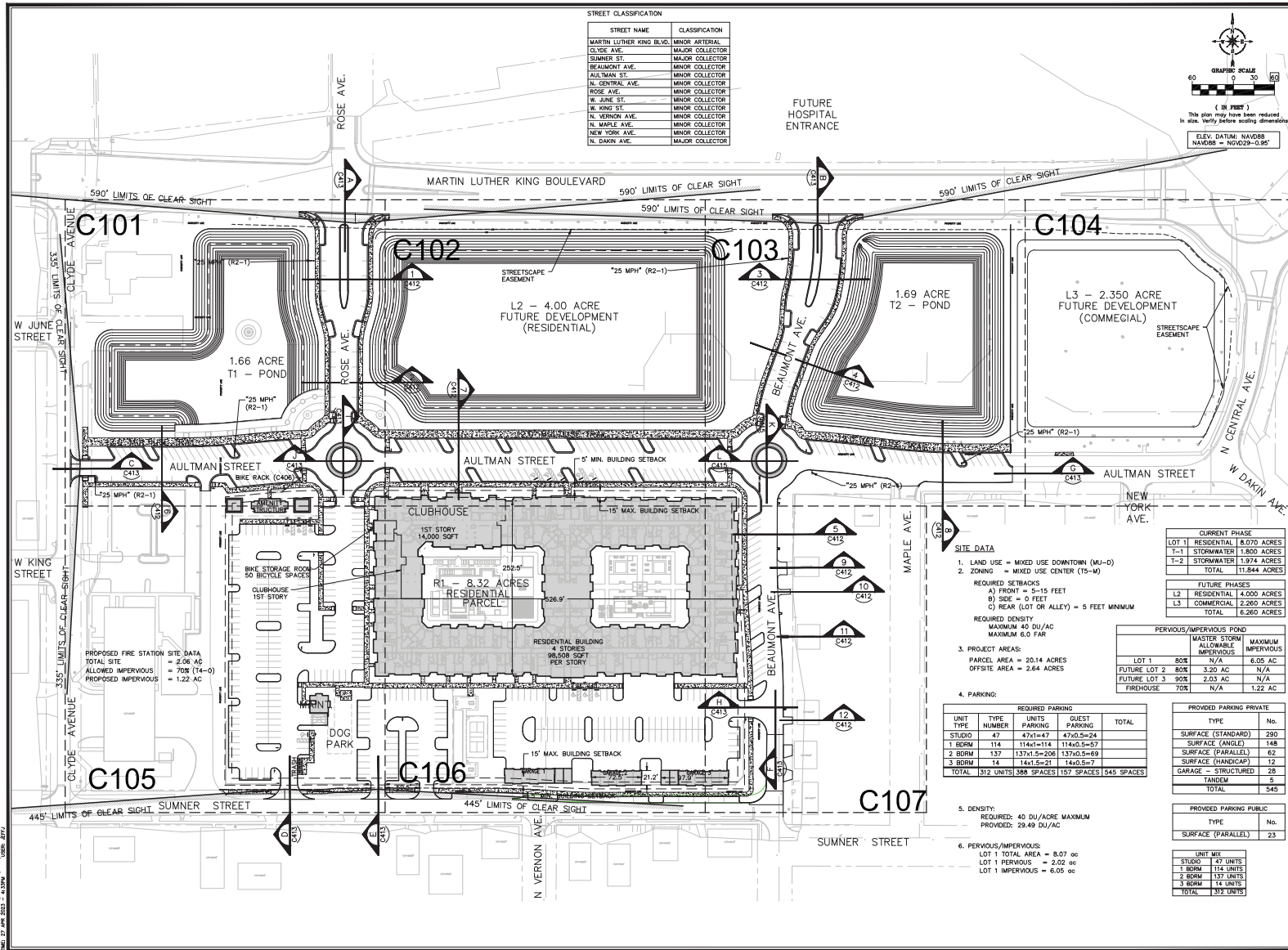
The property is currently under construction and is set to be delivered in grey shell condition at the end of 2025. Condos are available for sale ranging from 3,000 - 100,000 SF +/- . Build-to-suit options are also available. All medical office specialties are open to purchase in this building but this is a great opportunity for neurologists, cardiologists, and orthopedics to take advantage of the top services offered at HCA Florida Osceola Hospital. First floor availability to develop an outpatient surgery center is also available.

The building is part of a multi phase, mixed use master planned development in the Medical Arts District of Kissimmee. Phase 1, The Allen, is a brand new 312 unit luxury apartment complex that is schedule for completion in 2025.

