



OFFERING MEMORANDUM

907 N CENTRAL AVENUE | KISSIMMEE, FL 34741

MATTHEW WEINBERGER

VICE PRESIDENT
HEALTHCARE REAL ESTATE ADVISOR

JASON BANTEL, CCIM

SENIOR VICE PRESIDENT | PRINCIPAL
HEALTHCARE REAL ESTATE ADVISOR

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Executive Summary



Executive Summary

ADDRESS

907 N Central Avenue
Kissimmee, FL 34741

YEAR BUILT

1996

BUILDING CLASS

B

PREMISE SIZE

3,778 SF

PRICING

Sale: \$1,350,000



PROPERTY SUMMARY

PROPERTY ADDRESS:	907 N Central Avenue Kissimmee, FL 34741	PARKING SPACES:	72 Spaces with street parking allowed on W Lake Street
PROPERTY TYPE:	Medical Office Condominium	PARKING RATIO:	5/1,000 SF
PROPERTY NAME:	Central Square	CONSTRUCTION TYPE:	Siding & Brick over Concrete Block
APN:	22-25-29-1231-0001-9070	BUILDING FRONTAGE:	Northeast corner of N. Central Avenue and W Lake Street
COUNTY:	Osceola	YEAR BUILT:	1996
LEGAL DESCRIPTION:	CENTRAL SQUARE OFFICE CONDOMINIUM INC CB 13 PG 54-55 OR 3835/1508 UNIT 907	FLOOR:	Single Story
LOT SIZE:	±0.086 Acres	ROOF:	Mansford/Gamble roof replaced October 2020
CONDO SIZE:	3,778 SF (Rentable Area)	UTILITIES:	KUA
BUILDING CLASS:	Class "B"	LAND USE CODE:	Professional Office Condominium Improved
ZONING:	Commercial Medical Condominium	TENANCY:	Single
SUBMARKET:	Kissimmee Medical District	OCCUPANCY:	Vacant 30 days after closing

PROPERTY SUMMARY

Central Square is a medical office condominium building consisting of a single story, 14,476 SF structure and has been demised into six (6) units. Unit 907 is for sale, measures 3,778 sf, and is currently occupied by the owner and adjacent tenant. Originally designed as a single tenant plan, the unit has been split into two (2) rentable units of 1,650 sf and 2,158 sf. Owner will vacate their unit 30 days after closing, adjacent tenant lease can be terminated with 120 days written notice.

This medical condominium can be utilized for many types of medical uses and the existing layout of the interior is well suited for a large percentage of clinical specialties and medical adjacent type uses.

The property encompasses 2 acres offering a 5/1000 parking ratio and is located at the northeast corner of North Central Ave and West Lake Street. Its location on North Central Avenue, offers direct frontage to HCA Florida Hospital and is one of the main medical corridors in Kissimmee. This Hospital is a 404-bed tertiary care hospital and designated as a Level II Trauma Center. This location is centrally located in the heart of Kissimmee and the Kissimmee Medical Arts District, accessible from Orlando, St. Cloud, Celebration and Poinciana.

