

## MEDICAL OFFICE CONDOS FOR LEASE

3108 17TH STREET, ST. CLOUD, FL 34769

# Liberty Square Medical Office



### OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	8,600 SF +/-
Available SF:	1,400 - 8,600 SF +/-
Lot Size:	0.21 Acres +/-
Year Built:	2025
Zoning:	PROFESS BLDG-VAC

### PROPERTY OVERVIEW

1,400-8,600 SF +/- of move in ready medical office condos are available for lease. The Landlord is delivering all units in turnkey medical office condition by end of 2025. Each unit is 1,400 SF +/- which can be combined with adjacent units as needed. The unit includes 5 exam rooms with sinks, a doctors office, two bathrooms, reception, and a breakroom. Layouts can also be modified to accommodate various uses. Physical therapy, rehab, labs, and imaging groups would be a perfect fit!

The property is adjacent to Orlando Health St. Cloud Hospital and surrounded by additional medical office uses. Co-users in the park include Associates in Dermatology, VIPCare, and ProHealth. Liberty Square meets the demand for medical office space in the growing St. Cloud market. The property is also less than 1 mile from HWY 192 (42,000 Annual Average Daily Traffic) and less than 5 miles from the Narcoossee Rd (27,000 AADT) intersection.

### PROPERTY HIGHLIGHTS

- Move In Ready Medical Office Condos For Lease
- Includes 5 Exam Rooms w/ Sinks, a Doctors Office, and Two Bathrooms
- 1,400-8,600 SF +/- Available
- Perfect for Imaging and Lab Users
- 5/1,000 Parking Ratio
- Also Available For Sale

PRESENTED BY  
**DANIELLE KOVIE**

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OFFICE BUILDING

# For Lease

## ADDITIONAL PHOTOS

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AERIAL VIEW

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## LOCATION MAP

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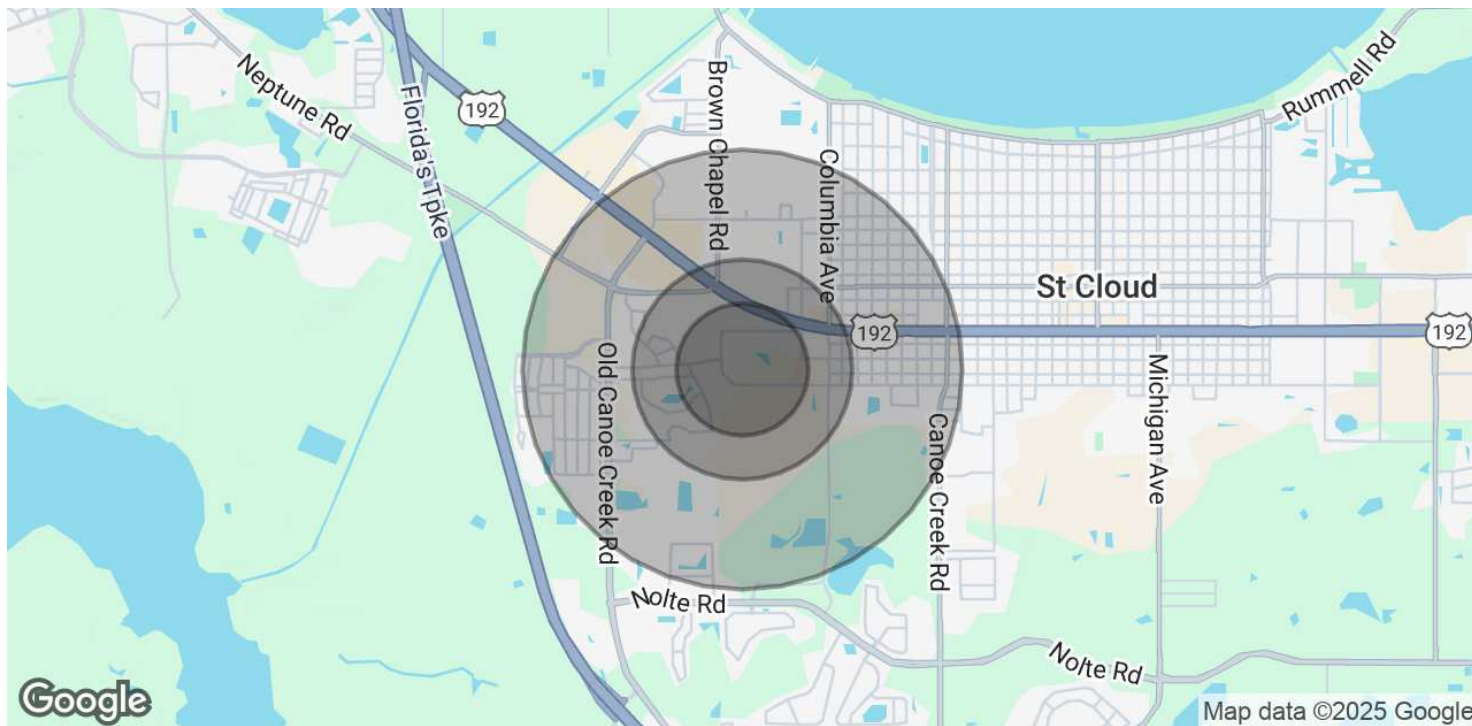
OFFICE BUILDING

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## DEMOGRAPHICS MAP & REPORT

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	392	2,418	11,545
Average Age	46	44	42
Average Age (Male)	44	42	40
Average Age (Female)	48	46	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	155	932	4,280
# of Persons per HH	2.5	2.6	2.7
Average HH Income	\$76,935	\$76,986	\$79,019
Average House Value	\$309,058	\$313,004	\$314,471

Demographics data derived from AlphaMap

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