UNIQUE BUILDING ATTRIBUTES

- Brand New Medical Office Building in Kissimmee
- 3,000 - 100,000 SF +/- Condos For Sale - Build to Suit Options Available
- Easy Access to Florida Turnpike, N John Young Parkway, and Osceola Parkway
- Located directly across the street from HCA Florida Osceola Hospital and 2 miles from AdventHealth Kissimmee

SITE MAP



STREET NAME	CLASSIFICATION
MARTIN LUTHER KING BLVD.	MINOR ARTERIAL
CLYDE AVE.	MAJOR COLLECTOR
SUMNER ST.	MAJOR COLLECTOR
BEAUMONT AVE.	MINOR COLLECTOR
AULTMAN ST.	MINOR COLLECTOR
N. CENTRAL AVE.	MINOR COLLECTOR
ROSE AVE.	MINOR COLLECTOR
W. JUNE ST.	MINOR COLLECTOR
W. KING ST.	MINOR COLLECTOR
N. VERNON AVE.	MINOR COLLECTOR
N. MAPLE AVE.	MINOR COLLECTOR
N. DAWN AVE.	MAJOR COLLECTOR

GRAPHIC SCALE
0 30 60
(IN FEET)

ELEV. DATUM: NAVD83
NAVD83 = NAD83+0.08'

This plan may have been reduced in size. Verify before scaling dimensions.

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EB 9014

Digitally signed by Timothy V. McCormick
Date: 2023.04.27 17:44:28-0400'

This item has been digitally signed and sealed by Tim McCormick, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

BEAUMONT REDEVELOPMENT
CITY OF KISSIMMEE, FLORIDA

Revisions:

No.	Date	Description
1	11/19/22	CITY COMMENTS
2	01/27/23	CITY COMMENTS 01/26/23
3		
4		
5	04/26/23	CITY/FOHO COMMENTS
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SITE DATA

- LAND USE = MIXED USE DOWNTOWN (MU-D)
- ZONING = MIXED USE CENTER (T5-M)

REQUIRED SETBACKS:
 A) FRONT = 5-15 FEET
 B) SIDE = 0 FEET
 C) REAR (LOT OR ALLEY) = 5 FEET MINIMUM

REQUIRED DENSITY:
 MAXIMUM 40 DU/AC
 MAXIMUM 6.0 FAR

- PROJECT AREAS:
 PARCEL AREA = 20.14 ACRES
 OFFSITE AREA = 2.64 ACRES
- PARKING:

UNIT TYPE	REQUIRED PARKING	GUEST PARKING	TOTAL
STUDIO	47	47	94
1 BDRM	114	114	228
2 BDRM	137	137	274
3 BDRM	14	14	28
TOTAL	312 UNITS	312 SPACES	624 SPACES

CURRENT PHASE

LOT 1	RESIDENTIAL	8.070 ACRES
T-1	STORMWATER	1.800 ACRES
T-2	STORMWATER	1.974 ACRES
TOTAL		11.844 ACRES

FUTURE PHASES

L2	RESIDENTIAL	4.000 ACRES
L3	COMMERCIAL	2.250 ACRES
TOTAL		6.250 ACRES

PERVIOUS/IMPERVIOUS POND

	MASTER STORM ALLOWABLE IMPERVIOUS	MAXIMUM IMPERVIOUS
LOT 1	80%	6.05 AC
FUTURE LOT 2	80%	5.00 AC
FUTURE LOT 3	90%	2.03 AC
FIREHOUSE	70%	1.22 AC
TOTAL		14.30 AC

PROVIDED PARKING PRIVATE

TYPE	No.
SURFACE (STANDARD)	290
SURFACE (ANGLE)	148
SURFACE (PARALLEL)	62
SURFACE (HANDICAP)	12
GARAGE - STRUCTURED	28
TANDEM	5
TOTAL	545

PROVIDED PARKING PUBLIC

TYPE	No.
SURFACE (PARALLEL)	23

UNIT MIX

STUDIO	47 UNITS
1 BDRM	114 UNITS
2 BDRM	137 UNITS
3 BDRM	14 UNITS
TOTAL	312 UNITS

OVERALL SITE PLAN
 Design: TM
 Scale: As Noted
 Date: 03/02/2022
 Project No.: 2337001
 Drawn: JBU
 Checked: AK

Release: **C100**

KISSIMMEE OVERVIEW

The Kissimmee address covers a wide area of Osceola County since it is largely unincorporated yet it has a rich rural history. From neighborhoods bordering the Walt Disney World Resort® and Celebration to the West, to the bustling rural town of St. Cloud to the East. Historic downtown Kissimmee provides shopping and dining areas in the heart of the County with walkable residences or move South to the planned developments of Poinciana and Harmony. It is well served with central highways running to the North into Orlando, to the West to Disney World and to South Florida via the Florida turnpike and is also home of the Southern origination/final destination point of the Central Florida Sunrail.

Since the County is so diverse, there is a wide opportunity for property ownership from residential, short-term rental and investment.



KISSIMMEE'S NEIGHBORHOOD DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,588	182,211	415,440
AVERAGE AGE	36.9	37.6	36.9
AVERAGE AGE (MALE)	35.7	36.4	36.6
AVERAGE AGE (FEMALE)	38.3	39.5	37.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,980	12,120	29,583
# OF PERSONS PER HOUSEHOLD	2.1	2.5	2.4
AVERAGE HOUSEHOLD INCOME	\$37,669	\$48,578	\$54,977
AVERAGE HOUSE VALUE	\$133,413	\$194,338	\$230,469

* Demographic data derived from 2020 ACS - US Census



TEAM

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**FOR MORE
INFORMATION**

