



# MEDICAL BUILDING FOR SALE

2971 PARK POND WAY KISSIMMEE FL 34741

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**For Sale: \$1,100,000 (382.34 / SF)**

Building: ± 2,877 SF

Year Built: 2023

Available Now



**2ND GEN  
MEDICAL  
LAYOUT**

Freestanding 2nd Generation Medical Space with 5 Exam Rooms, an X-ray room with lead walls, large treatment room, and a break room

Located within The Loop Medical and Professional Park with access off Dryer Blvd with 22,000 AADT and Ball Park Road

Built-in 2023 with warranties still in place

Less than 5-miles from Advent Health Kissimmee and HCA Florida Osceola Hospital

Centrally located within The Loop Kissimmee a major retail hub with with 23,000 AADT on Osceola Parkway and over 50,000 AADT on John Young Parkway



**XRAY ROOM  
IN PLACE**



**BUILT IN  
2023**

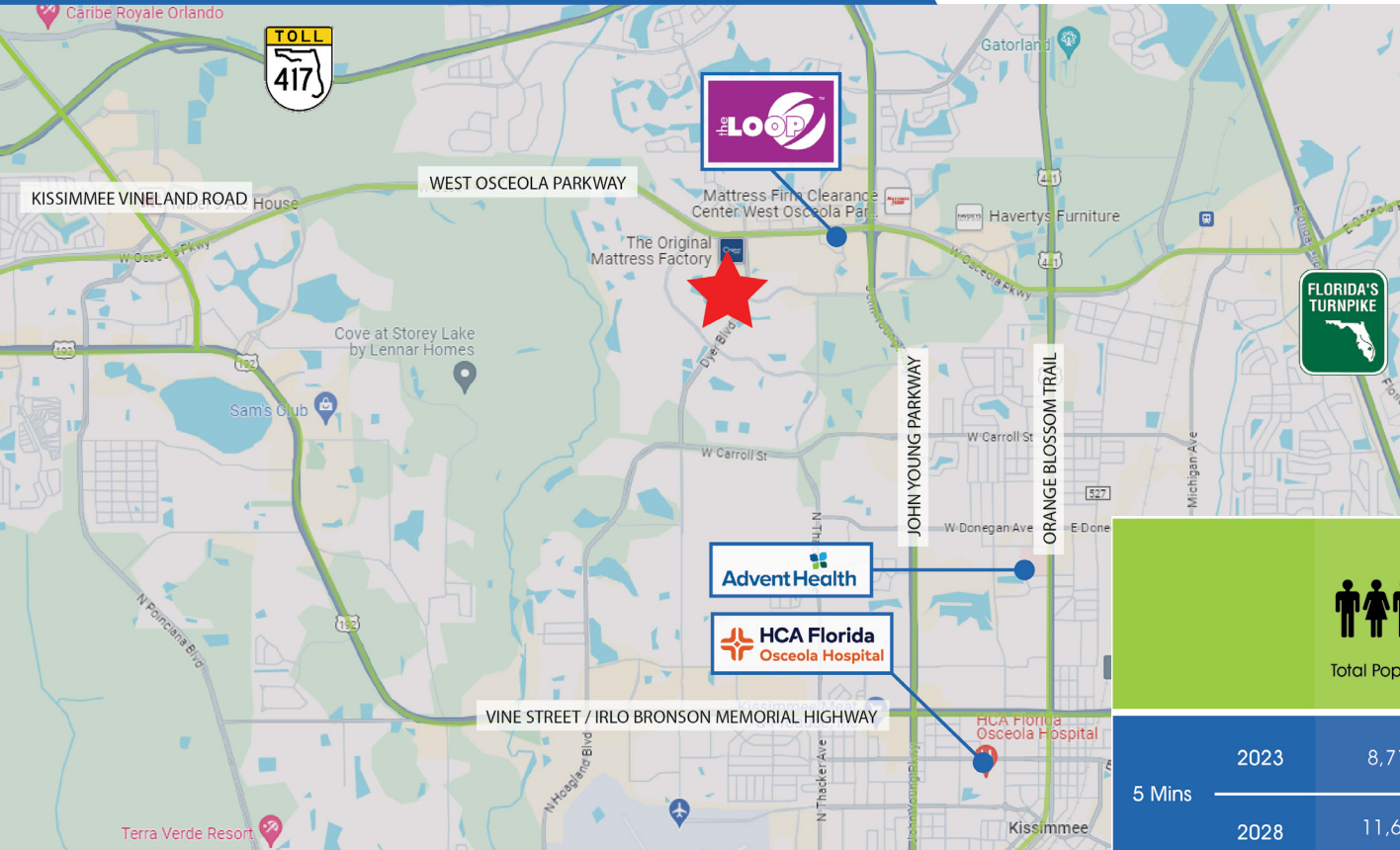







**LOCATED WITHIN  
OFFICE PARK**

■ 615 E. Colonial Dr., Orlando, FL 32803 ■ Phone: 407.872.0209 ■ [www.FCPG.com](http://www.FCPG.com) ■

