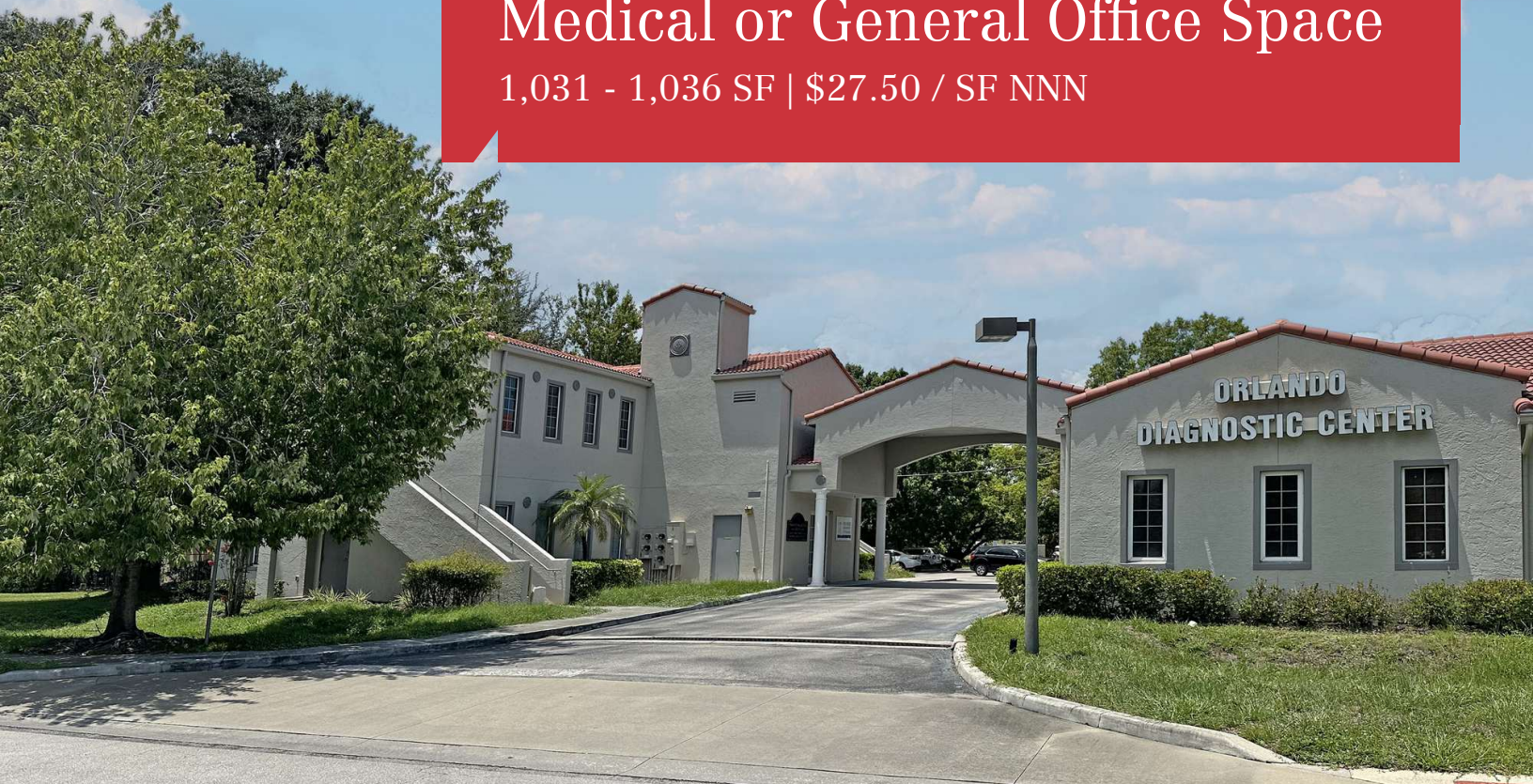


For Lease

# Medical or General Office Space

1,031 - 1,036 SF | \$27.50 / SF NNN



## 512 West Cherry Street

Kissimmee, Florida 34741

### Property Highlights

- 5,196± SF, two-story medical office building with elevator
- Suite C has a reception area, 1 private office, 3 exam rooms, kitchen/break area and restroom
- Fully built-out and available immediately!
- Well-suited for a variety of medical or general office uses; all suites are separately metered
- Just in front of HCA Florida Osceola Hospital
- Great location just off US Hwy 192-441 (Vine Street)
- Surrounded by dense residential and retail development
- Across the street from Central Avenue Elementary School and just down the street from the Plaza del Sol Shopping Center
- Zoning: Office

