

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 - 4,200 SF +/-
Lot Size:	0.21 Acres +/-
Year Built:	2025
Zoning:	PROFESS BLDG-VAC

PROPERTY OVERVIEW

1,400-4,200 SF +/- of move in ready medical office condos are available for lease. The Landlord is delivering all units in turnkey medical office condition. 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
- 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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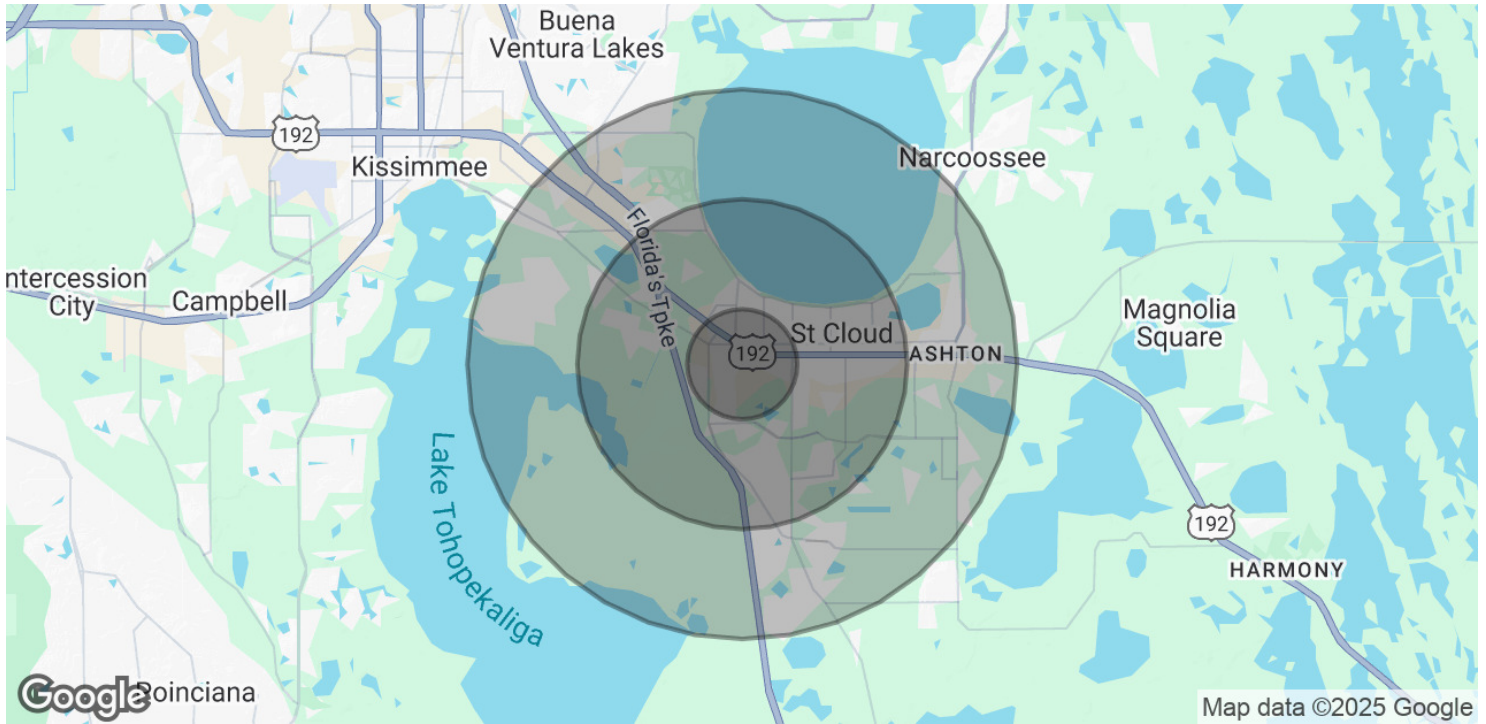
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DEMOGRAPHICS MAP & REPORT

3108 17TH STREET, ST. CLOUD, FL 34769

Liberty Square Medical Office



POPULATION

1 MILE

3 MILES

5 MILES

Total Population	11,545	49,328	109,084
Average Age	42	40	40
Average Age (Male)	40	39	38
Average Age (Female)	44	41	41

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total Households	4,280	17,218	36,816
# of Persons per HH	2.7	2.9	3
Average HH Income	\$79,019	\$83,019	\$87,930
Average House Value	\$314,471	\$338,400	\$359,756

Demographics data derived from AlphaMap

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