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# MARKET HIGHLIGHTS



						
		Total Population	Total Families	Total Households	Average Income	Total \$ Spent on Medical Care
5 Mins	2023	8,715	2,180	2,911	\$69,081	\$3,820,691
	2028	11,601	2,904	3,896	\$81,509	
10 Mins	2023	64,374	15,239	22,611	\$69,113	\$32,555,049
	2028	69,879	16,632	24,501	\$79,658	
15 Mins	2023	149,390	35,788	51,653	\$76,844	\$85,492,926
	2028	162,519	39,016	56,475	\$88,394	

  
**DAYTIME POPULATION**  
 ± 59,716  
 (10 min radius)

  
**DRIVE TIME TO FL TURNPIKE**  
 3.6 mile / 8 mins

  
**MEDIAN AGE**  
 33.7  
 (10 min radius)

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**FIRST CAPITAL**  
 Property Group, Inc.  
 Commercial Real Estate Services



# PICTURES

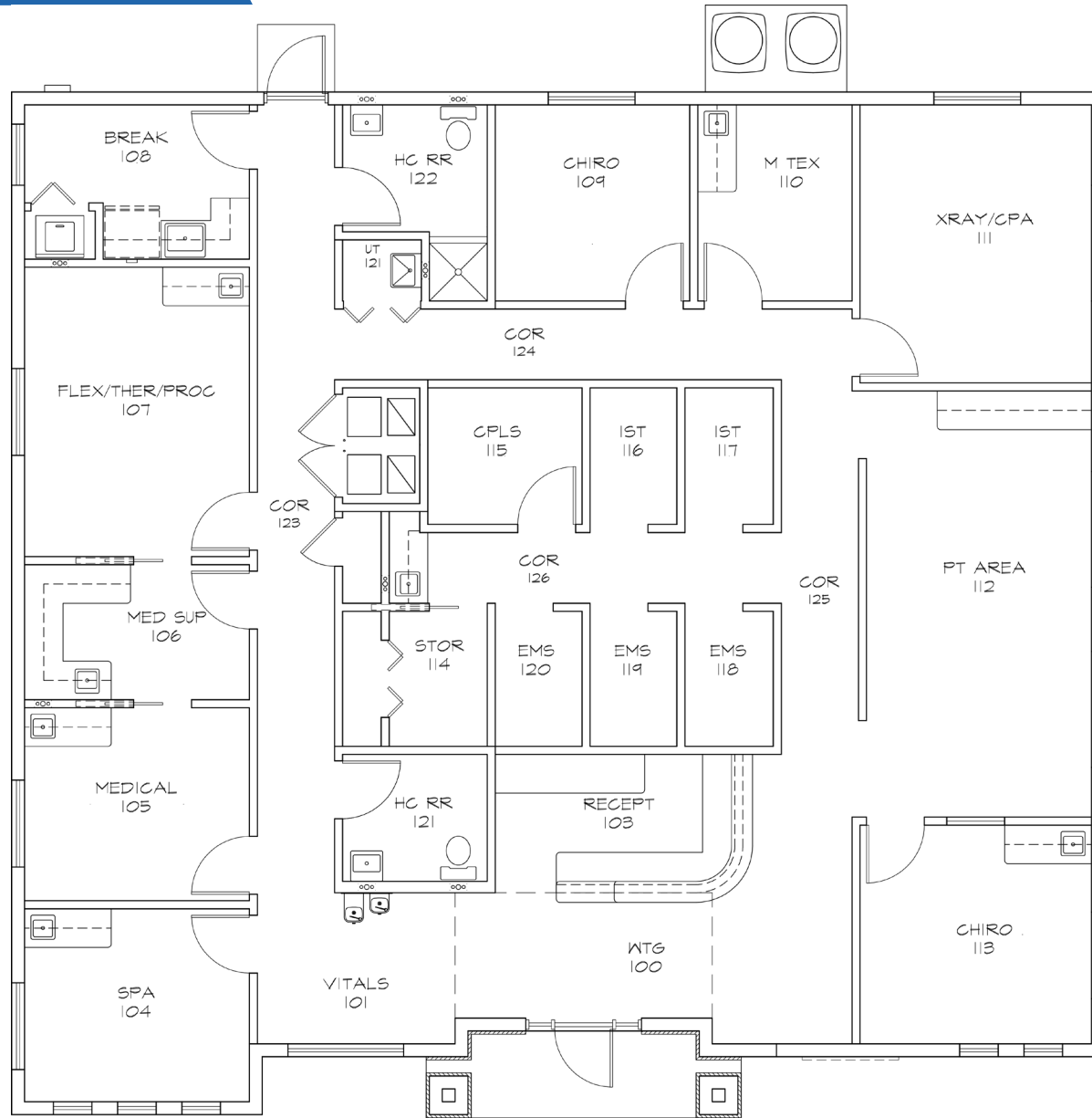


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# FLOORPLAN



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