

# FOR LEASE

4,651 SF



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# POINCIANA MEDICAL ARTS BUILDING HCA FLORIDA POINCIANA HOSPITAL CAMPUS 339 CYPRESS PARKWAY | KISSIMMEE, FL 34759



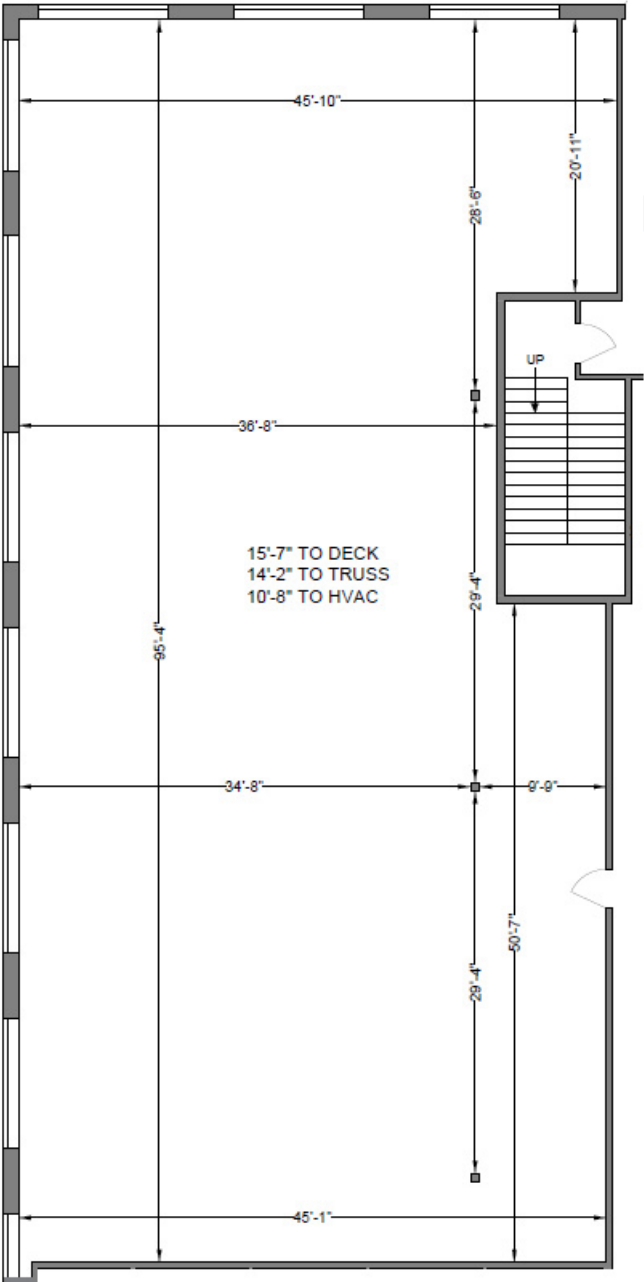
## PROPERTY OVERVIEW

This 40,354 SF two-story, Class A medical office building is located on the HCA Florida Poinciana Campus in one of Central Florida's fastest growing communities and offers first-class medical space that can be customized to suit your practices needs.

- Parking Ratio: 5/1,000 SF
- HCA Florida Poinciana Hospital is a 76 bed Acute Care Hospital with a 31 bed Emergency Room
- Class A Building Amenities
- Covered patient drop-off area
- **Rate:** Call Broker For Information