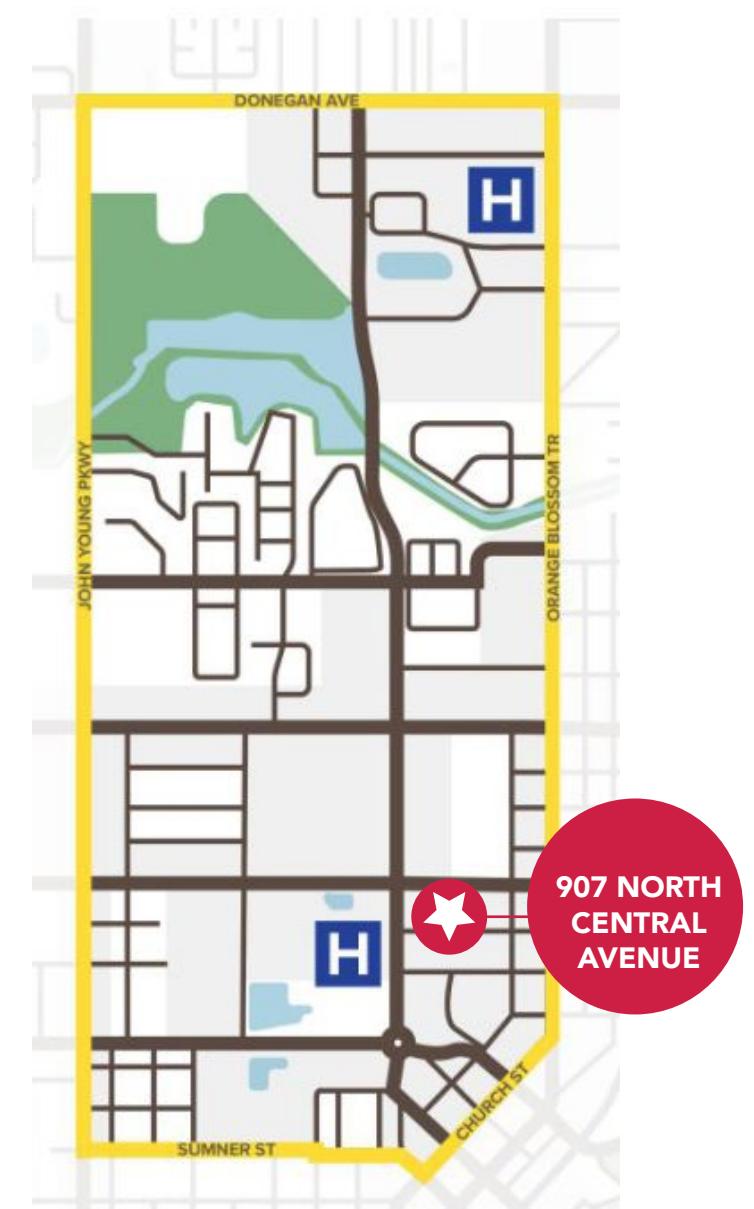




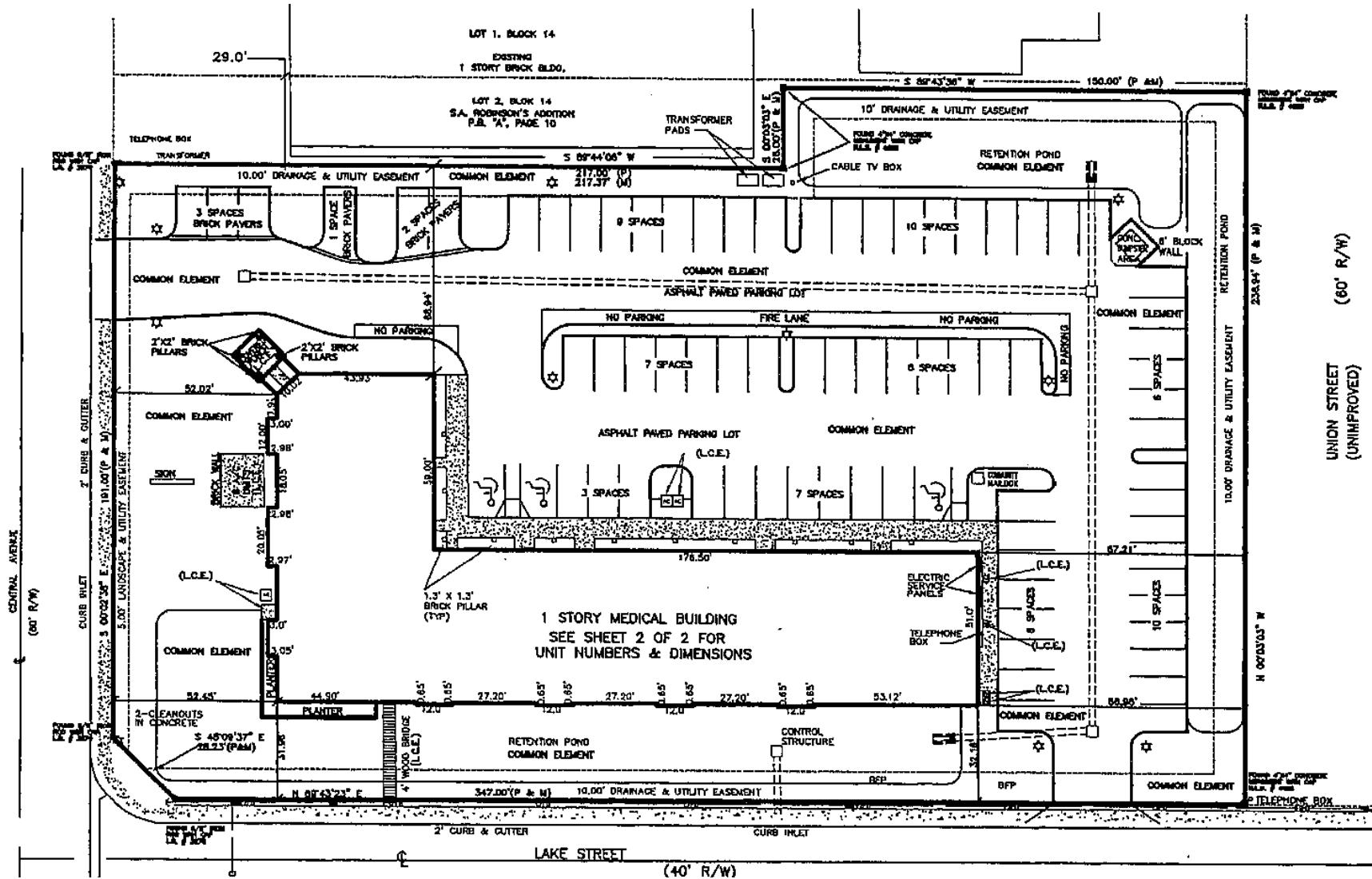
Launched years ago, the Kissimmee Medical Arts District lies in the very heart of the City, serving as a massive hub for health care related businesses. Our community had already benefitted from the availability of health care options from local doctors, specialist, and two major hospitals located within a mile and a half of each other – Florida Hospital Kissimmee and Osceola Regional Medical Center – but the City wanted to further enhance the area.

The goal of the Kissimmee Medical Arts District is to leverage the immense growth and create a hub of health care related companies in our City, and the timing of the District's creation coincided with the more than \$200 million investment made by Florida Hospital Kissimmee and Osceola Regional Medical Center to their campuses over the past few years.

