

AVAILABLE FOR SUBLEASE

VILLAGE MEDICAL CENTER

1502 Village Oak Lane | Kissimmee, FL 34746

PROPERTY	Office Sublease within Village Medical Center
SPACE AVAILABLE	1,208 SF
BUILDING	Single Story
PARKING RATIO	8.04/1,000 SF
LEASING RATE	\$30.00/SF; NNN



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PROPERTY HIGHLIGHTS

- Move-in ready medical office at the intersection of John Young Pkwy. and S. Hoagland Blvd.
- Private entrance with direct access to the suite from the parking lot.
- 4 Exam rooms, 1 doctors office, lab, 2 restrooms, and check-in/check-out lobby.
- Ample parking; Ratio of 8.04/1,000 SF.
- Furniture available.
- Surrounding amenities include Publix, Walgreens, and Osceola Regional Medical Center.

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Old Tampa Hwy

S. Hoagland Blvd.

John Young Pkwy.

Pleasant Hill Rd.

CVS pharmacy ups Publix BEALLS
Walgreens Louisiana Kitchen KFC
Bank of America PopeYes
7-Eleven ROSS DRESS FOR LESS BURGER KING Wendy's





MARKET DEMOGRAPHICS



POPULATION	1-MILE	3-MILE	5-MILE
2028 Projection	5,843	43,710	123,541
2023 Estimate	5,422	40,355	113,922
Growth 2010-2023	2.7%	3.4%	3.6%
Growth 2023-2028	1.6%	1.7%	1.7%
Median Age	48.8	38.4	37.3



HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2028 Projection	2,320	14,507	42,114
2023 Estimate	2,155	13,423	38,886
Growth 2010-2023	1.3%	1.2%	1.6%
Growth 2023-2028	1.5%	1.6%	1.7%



INCOME	1-MILE	3-MILE	5-MILE
2023 Average Household Income	\$56,846	\$63,172	\$59,172
2023 Median Household Income	\$44,623	\$47,688	\$44,038



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