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

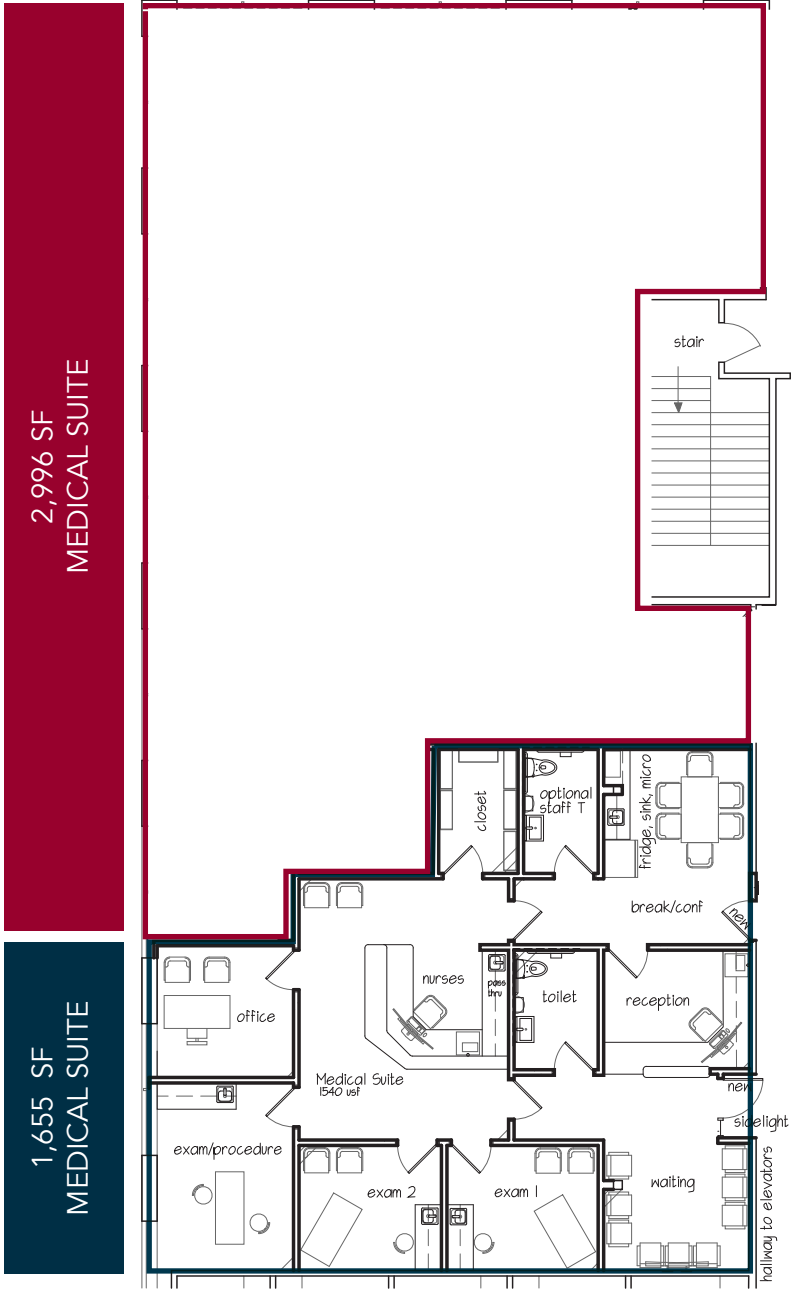
Suite 102



Design the layout to optimize