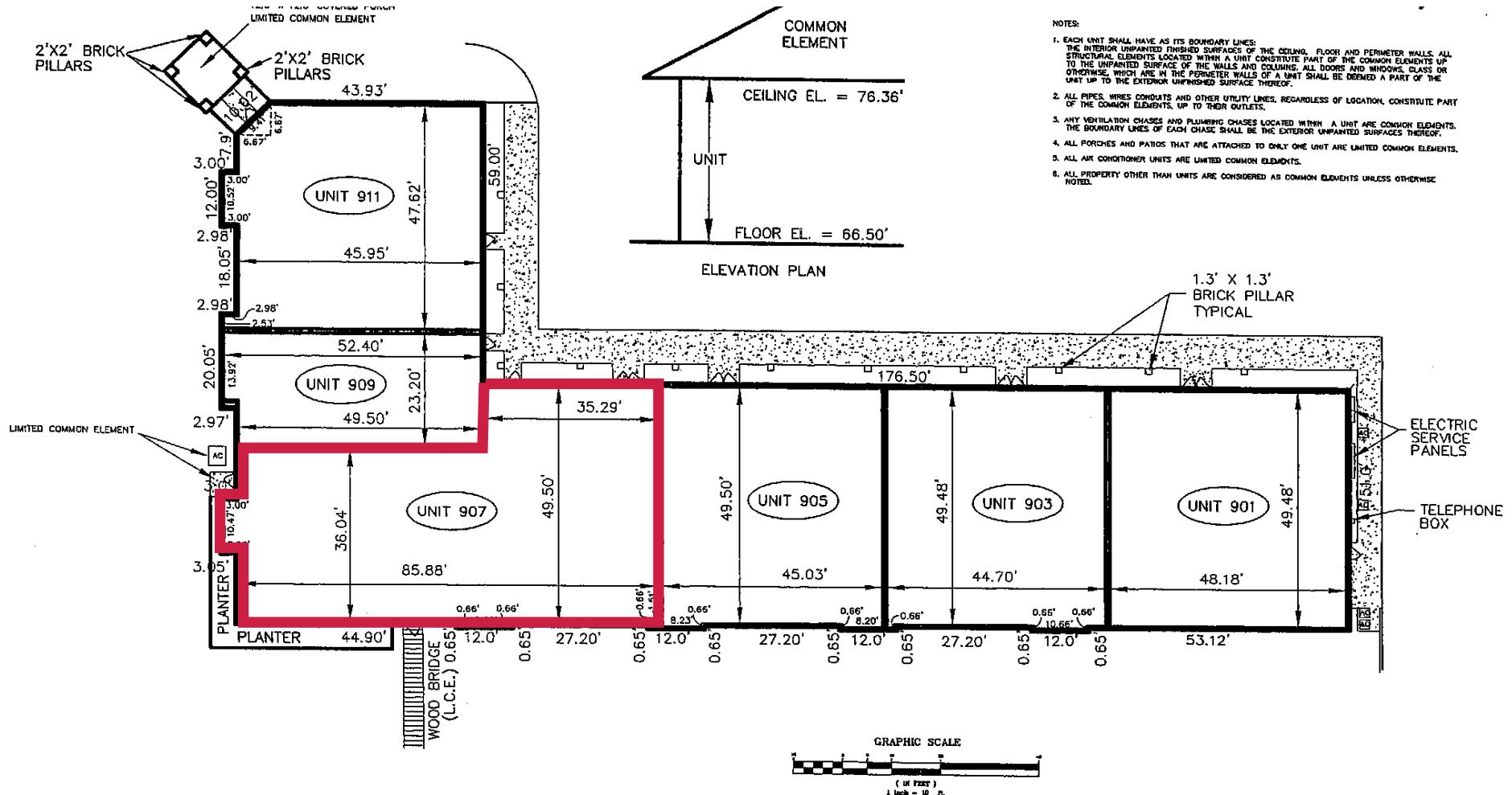
How does the Kissimmee Medical Arts District work? One of the main advantages is that it allows Qualified Targeted Industries to take advantage of five additional economic incentives above the typical incentives made available by the City. The goal is to attract new medical businesses, which brings valuable and higher paying jobs to our community while increasing the availability of service and care to residents. Since the inception of the Kissimmee Medical Arts District, 12 new medical companies have opened their doors, bringing the number of medical jobs in the City of Kissimmee to over 4,000. That number not only represents the amount of quality job opportunities for our residents, but it also indicates the impressive medical coverage that our community has. In fact, the City of Kissimmee is currently home to the third largest medical cluster in Central Florida.