### AVAILABLE SPACES

| Space   | Lease Rate        | Size (SF) |
|---------|-------------------|-----------|
| Suite C | \$27.50 SF/yr NNN | 1,036     |



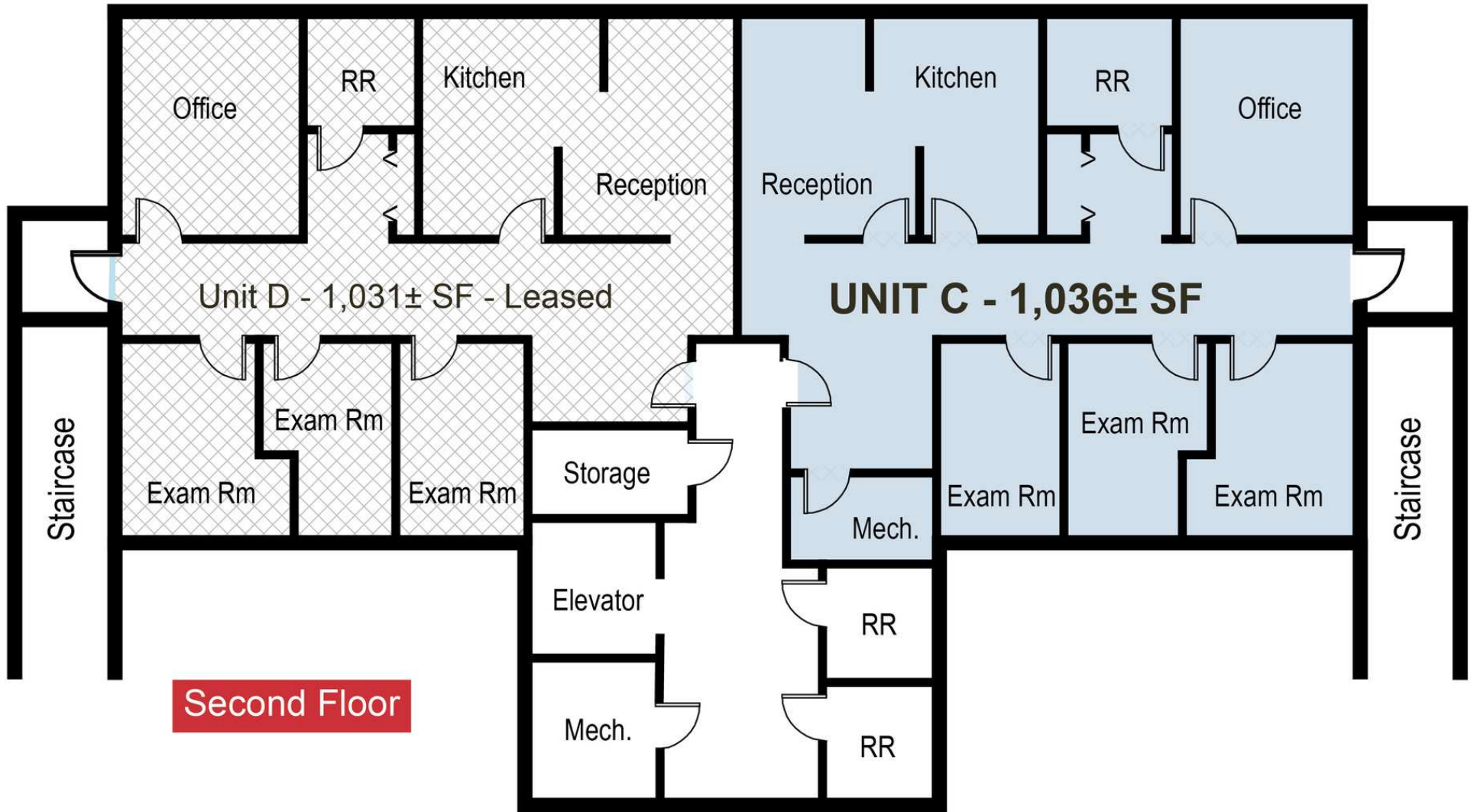
For more information