patient flow, privacy, and efficiency

Up to 4,651 RSF Contiguous Space Available

Proposed Plan



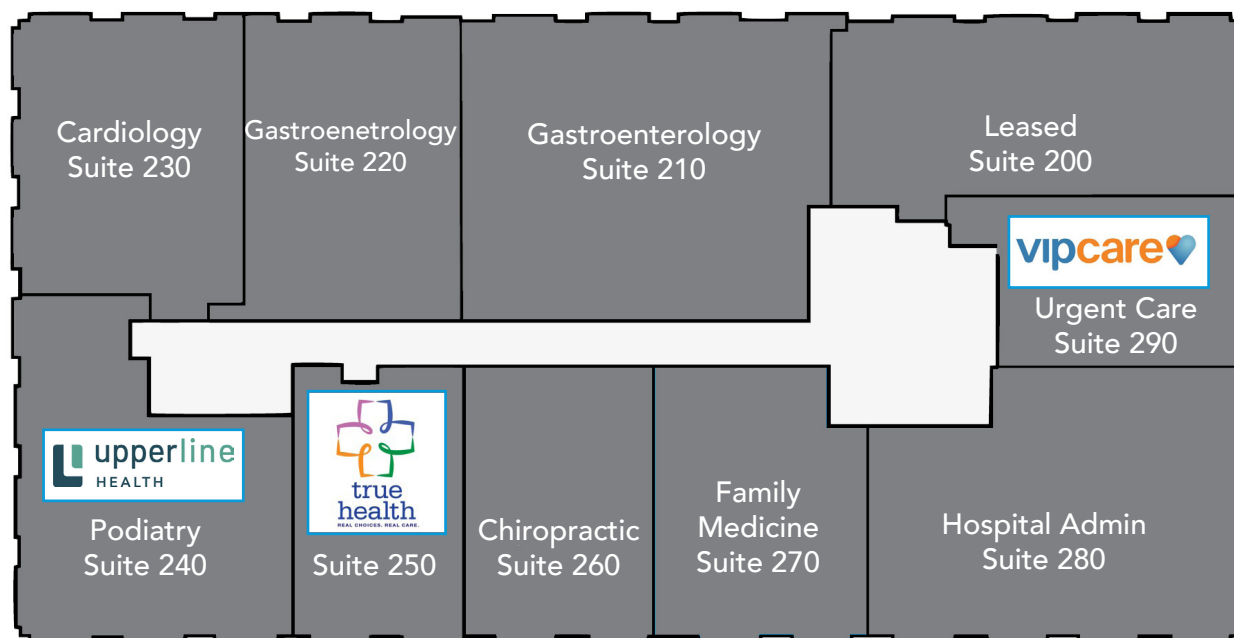
2,996 SF  
