

OFFICE PROPERTY FOR SALE

\$497,000

2,211 SF | 0.20 AC



721 VERONA ST
KISSIMMEE, FL 34741

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FLORIDIAN REAL ESTATE GROUP

OFFERING

Pricing	\$497,000
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PROPERTY SPECIFICATIONS

Property Address	721 VERONA ST KISSIMMEE, FL 34741
Property Type	Office
Building Size	2,211 SF
Year Built/ Renovated	1910/1950
Tenancy	Single
Building Height	2 Stories
Lot Size	0.20 AC
Zoning	KRB2, Kissimmee
Parking	8 Spaces (3.37 Spaces per 1,000 SF Leased)





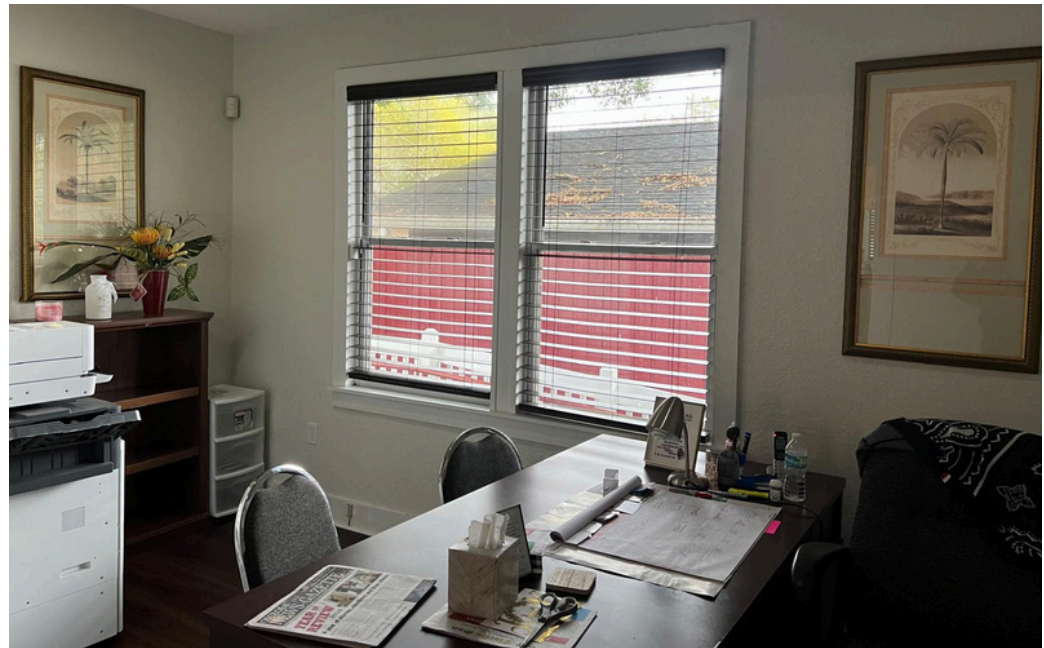
This charming two-story building, originally constructed in 1910 and renovated in 1950, boasts beautiful hardwood floors throughout its 2,211 square feet of space. The property includes three bathrooms, a small breakroom/kitchen area, a conference room, and three offices on the second floor. A lovely porch area adds to its appeal.

