

# Oak Street Commerce

323 & 325 W Oak St. Kissimmee, FL 34741

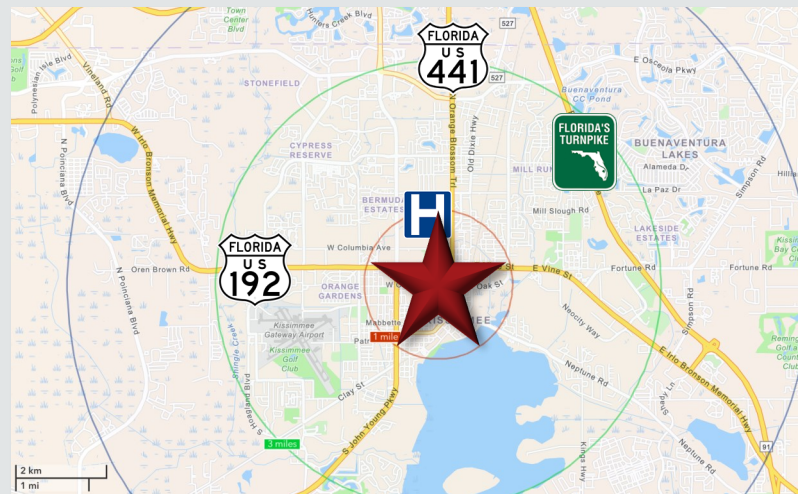
**Palkiper**  
Commercial Real Estate Services  
Licensed Real Estate Broker



**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

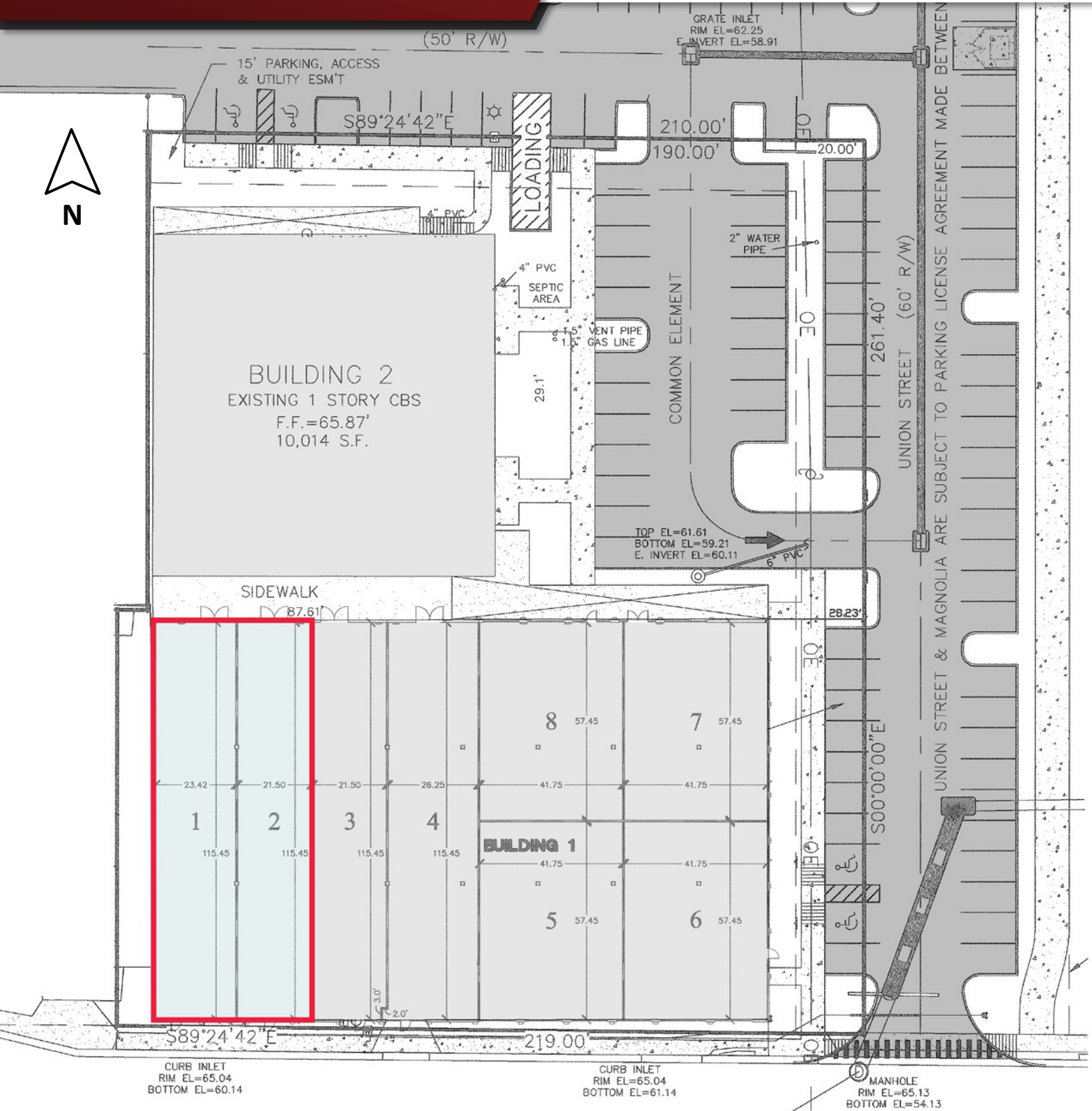
In Cooperation With:  
**Alkarim Ibrahim**  
(407) 782-8453  
AlIbrahimRealEstate@gmail.com