MEDICAL SUITE

1,655 SF  
MEDICAL SUITE

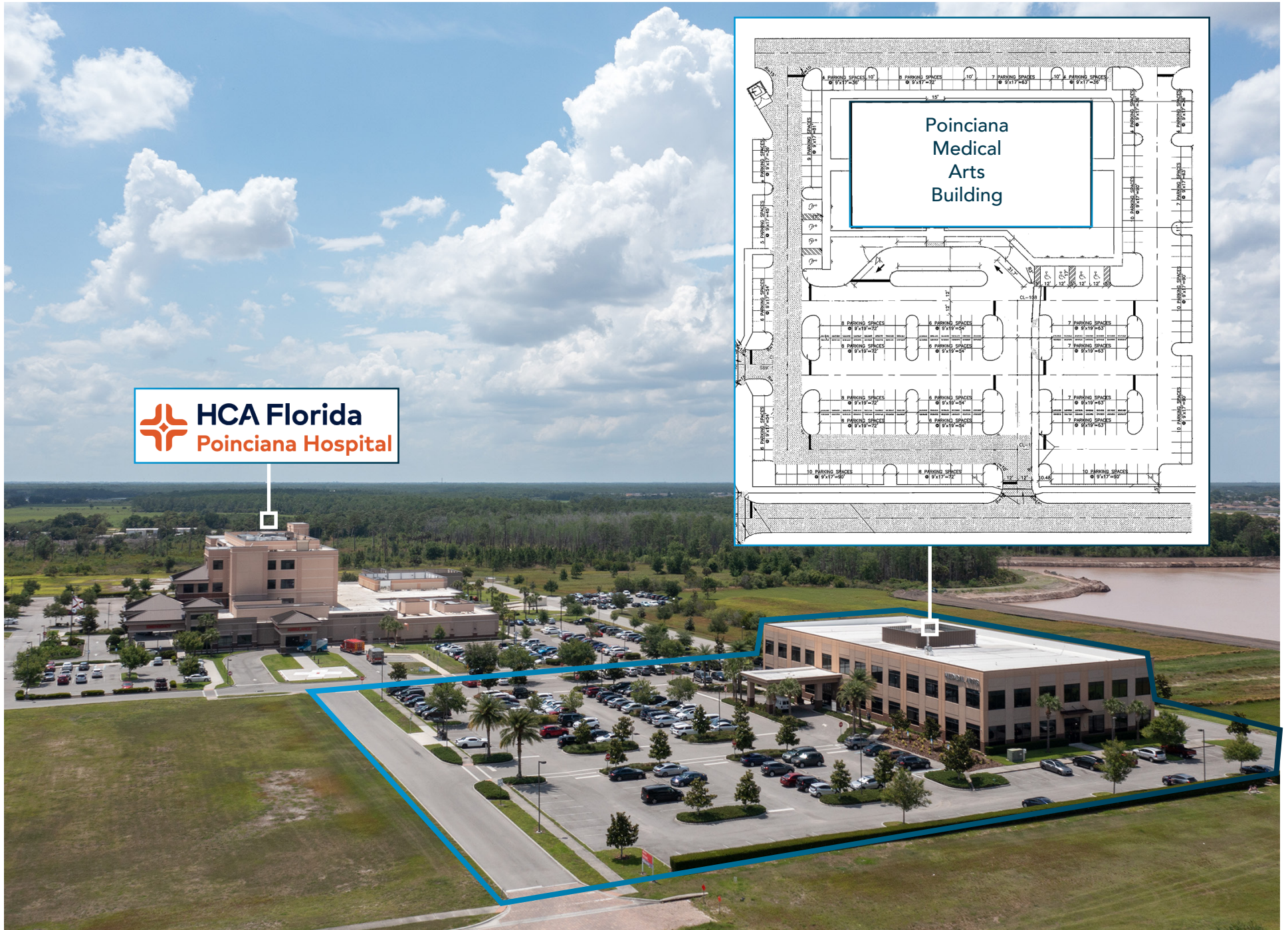
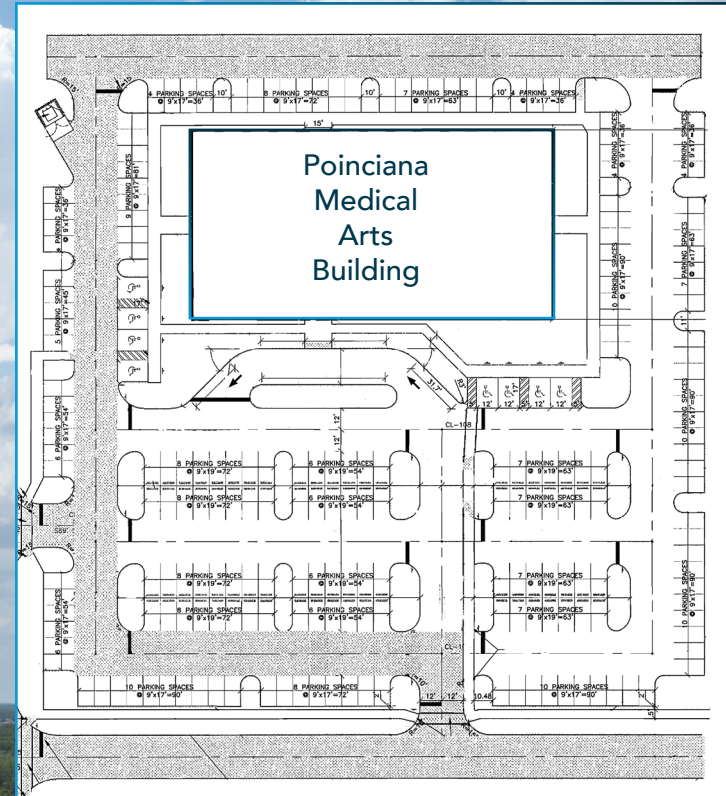
First Floor