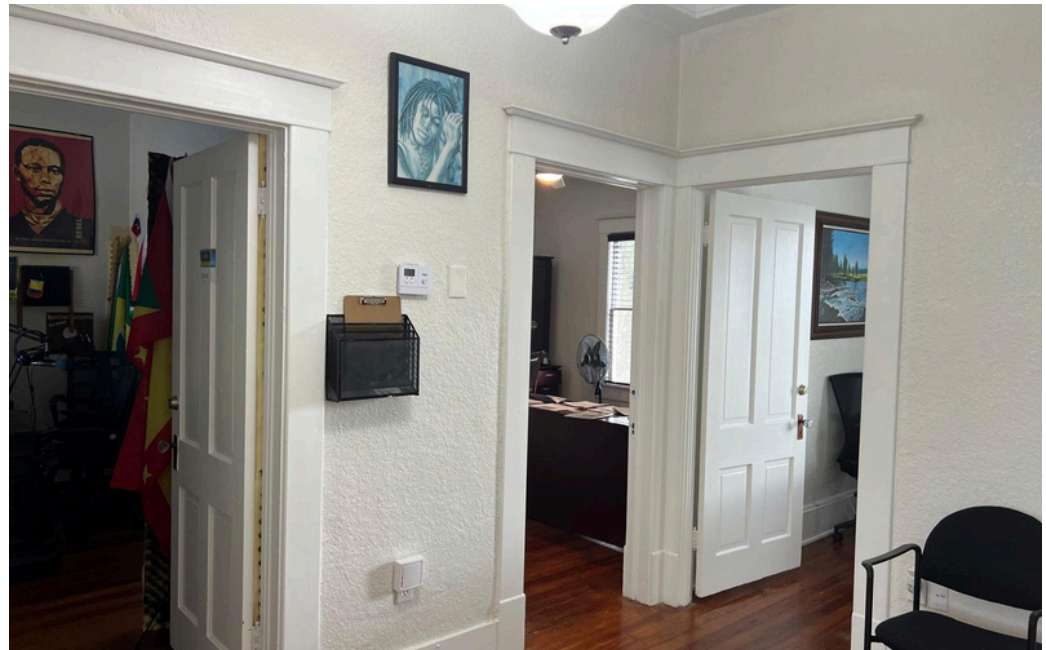
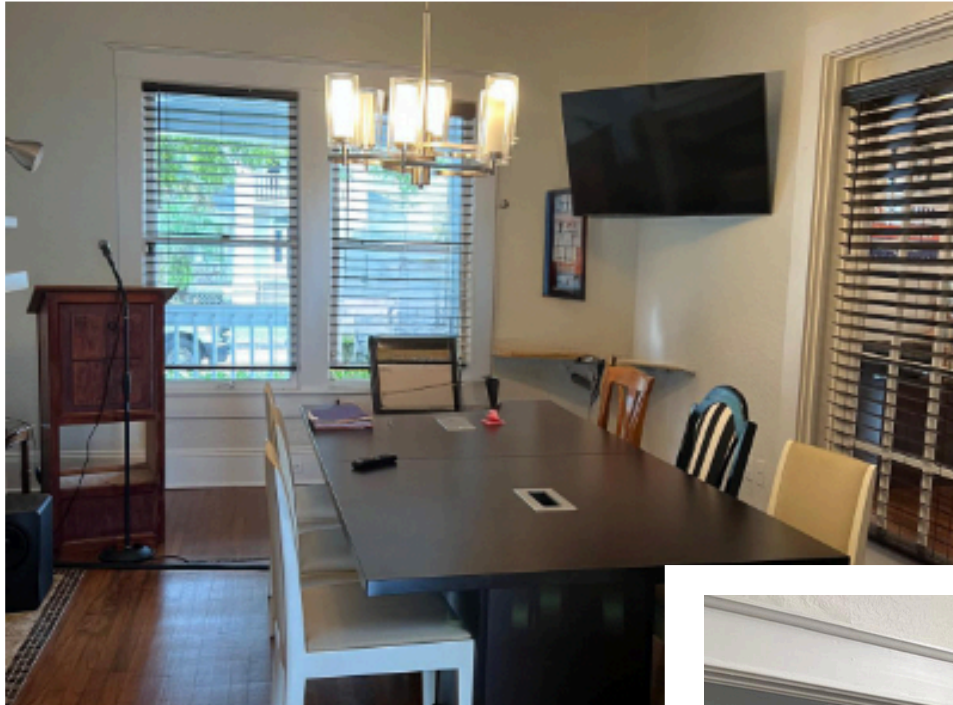
PROPERTY FEATURES:

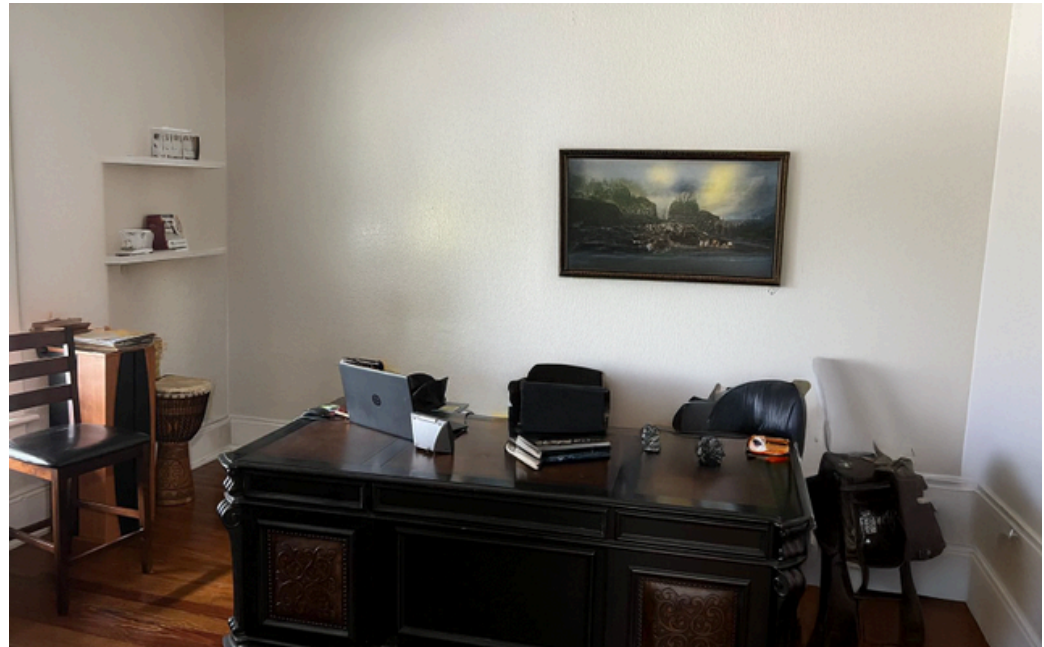
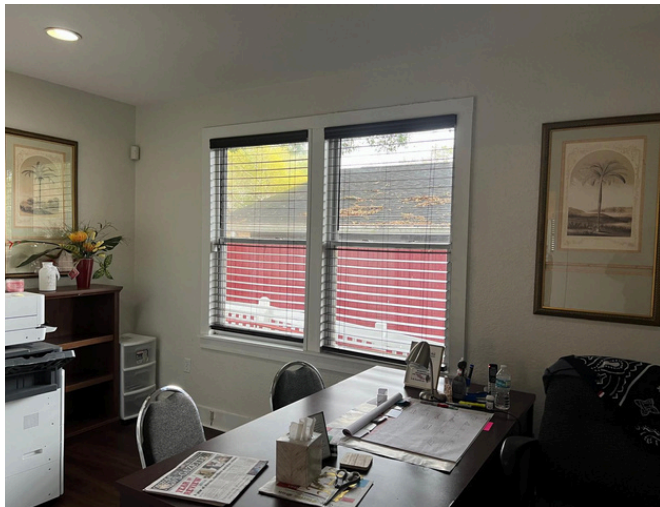
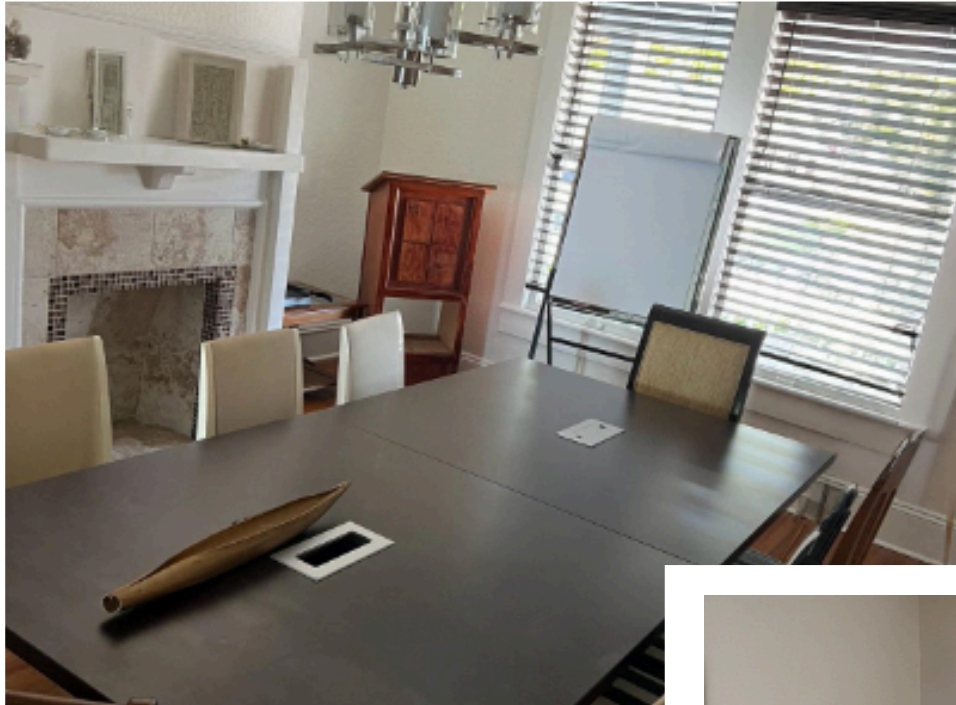
- Square Footage: 2,211 sf
- Bathrooms: 3
- Breakroom/Kitchen Area: Yes
- Conference Room: Yes
- 3 offices on the first floor. One of the offices has its own entrance and can be leased to a separate user.
- Reception area.
- Offices: 3 on the second floor
- Porch Area: Yes
- Nice parking surface with 8 parking spaces