SURVEY



CONDOMINIUM UNIT PLAN



02

LOCATION



EXECUTIVE SUMMARY

LOCATION

W Carroll St

PROPERTY PHOTOS
527

441

LOCATION & DEMOGRAPHIC OVERVIEW

Advent Health
Winter Park
(1.8 Miles)

907 NORTH
CENTRAL
AVENUE

HCA
Healthcare
(0.2 Mile)



POPULATION

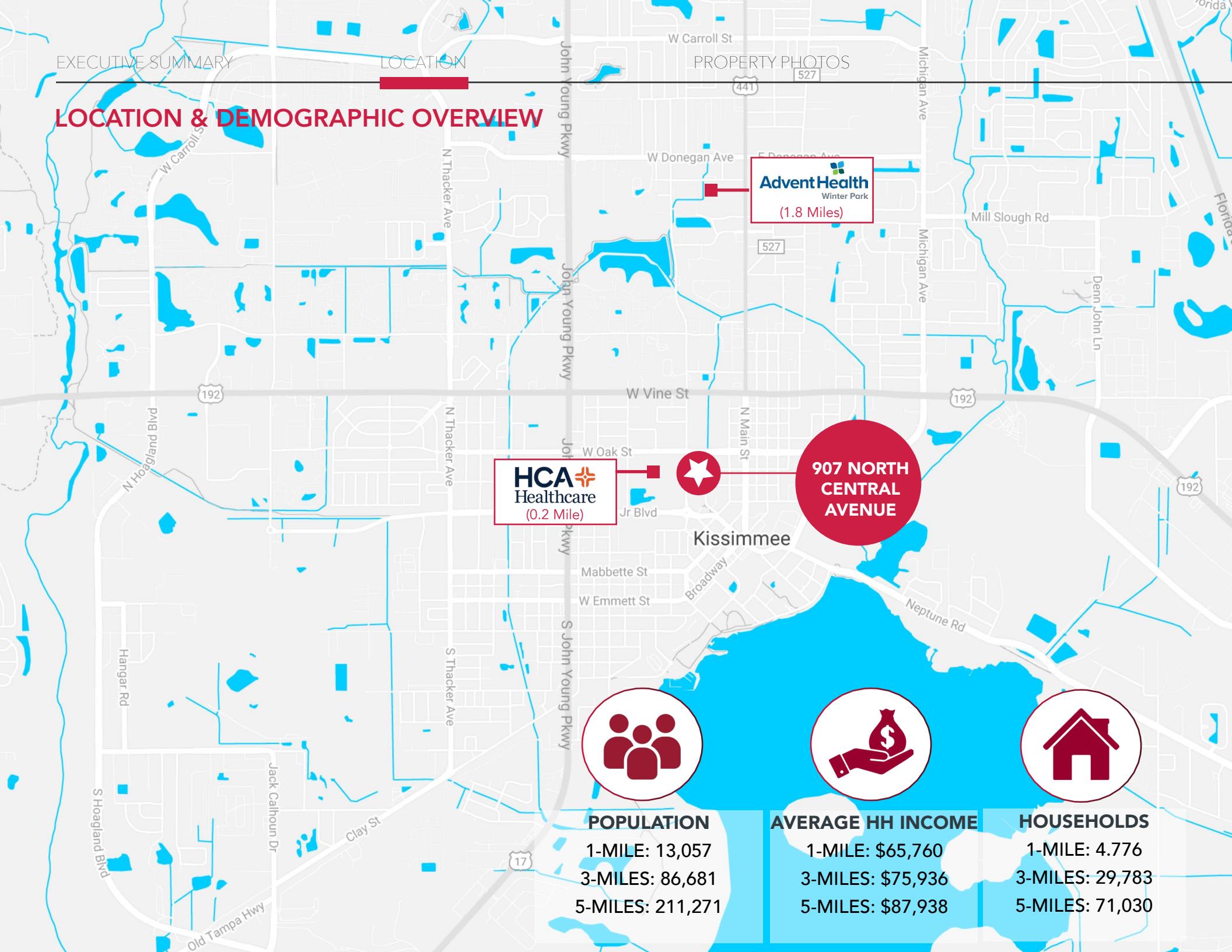
1-MILE: 13,057
3-MILES: 86,681
5-MILES: 211,271