**Jeffrey Bloom, CCIM**

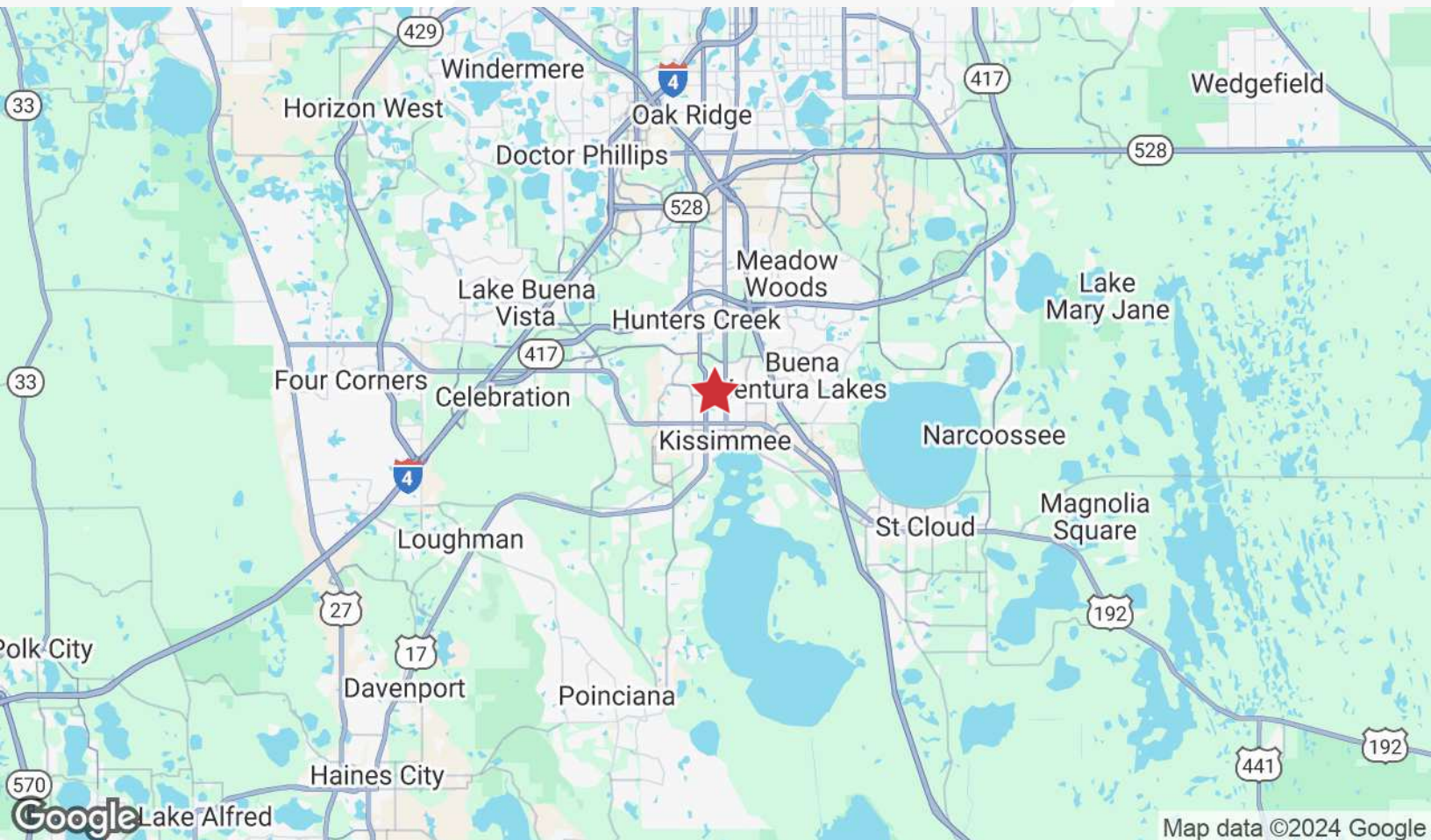
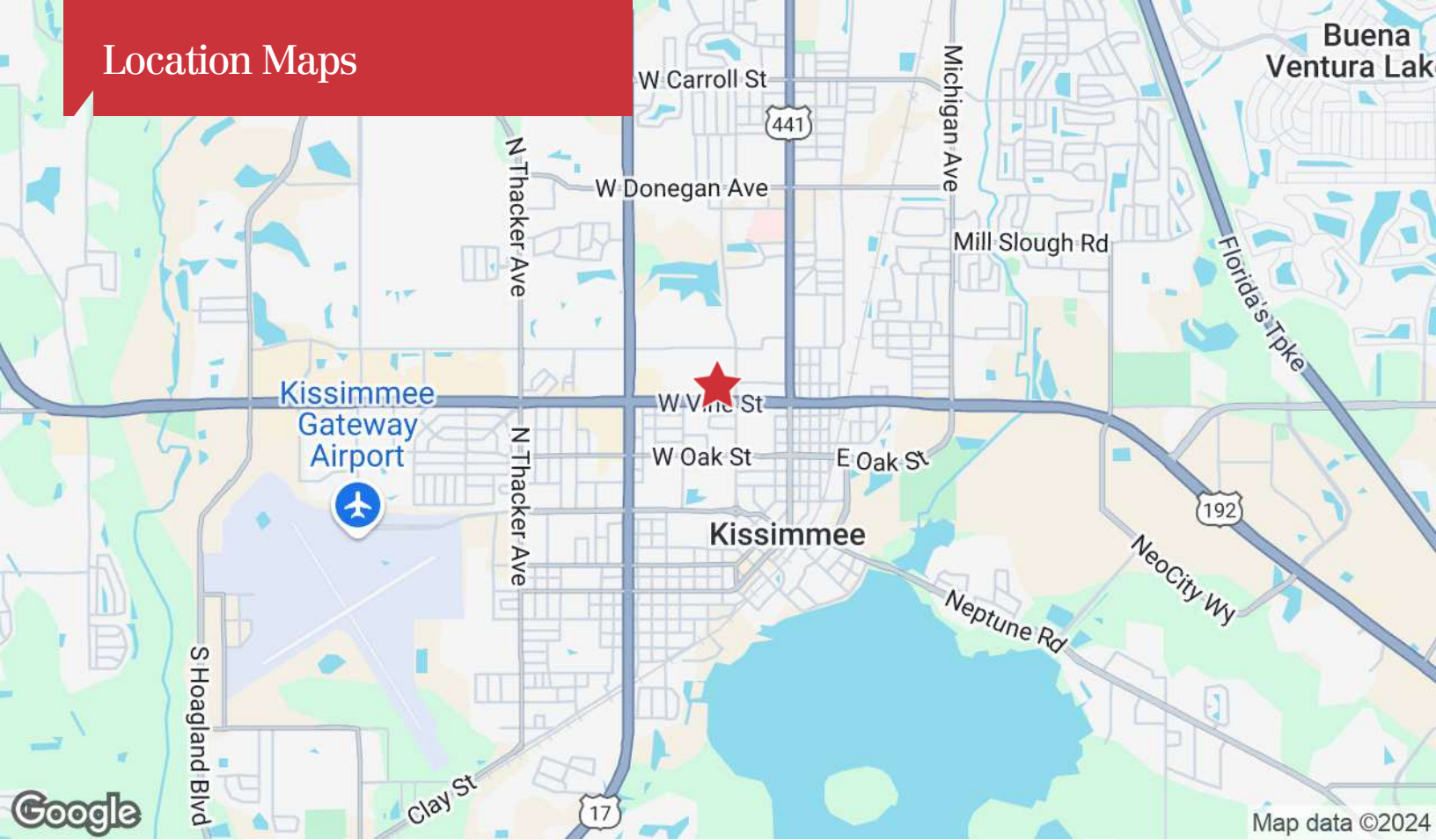
O: 407 949 0709

