

Oak Street Commerce

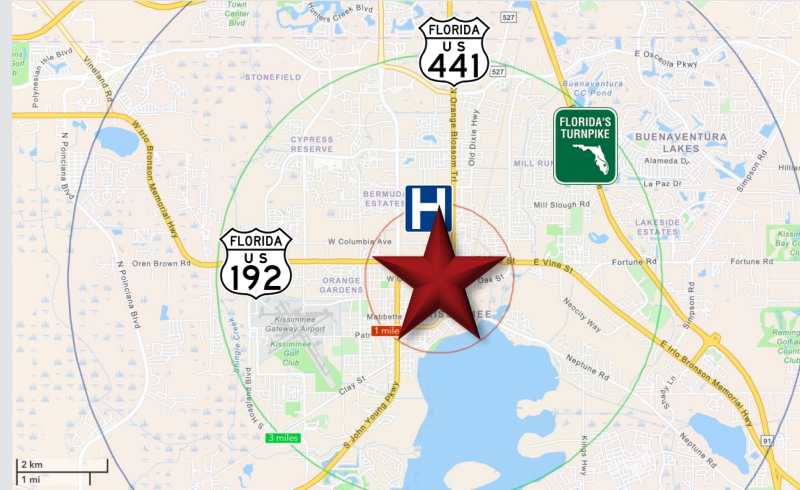
323 & 325 W Oak St. Kissimmee, FL 34741



Lease Rate: \$19 NNN

LOCATION DETAILS

Situated on W Oak Street, just south of US Hwy 192, with a traffic count of +6,900 cars per day. It is centrally located between S John Young Pkwy and US Hwy 441 (Downtown Kissimmee's Main Street), and is less than 3 miles from Florida's Turnpike. Across from HCA Florida Osceola Hospital, and less than 5 minutes from AdventHealth Kissimmee, providing convenient access to a variety of healthcare facilities.



LISTING DETAILS

- **±5,250 SF Office Condo** located in the first building of the Oak Street Commerce business center
- Property is zoned T5-M (Mixed-Use Center) with the city of Kissimmee
- **Variety of uses allowed**
- Ample shared parking
- **Recently updated with fresh paint**

2023 DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
Population	10,309	87,268	211,983
Average HH Income	\$54,453	\$65,814	\$76,083
Median HH Income	\$34,181	\$47,108	\$54,178

For More Information:

Cindy Hall
(407) 925-5976
CindyHall@palkiper.com

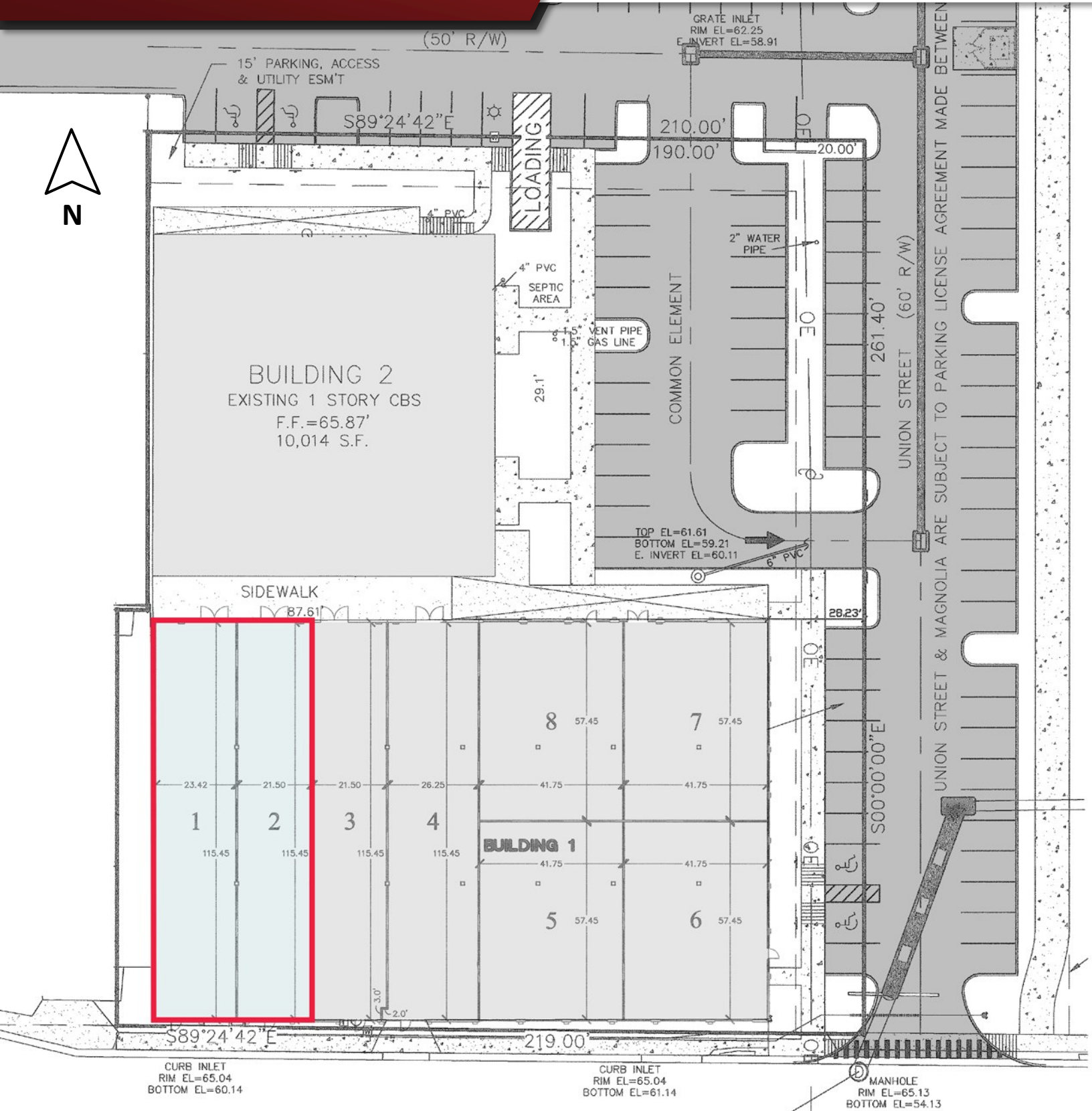
In Cooperation With:
Alkarim Ibrahim
(407) 782-8453
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Commercial Real Estate Services
Licensed Real Estate Broker