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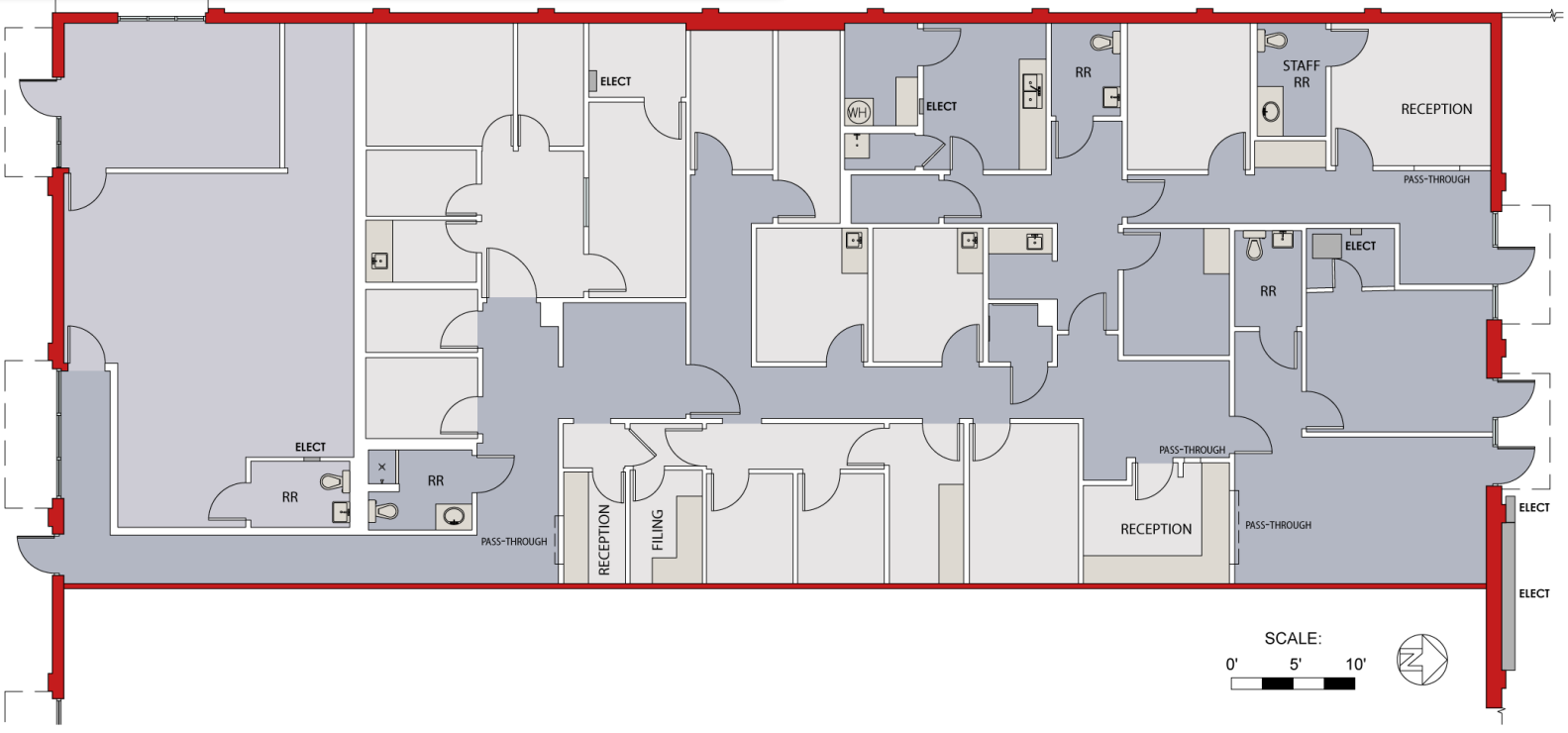
**Marie Shorey, CCIM**  
(407) 383-8142  
Marie@palkiper.com

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**measure DYNAMICS**  
ORLANDO  
407.971.8688  
TAMPA  
727.548.9595  
www.measureDYNAMICS.COM

PREPARED FOR:  
**PALKIPER PROPERTY MANAGEMENT SERVICES, LLC.**  
225 SOUTH SWOOPE AVENUE  
SUITE 207  
MAITLAND, FLORIDA 32751

PROJECT NAME:  
**MEDICAL OFFICE SPACE**  
323 & 325 WEST OAK STREET  
KISSIMMEE, FLORIDA 34741

PROJECT NUMBER: 24-0904  
DRAWN BY: BJM  
CHECKED BY: LAC  
DATE: SEPTEMBER 2024  
SCALE: 1/8" = 1'-0"  
SHEET TITLE: FLOOR PLAN  
SHEET NUMBER: A-1



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11/11/24 10:06

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