



**FOR LEASE**

Osceola Medical Center  
Medical Office Condo

801 W Oak St, Unit 203, Kissimmee, FL 34741



# Osceola Medical Center Medical Office Condo

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## PROPERTY SUMMARY

- 2,138 SF Turnkey Medical Space ready for immediate occupancy.
- BEST Parking Ratio in the Medical Arts District (8.30 per 1,000 SF).
- Functional medical layout featuring plumbing throughout the facility. Clinical area includes 6 exam rooms and 1 large procedure room. Support and administrative spaces include a reception area, 3 private restrooms, breakroom, private Doctor's Office, and multiple storage areas.
- High-Impact Visibility: Excellent Oak Street Signage Opportunity.
- Prime Accessibility: Located on a major medical corridor, minutes from US 192, S John Young Pkwy, and Florida's Turnpike.

## PROPERTY OVERVIEW

- Lease Price: \$24.00 SF/yr (NNN)
- Available SF: 2,138 SF

**Richard Wagner**

📞 321-438-5196

✉️ [Rwagner@procresfl.com](mailto:Rwagner@procresfl.com)



**PROFESSIONAL COMMERCIAL  
REAL ESTATE SERVICES**

300 S. Orange Ave, Ste 1000  
Orlando, FL 32801

[www.PROCRESFL.com](http://www.PROCRESFL.com)



