



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



**X-RAY ROOM
IN PLACE**



**BUILT IN
2023**

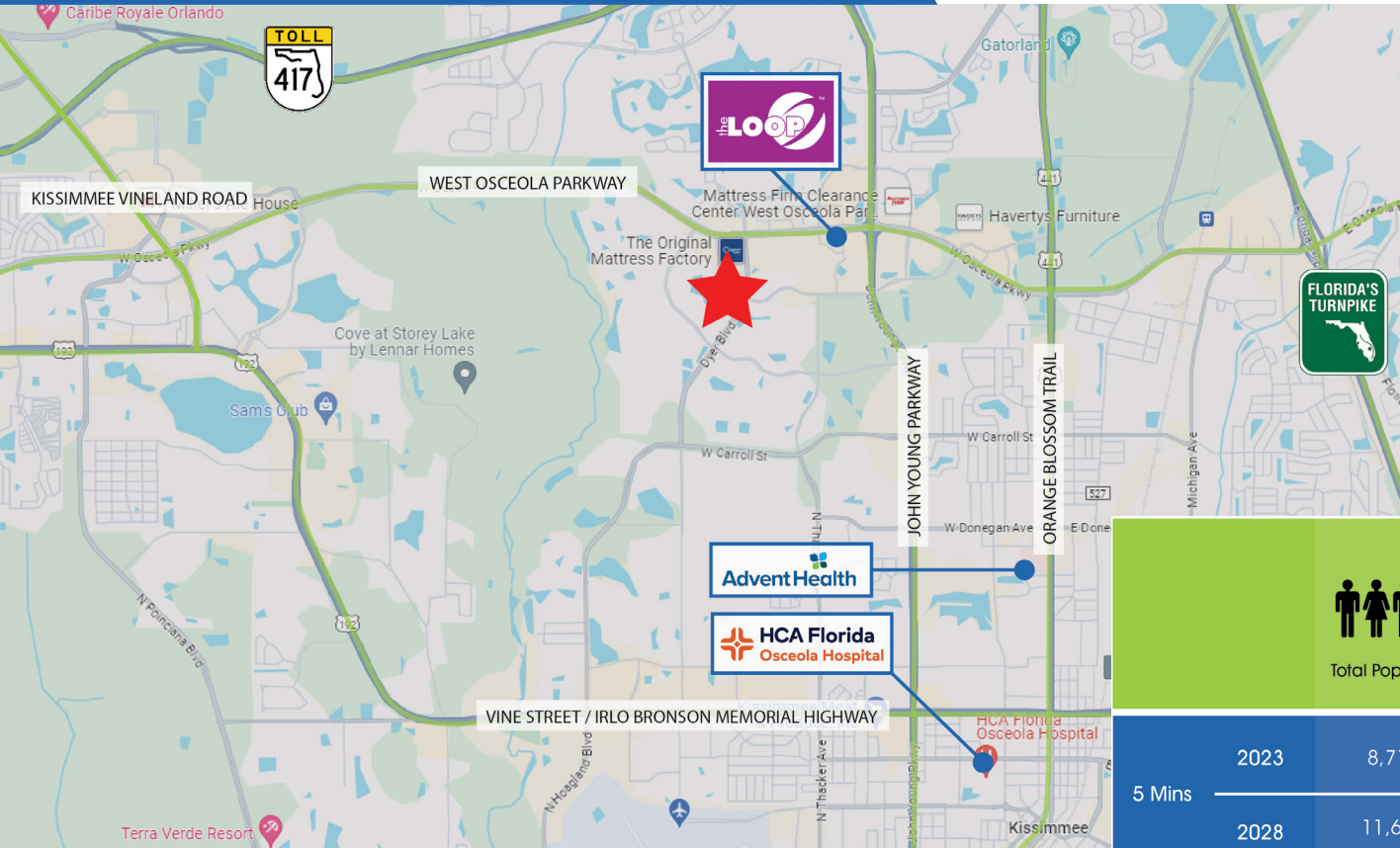







**LOCATED WITHIN
OFFICE PARK**

■ 615 E. Colonial Dr., Orlando, FL 32803 ■ Phone: 407.872.0209 ■ 