



PROPERTY DESCRIPTION

This property is positioned just a few minutes away from downtown Kissimmee and the HCA Florida Osceola Hospital. The suite is move in ready with 3 offices, a waiting area, break room and restroom. Perfect for a physician or professional services group seeking a prominent location in Osceola County.

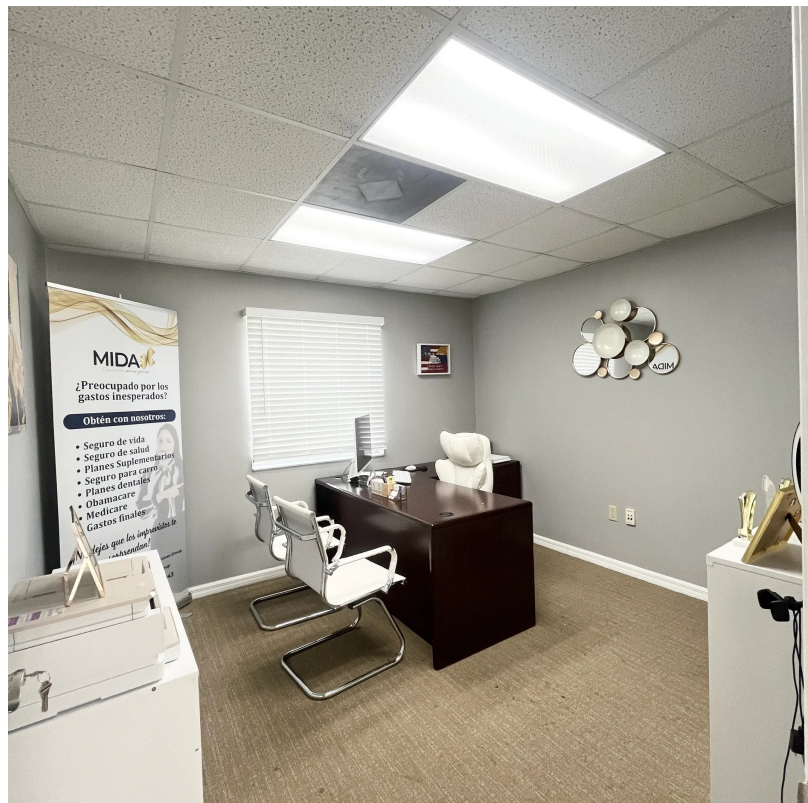
PROPERTY HIGHLIGHTS

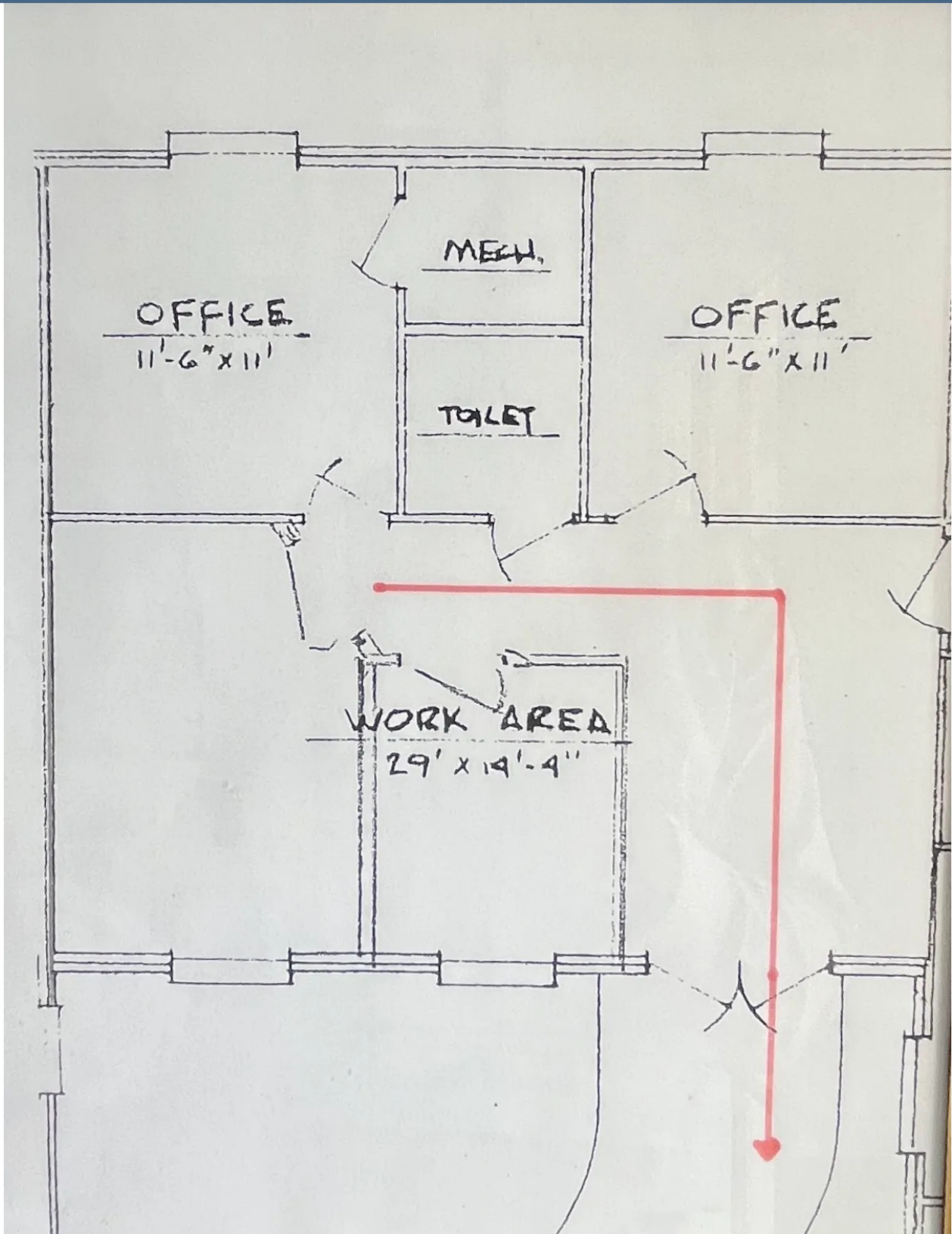
- Major access to HWY 441 & US 192
- Surrounded by medical and professional office users
- Monument signage
- Ample parking