Second Floor











14.5 MILES FROM INTERSTATE 4



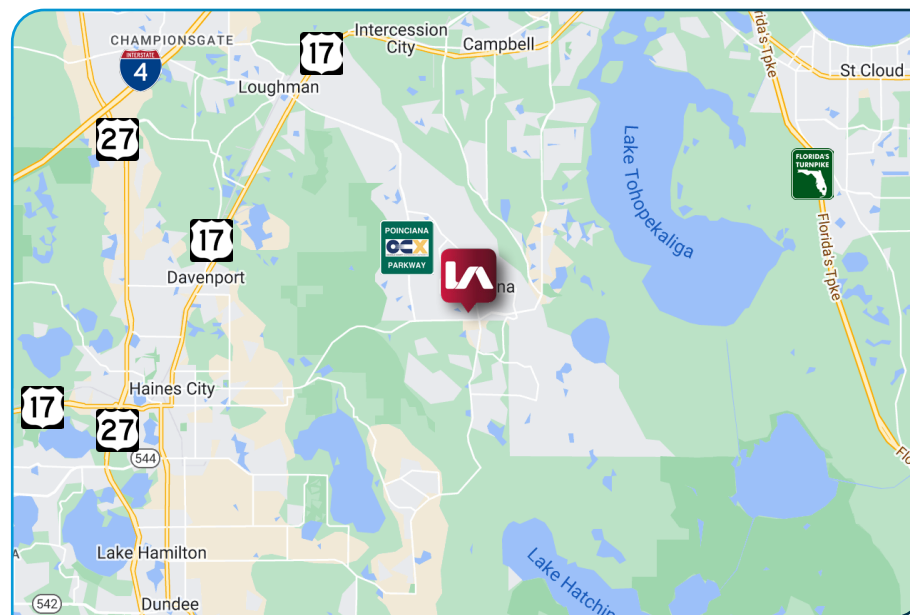
17.3 MILES FROM US HIGHWAY 27



9.8 MILES FROM US HIGHWAY 17-92



2.5 MILES FROM NEW POINCIANA PARKWAY I-4 EXTENSION CORRIDOR



## Population

1 Mile: 6,503  
3 Mile: 41,556  
5 Mile: 66,824



## Households

1 Mile: 2,393  
3 Mile: 16,043  
5 Mile: 25,466



## Age

20 - 34 (20.7%)  
35 - 54 (22%)  
55 - 74 (25.7%)



## Avg Household Income

1 Mile: \$50,185  
3 Mile: \$52,119  
5 Mile: \$54,282

# Health Care & Insurance

339 Cypress Pkwy, Kissimmee, Florida, 34759  
Ring of 3 miles

This infographic provides a set of key demographic and health care indicators. [Learn more about this data](#)



## Population



47,990

Civilian Noninstitutionalized  
Population (ACS)

## Exercise (Percent of Adults)



49.5%

Exercise at home 2+  
times per week



11.6%

Exercise at club 2+  
times per week

## Health Care Expenditure



\$3,583

Annual Health Insurance  
Expenditures



\$1,751

Medical Care



Medicare:

Population 65+

4,175

Medicare Only

820

Direct-Purch & Medicare

2,088

Employer & Medicare

1,107

Medicare & Medicaid

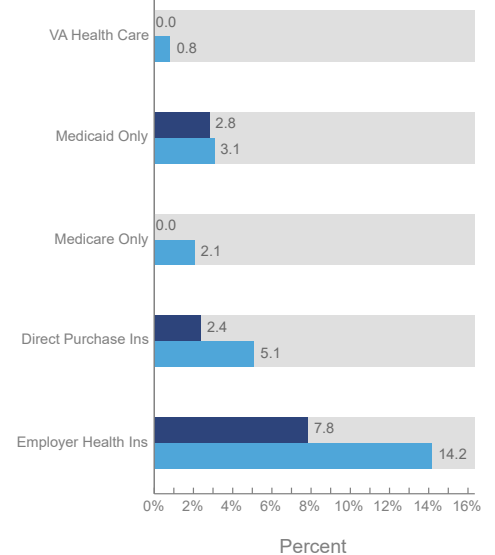
## Health Care (Consumer Spending)

Annual  
Expenditure

Blue Cross/Blue Shield	\$957.8
Medicare Payments	\$767.4
Physician Services	\$199.7
Dental Services	\$340.4
Eyecare Services	\$68.1
Lab Tests/X-rays	\$53.1
Hospital Room & Hospital Service	\$181.1
Convalescent/Nursing Home Care	\$21.6

## Health Insurance Coverage (ACS)

● Pop 19-34 ● Pop 35-64



Source: This infographic contains data provided by ACS (2017-2021), Esri-U.S. BLS (2023), Esri-MRI-Simmons (2023).

