



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 50,500 AADT on John Young Parkway



**X-RAY ROOM
IN PLACE**



**BUILT IN
2023**

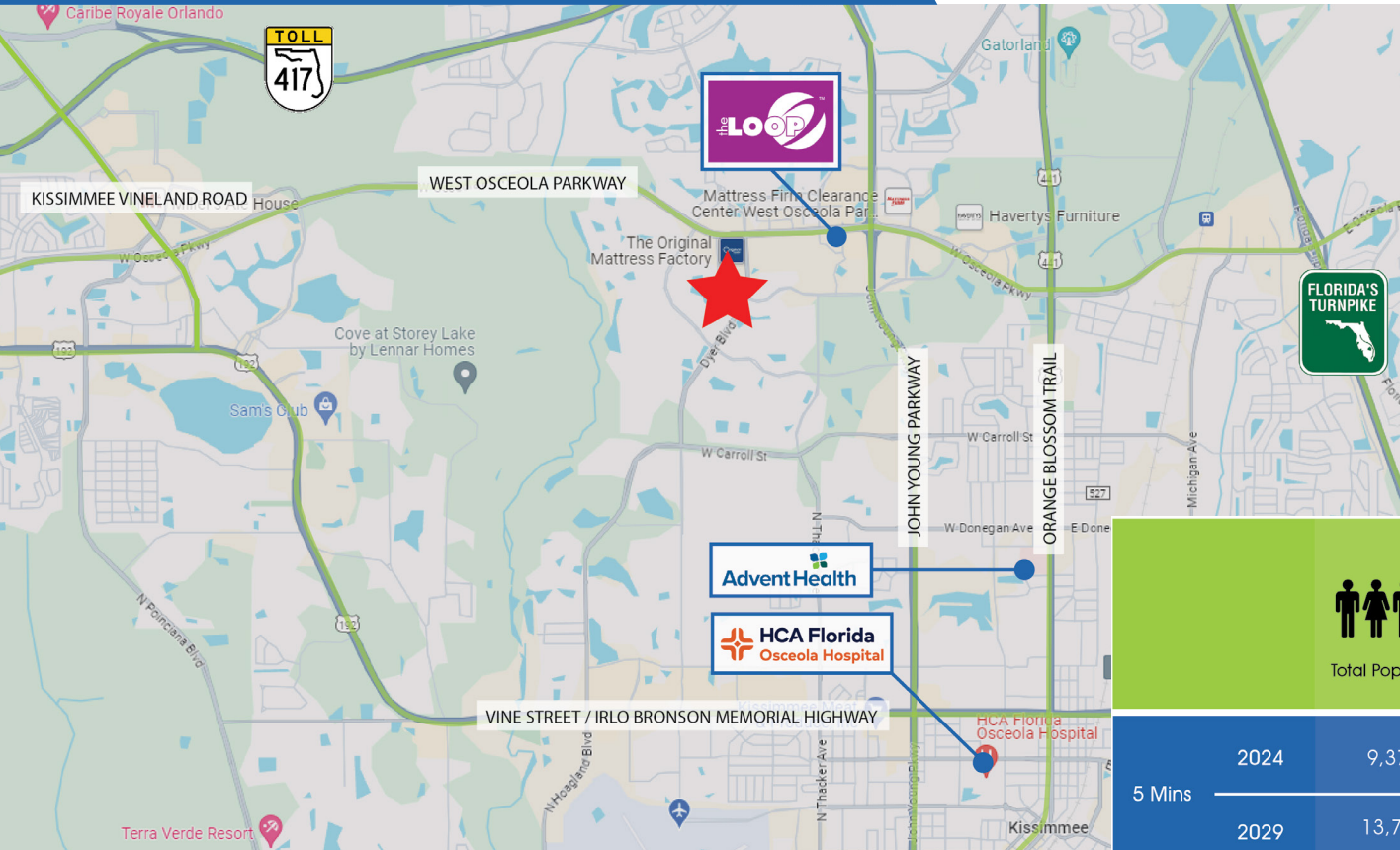







**LOCATED WITHIN
OFFICE PARK**

■ 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	2024	9,375	2,367	3,115	\$71,321	\$4,828,839
	2029	13,763	3,472	4,569	\$88,374	
10 Mins	2024	61,289	15,168	21,365	\$70,434	\$33,409,614
	2029	69,644	17,101	24,039	\$83,361	
15 Mins	2024	152,898	37,474	52,368	\$80,651	\$95,477,369
	2029	171,777	41,808	58,557	\$94,532	