OFFERING SUMMARY

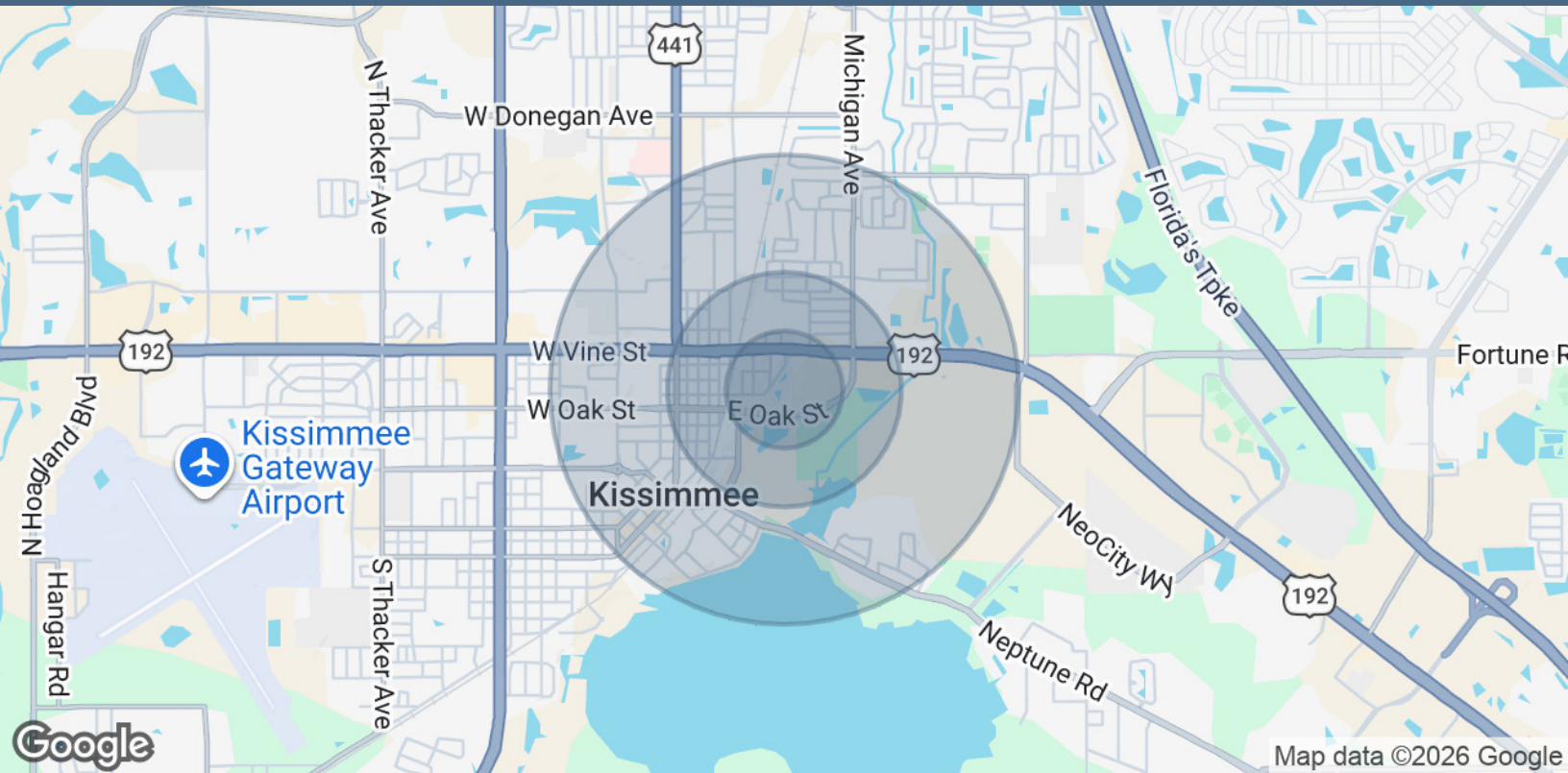
Lease Rate:	Negotiable
Number of Units:	1
Available SF:	890 SF
Lot Size:	9,925 SF
Building Size:	5,138 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	105	677	3,017
Total Population	380	2,194	8,929
Average HH Income	\$62,905	\$59,008	\$60,707









POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	380	2,194	8,929
Average Age	45.7	42.0	39.3
Average Age (Male)	40.4	38.3	36.9
Average Age (Female)	51.3	50.2	47.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	105	677	3,017
# of Persons per HH	3.6	3.2	3.0
Average HH Income	\$62,905	\$59,008	\$60,707
Average House Value	\$242,483	\$203,441	\$206,978

2023 American Community Survey (ACS)