[jbloom@realvest.com](mailto:jbloom@realvest.com)

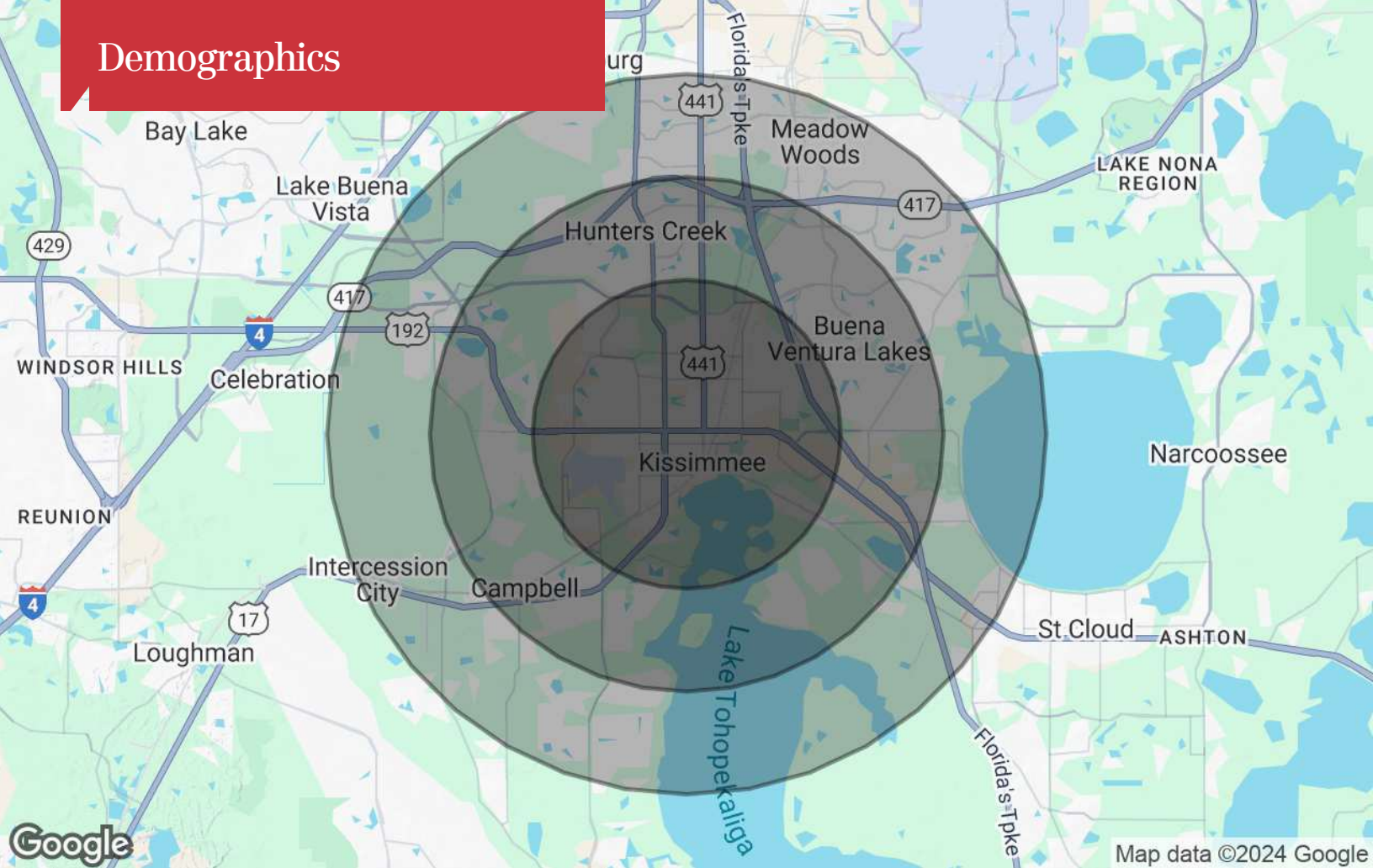
# Floorplan - 2nd Floor



# Location Maps



# Demographics



## Population

|                     | 3 Miles | 5 Miles | 7 Miles |
|---------------------|---------|---------|---------|
| TOTAL POPULATION    | 88,028  | 225,299 | 338,262 |
| MEDIAN AGE          | 39      | 39      | 39      |
| MEDIAN AGE (MALE)   | 37      | 38      | 38      |
| MEDIAN AGE (FEMALE) | 40      | 40      | 40      |

## Households & Income

|                     | 3 Miles   | 5 Miles   | 7 Miles   |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS    | 30,286    | 75,382    | 111,546   |
| # OF PERSONS PER HH | 2.9       | 3         | 3         |
| AVERAGE HH INCOME   | \$65,571  | \$77,465  | \$83,472  |
| AVERAGE HOUSE VALUE | \$330,618 | \$337,876 | \$350,002 |

\* Demographic data derived from 2020 ACS - US Census