CONTACT FOR MORE INFORMATION:

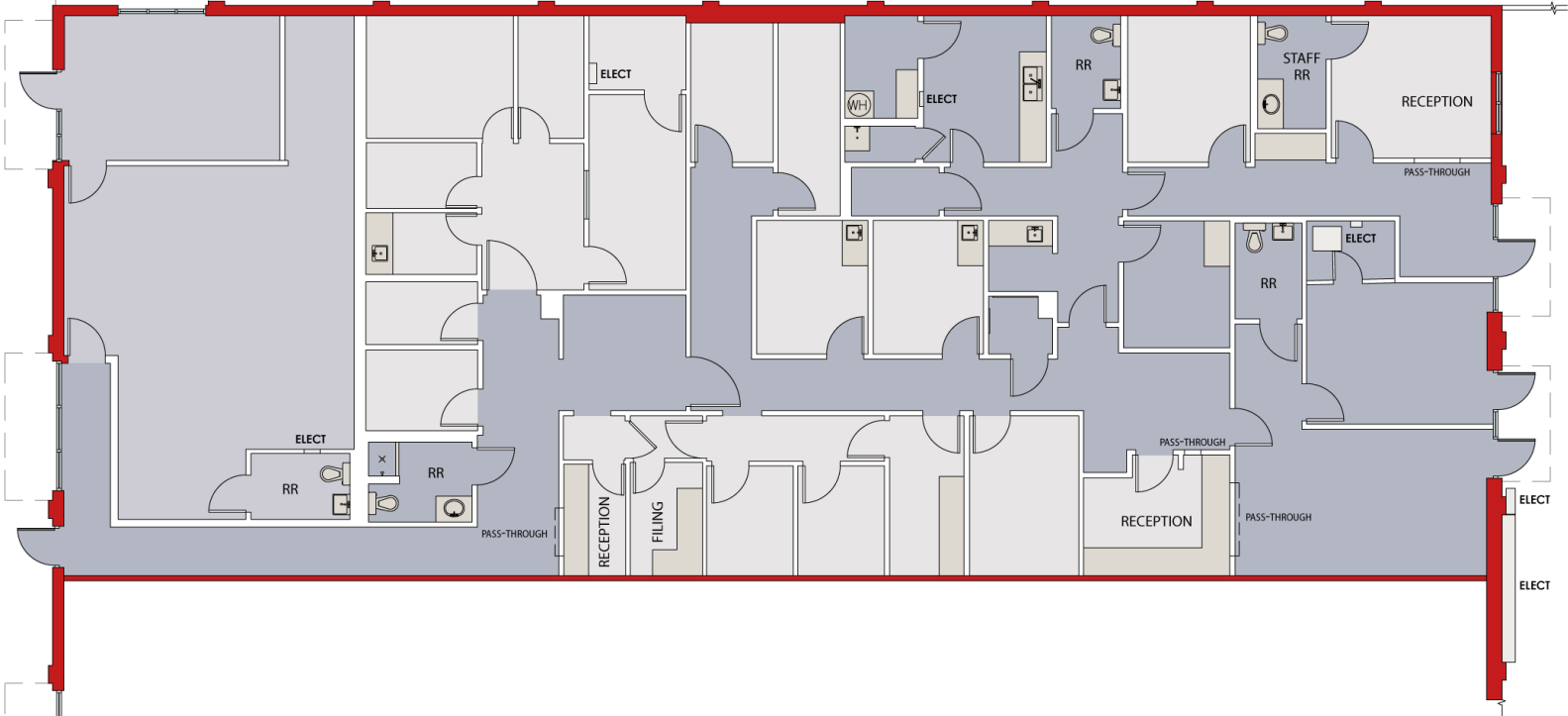
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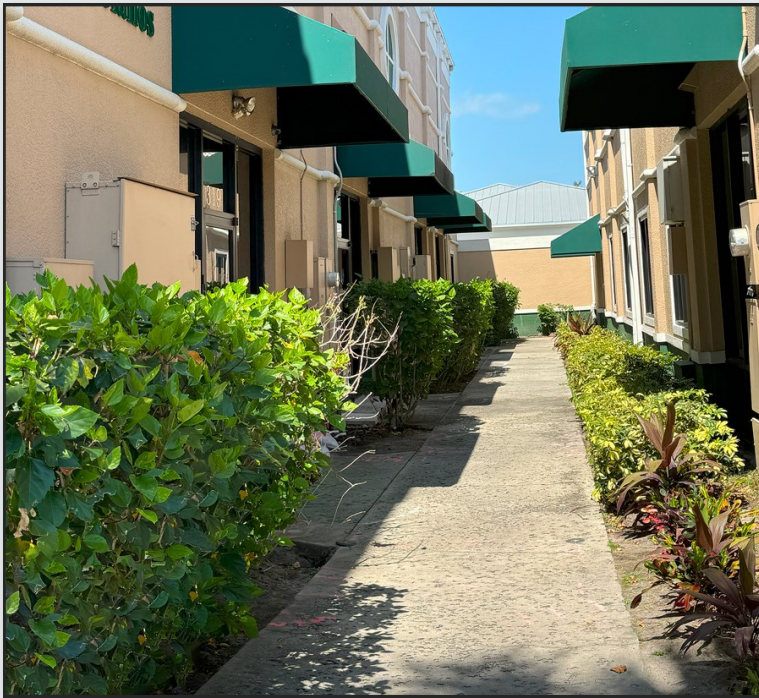