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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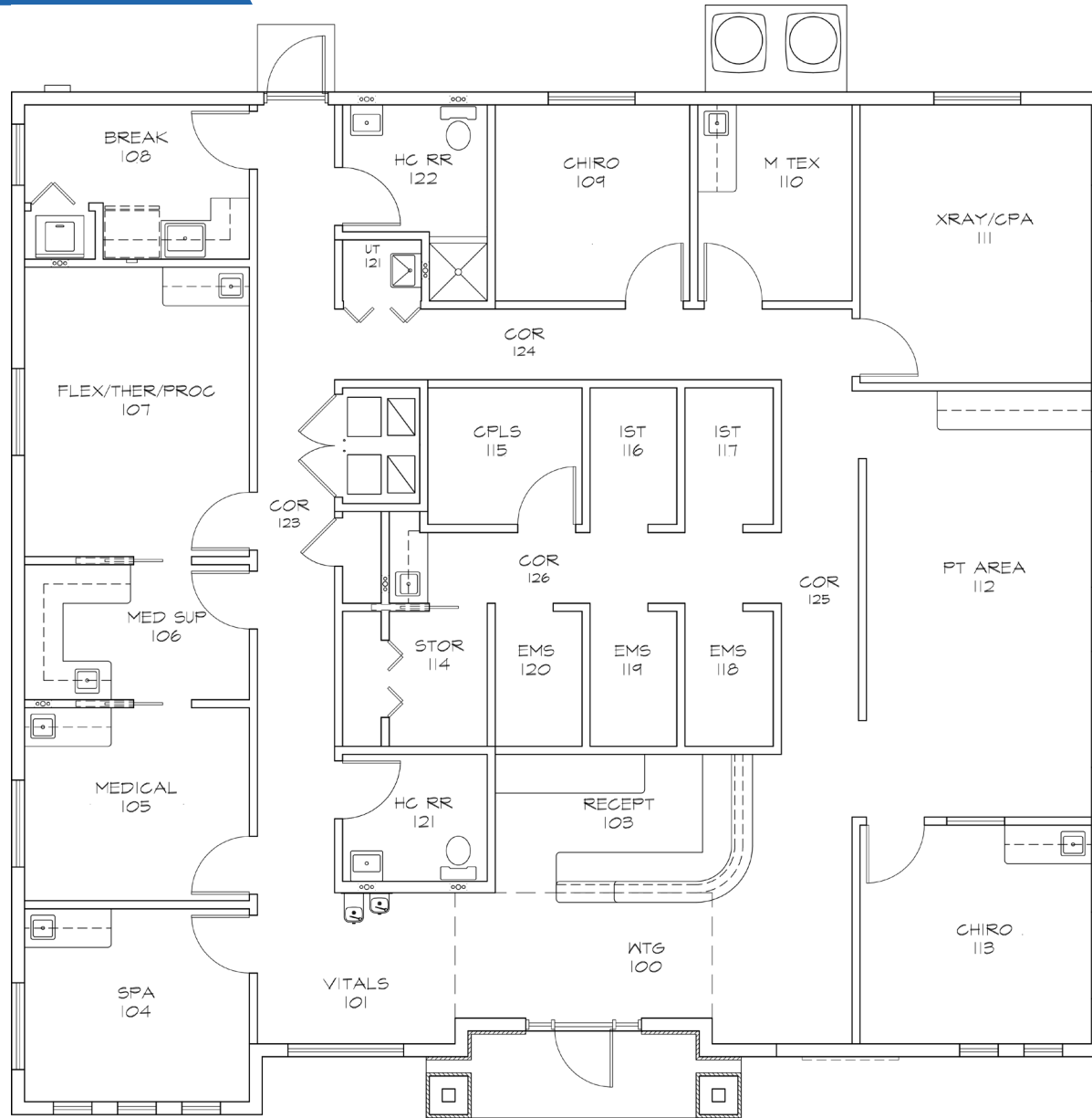
PICTURES



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FLOORPLAN



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