AVERAGE HH INCOME

1-MILE: \$65,760
3-MILES: \$75,936
5-MILES: \$87,938

HOUSEHOLDS

1-MILE: 4.776
3-MILES: 29,783
5-MILES: 71,030



AERIAL



03

PROPERTY PHOTOS

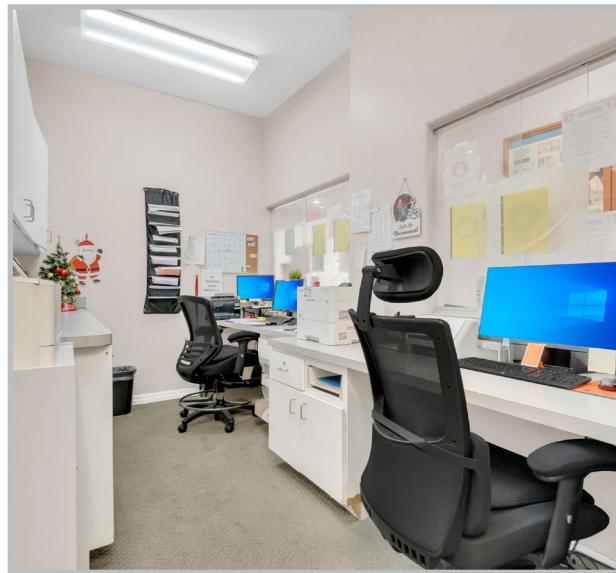


PROPERTY PHOTOS



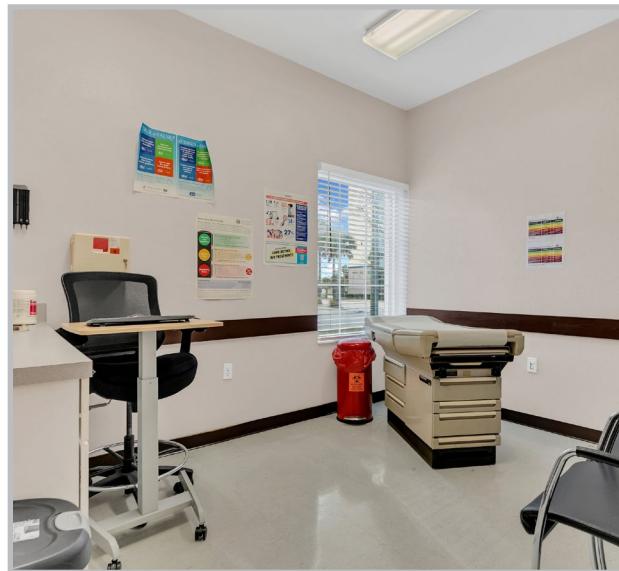
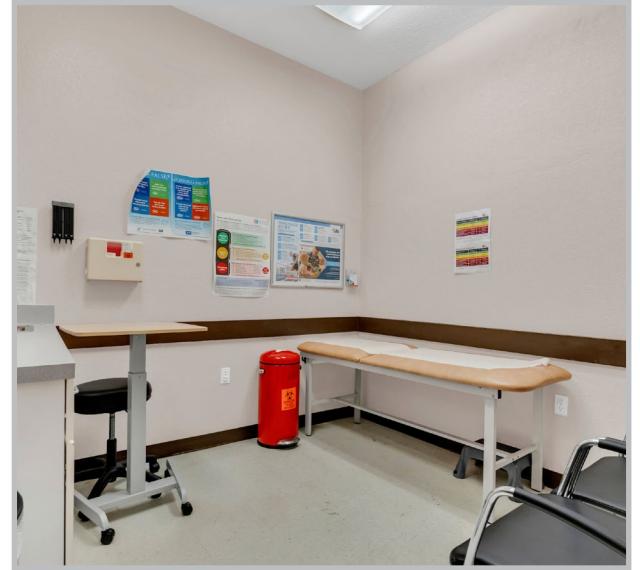


PROPERTY PHOTOS





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