BOMA 2017 FOR OFFICE BUILDINGS
ANSI/BOMA Z65.1-2017, METHOD A

 OCCUPANT AREA - 5,250 SQ. FT.



SCALE:
0' 5' 10'



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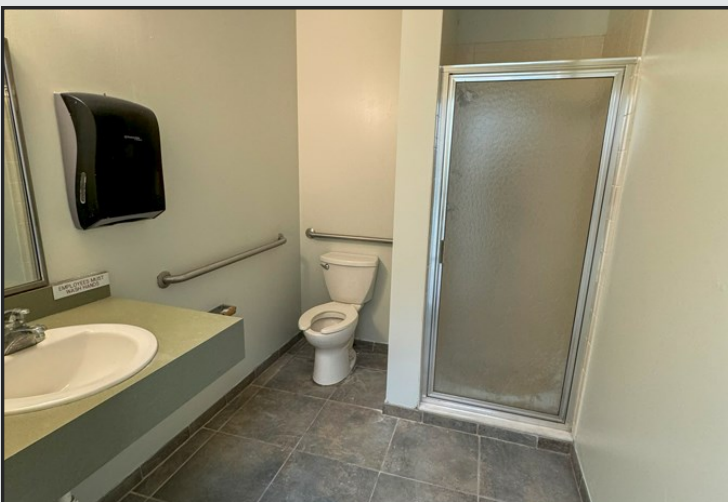
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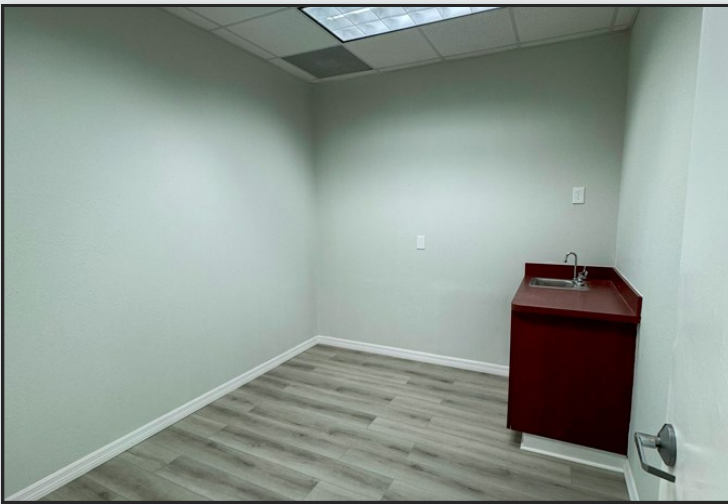
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Palkiper has made every effort to obtain the information regarding this property from sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental, or other conditions, prior sale, lease or financing or withdrawal without notice.
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