# PROPERTY PHOTOS

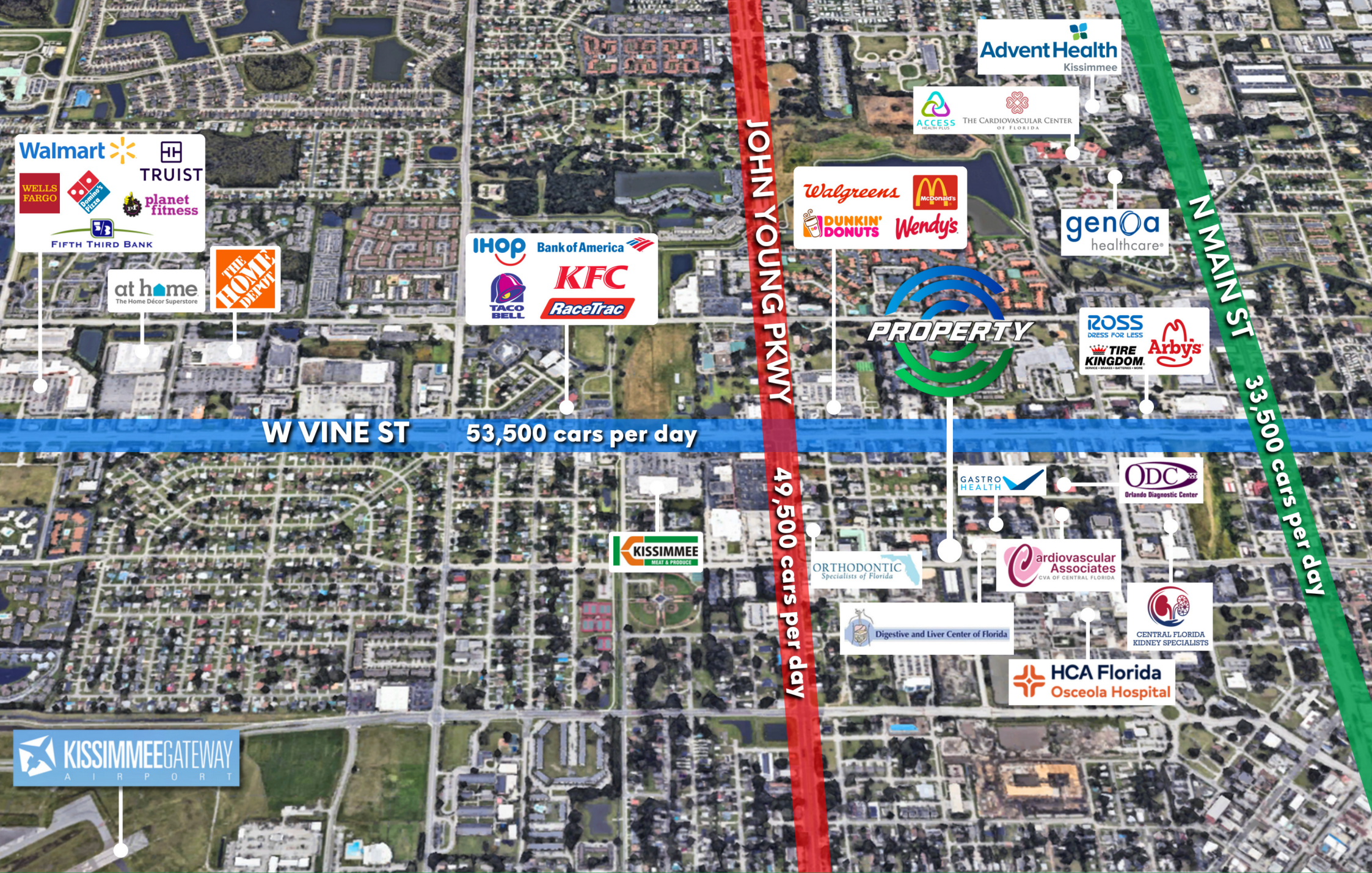




# PROPERTY PHOTOS







Walmart  
WELLS FARGO  
TRUIST  
planet fitness  
FIFTH THIRD BANK

at home  
The Home Decor Superstore

THE HOME DEPOT

IHOP  
Bank of America  
TACO BELL  
KFC  
RaceTrac

Walgreens  
DUNKIN' DONUTS  
McDonald's  
Wendy's

Advent Health  
Kissimmee

ACCESS HEALTH PLUS  
THE CARDIOVASCULAR CENTER OF FLORIDA

genoa  
healthcare®

ROSS  
DRESS FOR LESS  
TIRE KINGDOM  
Arby's

PROPERTY

GASTRO  
HEALTH

ODC  
Orlando Diagnostic Center

ORTHODONTIC  
Specialists of Florida

Cardiovascular  
Associates  
CVA OF CENTRAL FLORIDA

Digestive and Liver Center of Florida

CENTRAL FLORIDA  
KIDNEY SPECIALISTS

HCA Florida  
Osceola Hospital

KISSIMMEE  
MEAT & PRODUCE

KISSIMMEEGATEWAY  
AIRPORT

W VINE ST 53,500 cars per day

JOHN YOUNG PKWY 49,500 cars per day

N MAIN ST 33,500 cars per day

# RETAIL TRADE AREA



# MEDICAL ARTS DISTRICT



The Kissimmee Medical Arts District lies in the heart of the City of Kissimmee and serves as a massive hub for healthcare-related businesses. The two existing district hospitals, AdventHealth Kissimmee and Osceola Regional Medical Center have invested well over \$300 million into their campus expansions in just the last few years. The Kissimmee Medical Arts District has incentives tailored to attract medical specialties within this rapidly growing area.

## MEDICAL ARTS DISTRICT INCENTIVES

- **Job Creation Bonus**

Job Creation Bonus (JCB) up to \$3,000 per job to stimulate the creation and/or retention of high wage jobs within the Kissimmee Medical Arts District. This JCB is tiered, from \$1,000 per job to \$3,000 per job, based on annual average wage.

- **Medical Equipment Grants: Up to \$50,000**

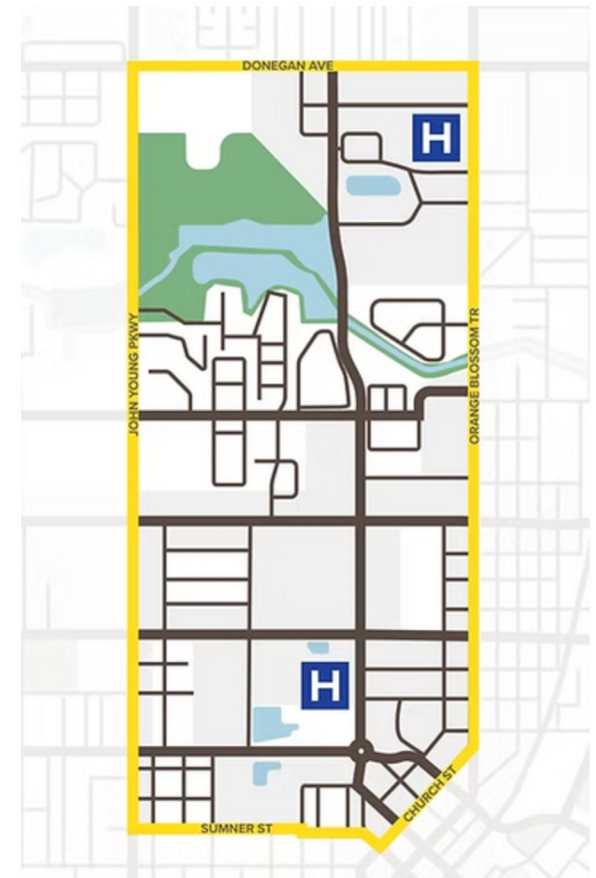
Offer eligible companies a grant of 50% reimbursement for costs associated with the purchasing of medical or operational equipment used in their office.