DAYTIME POPULATION
 ± 59,040
 (10 min radius)


DRIVE TIME TO FL TURNPIKE
 3.6 mile / 8 mins


MEDIAN AGE
 35.6
 (10 min radius)

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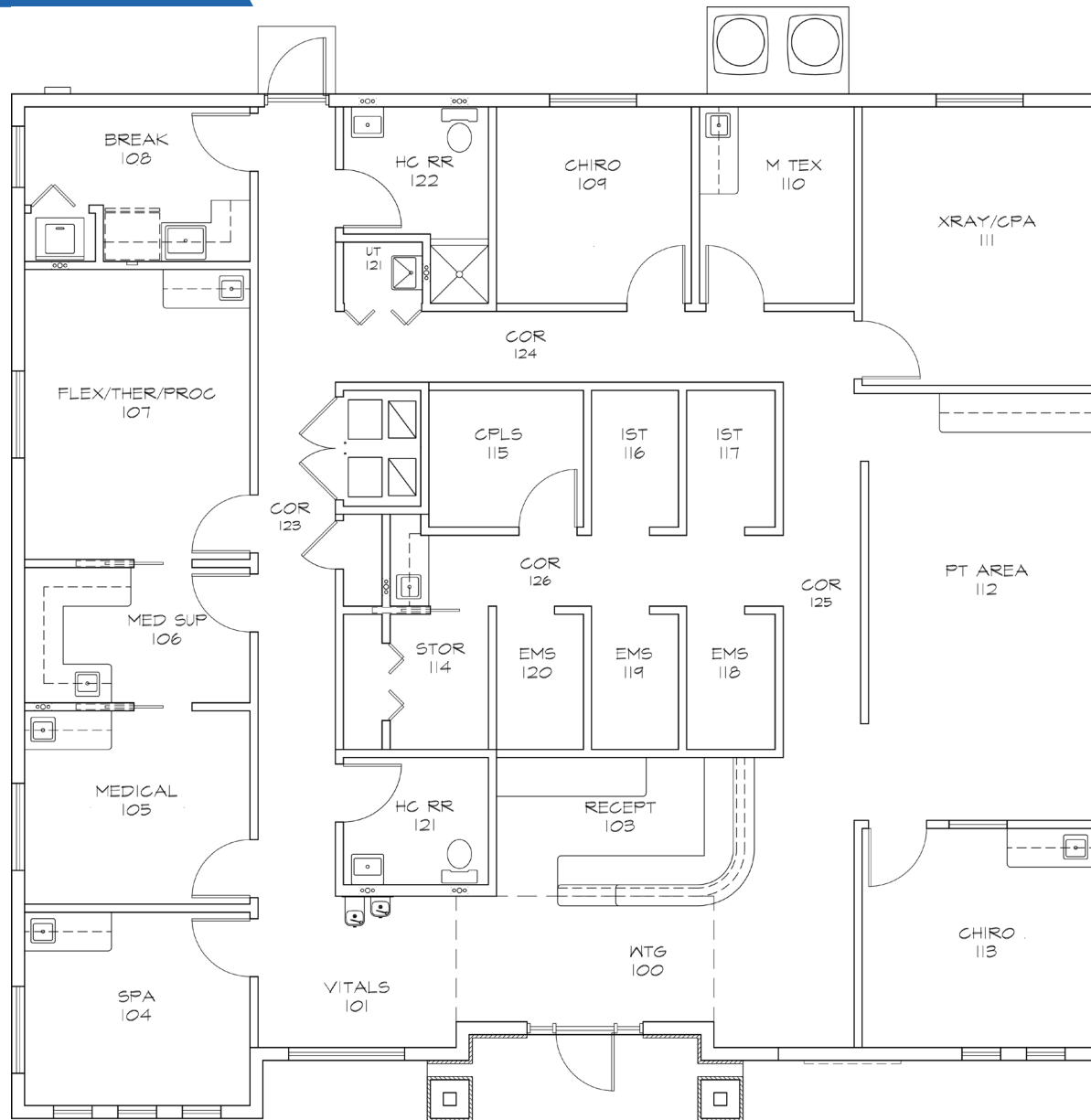
PICTURES



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FLOORPLAN



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