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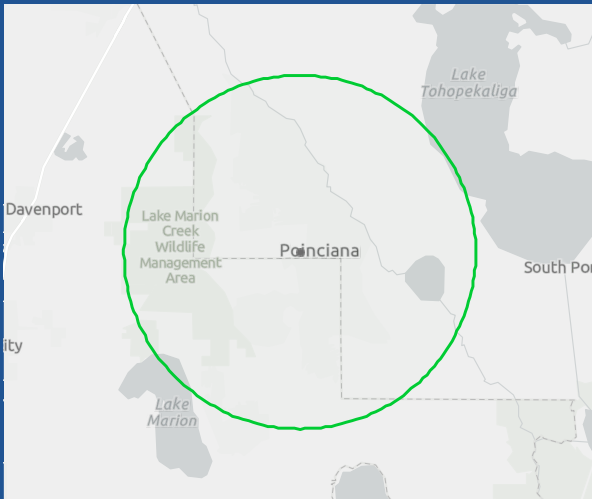
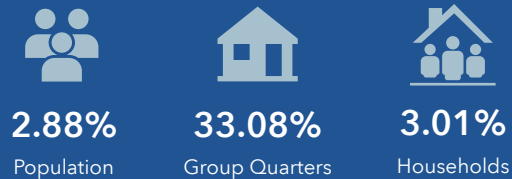
# 2020 Census Summary

339 Cypress Pkwy, Kissimmee, Florida, 34759  
Ring of 5 miles



The 2020 Census data includes information on population and housing as well as detailed data on age, sex, race, Hispanic origin, household and family type, relationship to householder, group quarters population, housing occupancy, and tenure.

## 2010-2020 ANNUAL GROWTH RATE

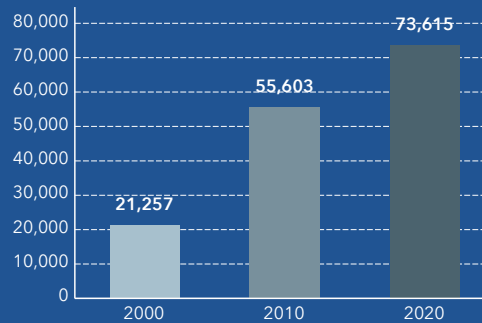


Source: This infographic contains data provided by U.S. Census (2000, 2010, 2020).