- **Building Permit Fee Reimbursement: Up to \$20,000**

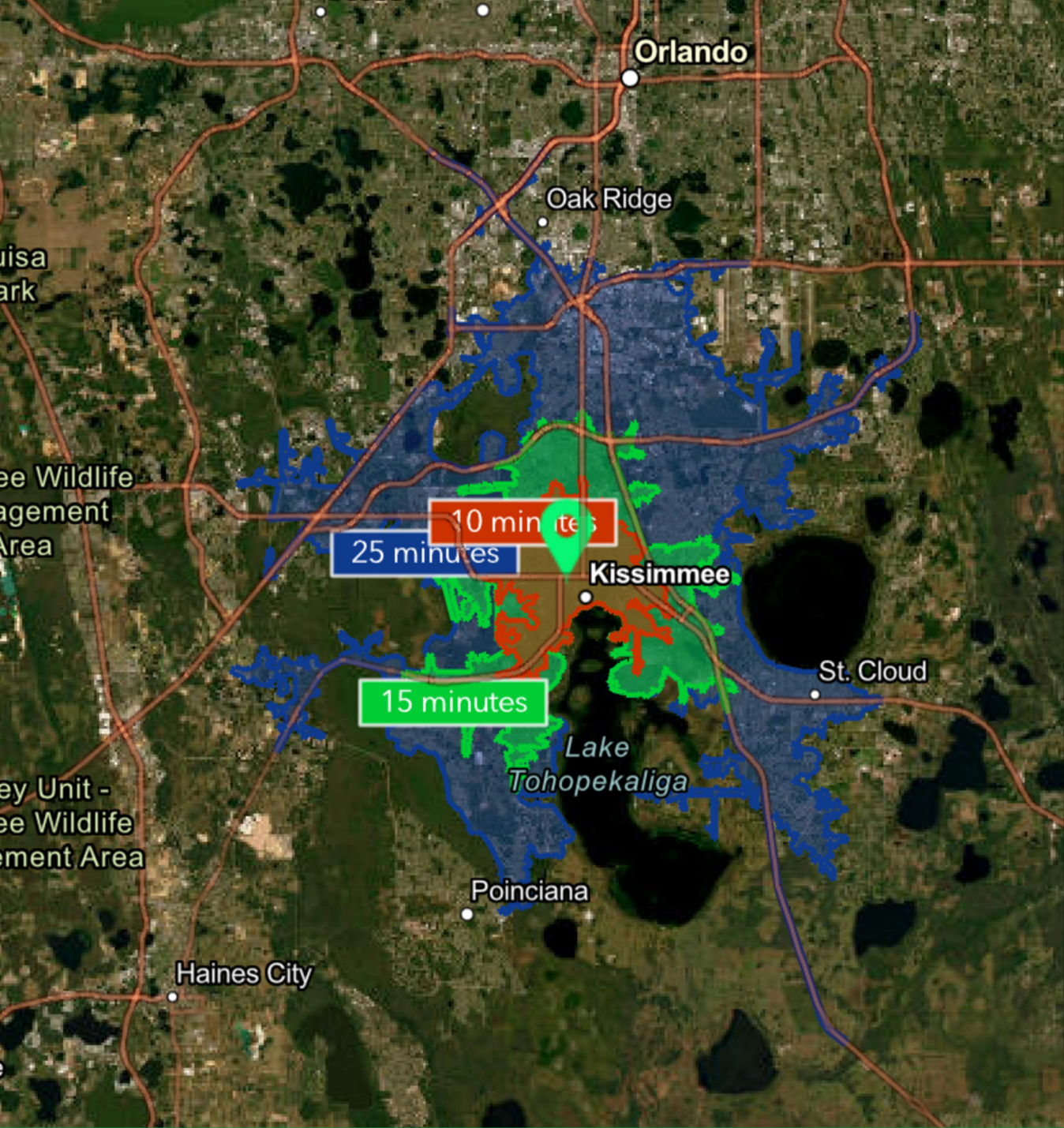
Offer eligible companies a 25% reimbursement in the fees paid to the City during construction.

- **Development Review Fee Reimbursement: Up to \$5,000**

This incentive will offer eligible companies a 25% percent reimbursement for the Development Review Fees they have specifically paid to the city of Kissimmee including, but not limited to, Site Plan Review, Site Construction Plan Review, Plat Process, and Variances.







2025 Estimated Population	
10 minutes	67,893
15 minutes	171,900
25 minutes	457,917
2025 Total Households	
10 minutes	23,397
15 minutes	57,572
25 minutes	151,998
2025 Average Household Income	
10 minutes	\$73,009
15 minutes	\$87,866
25 minutes	\$97,645

# DRIVE-TIME DEMOGRAPHICS





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