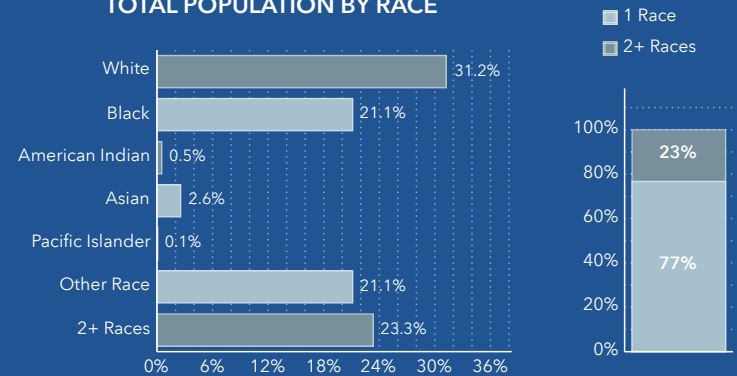
## KEY FACTS



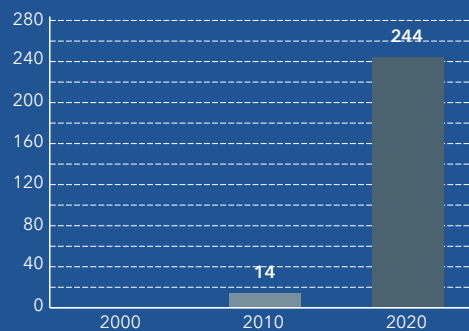
## HOUSEHOLD POPULATION



## TOTAL POPULATION BY RACE



## GROUP QUARTERS



POPULATION BY AGE AND RACE	Less Than 18 Years	18 Years and Older
Total	17,176	56,683
1 Race	12,919	43,708
White	4,196	18,857
Black	4,207	11,406
American Indian/Alaska Native	102	290
Asian	304	1,584
Pacific Islander	23	41
Some Other Race	4,086	11,530
2 or More Races	4,257	12,975

# 2020 Census Summary

339 Cypress Pkwy, Kissimmee, Florida, 34759  
Ring of 5 miles

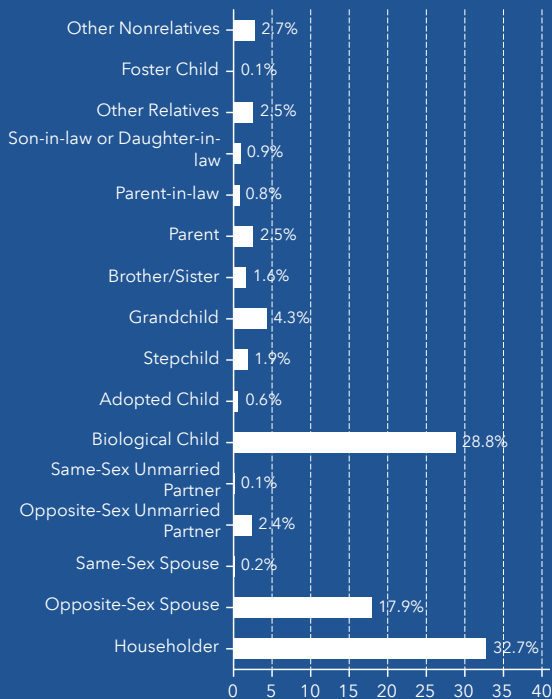


The 2020 Census data includes information on population and housing as well as detailed data on age, sex, race, Hispanic origin, household and family type, relationship to householder, group quarters population, housing occupancy, and tenure.

## KEY FACTS

<b>73,859</b>	<b>26,437</b>	<b>940.5</b>	<b>3.07</b>	<b>23,944</b>	<b>87.8</b>
Total Population	Housing Units	Population Density	Average Household Size	Total Households	Diversity Index

### Population by Relationship



**Source:** This infographic contains data provided by U.S. Census (2000, 2010, 2020).

HISPANIC POPULATION BY AGE AND RACE	Less Than 18 Years	18 Years and Older	Total
Total	10,625	29,665	40,291
1 Race	6,997	18,126	25,123
White	2,489	6,024	8,514
Black	606	961	1,567
American Indian/Alaska Native	87	211	299
Asian	32	31	64
Pacific Islander	12	18	30
Some Other Race	3,770	10,881	14,651
2 or More Races	3,629	11,539	15,167

NON-HISPANIC POPULATION BY AGE AND RACE	Less Than 18 Years	18 Years and Older	Total
Total	6,551	27,017	33,568
1 Race	5,922	25,581	31,504
White	1,707	12,833	14,540
Black	3,602	10,445	14,047
American Indian/Alaska Native	14	79	93
Asian	272	1,552	1,825
Pacific Islander	11	23	34
Some Other Race	316	649	965
2 or More Races	629	1,436	2,064



# 2020 Census Summary

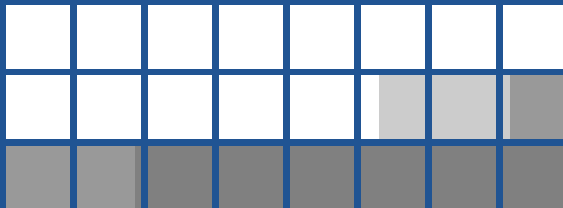
339 Cypress Pkwy, Kissimmee, Florida, 34759  
Ring of 5 miles



The 2020 Census data includes information on population and housing as well as detailed data on age, sex, race, Hispanic origin, household and family type, relationship to householder, group quarters population, housing occupancy, and tenure.

Households by Size	Number	Percent
Total Households	23,944	-
1-Person Household	3,628	15%
2-Person Household	8,176	34%
3-Person Household	4,060	17%
4-Person Household	3,931	16%
5-Person Household	2,362	10%
6-Person Household	1,094	5%
7+ Person Household	694	3%
Average Household Size	3.07	-

Households by Type



■ Married Couple (55%)  
 ■ Cohabiting Couple (8%)  
 ■ Male Householder: No Spouse (12%)  
 ■ Female Householder: No Spouse (25%)

**Source:** This infographic contains data provided by U.S. Census (2000, 2010, 2020).

## KEY FACTS

**73,859**  
Total Population

**26,437**  
Housing Units

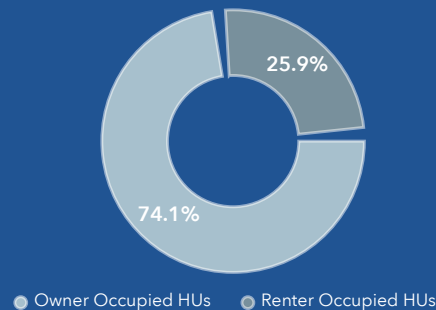
**940.5**  
Population  
Density

**3.07**  
Average  
Household Size

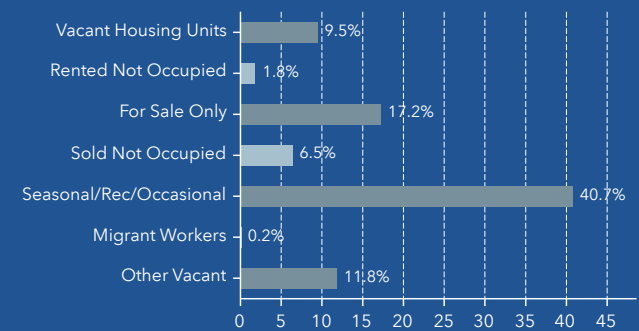
**23,944**  
Total Households

**87.8**  
Diversity Index

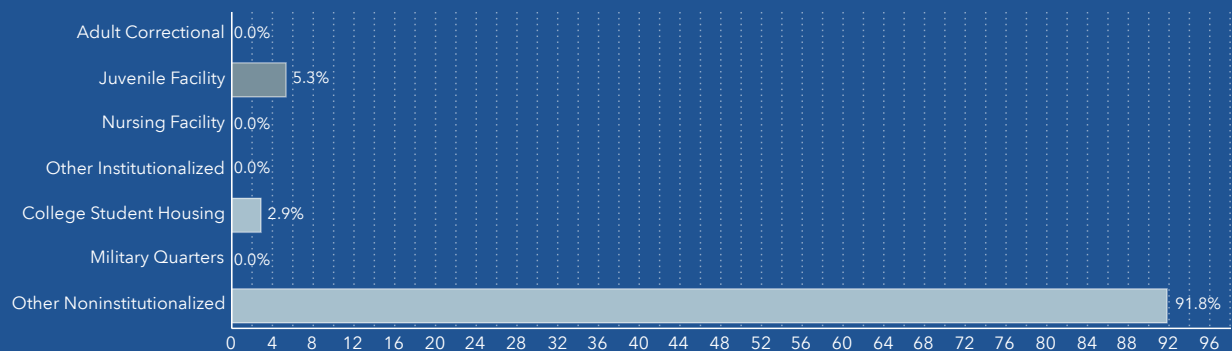
Total Housing Units by Occupancy



Total Housing Units by Vacancy



Group Quarters Population











*For more information, please contact one of the following individuals:*

## **CONTACT**

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