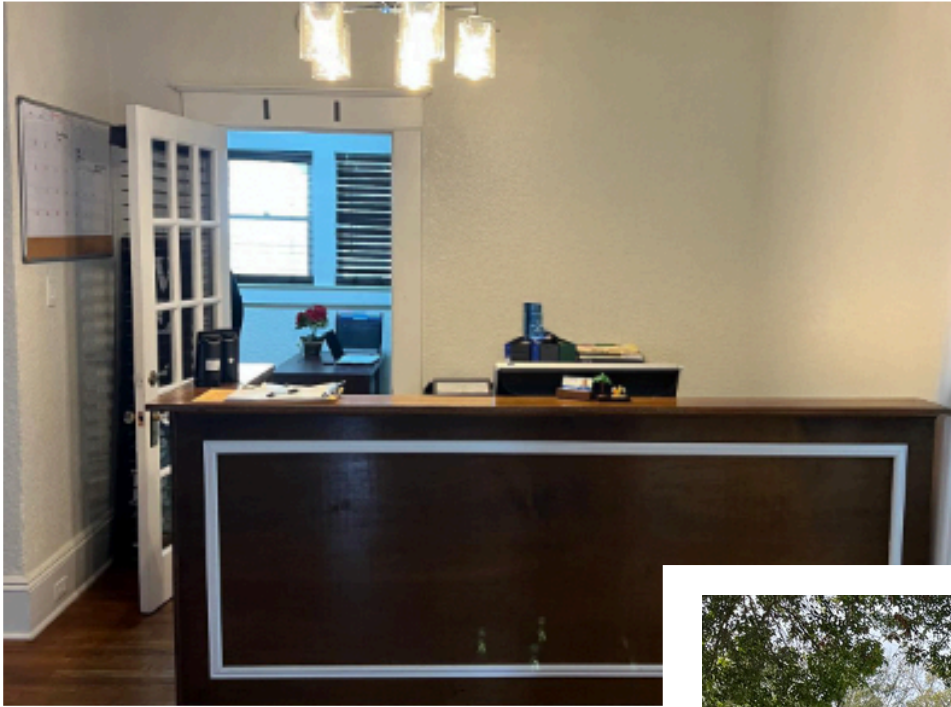
IDEAL USES:

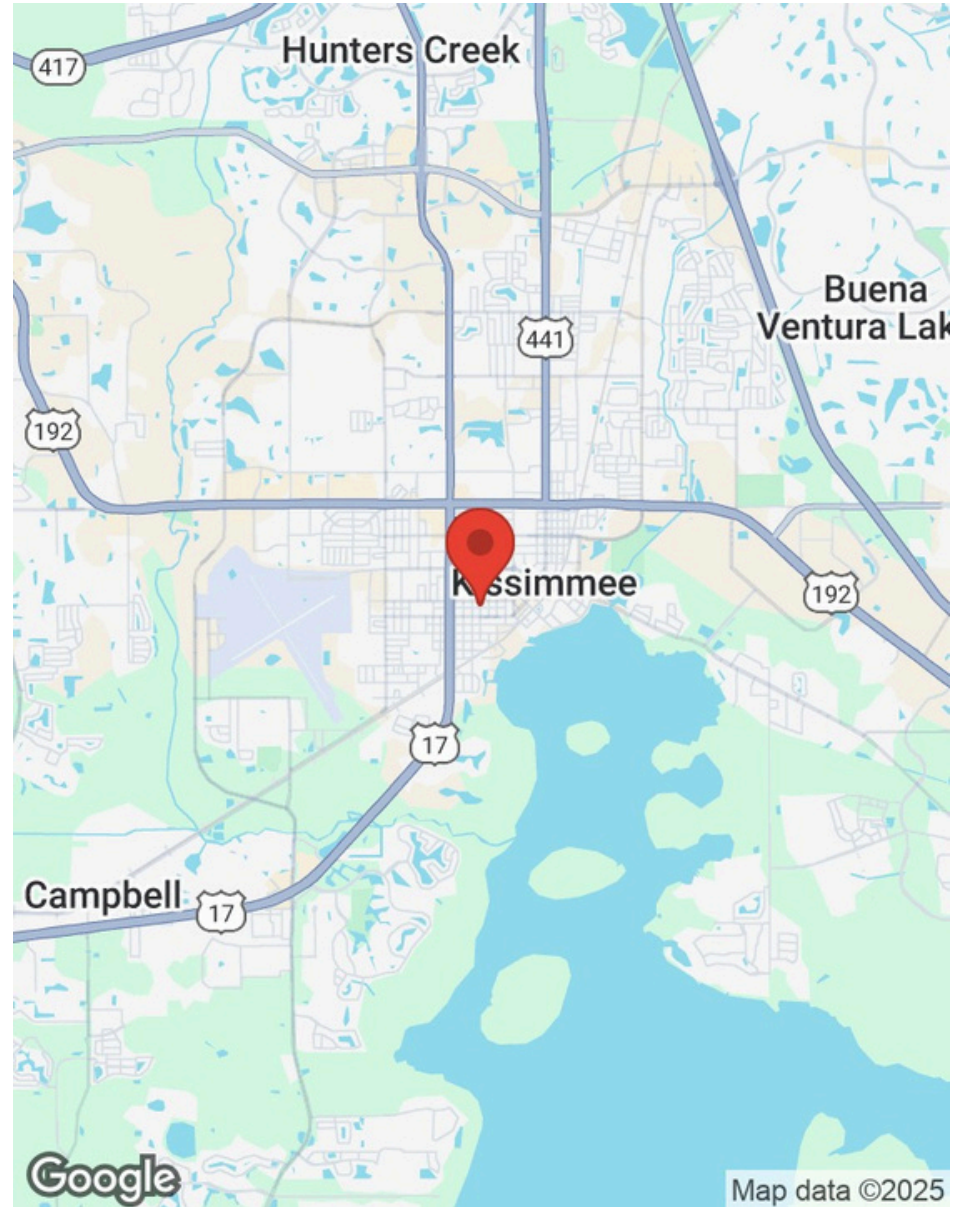
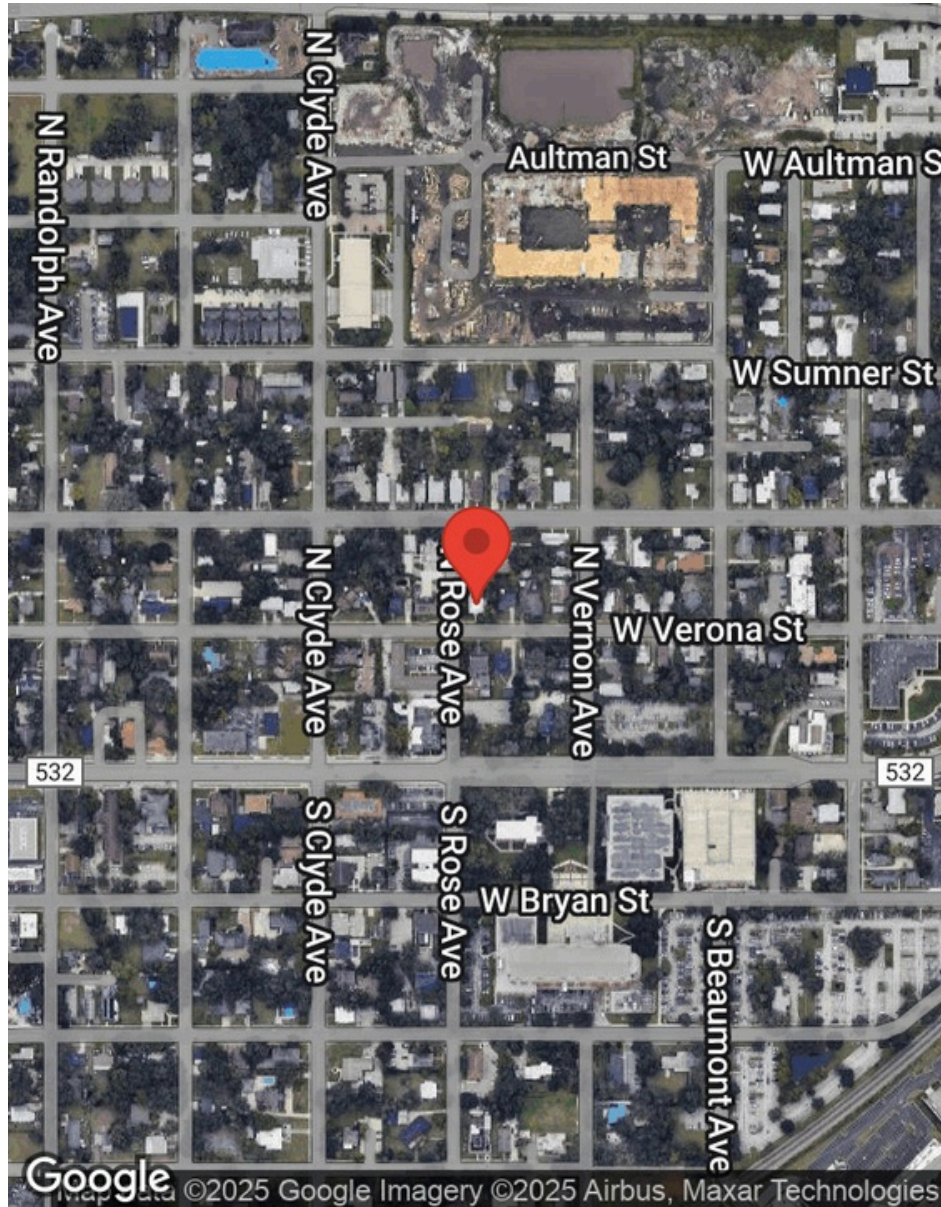
- Law Firm
- CPA Office
- Insurance Office
- General Office Use
- Real Estate Brokerage
- Title Company
- Marketing Company
- And more!

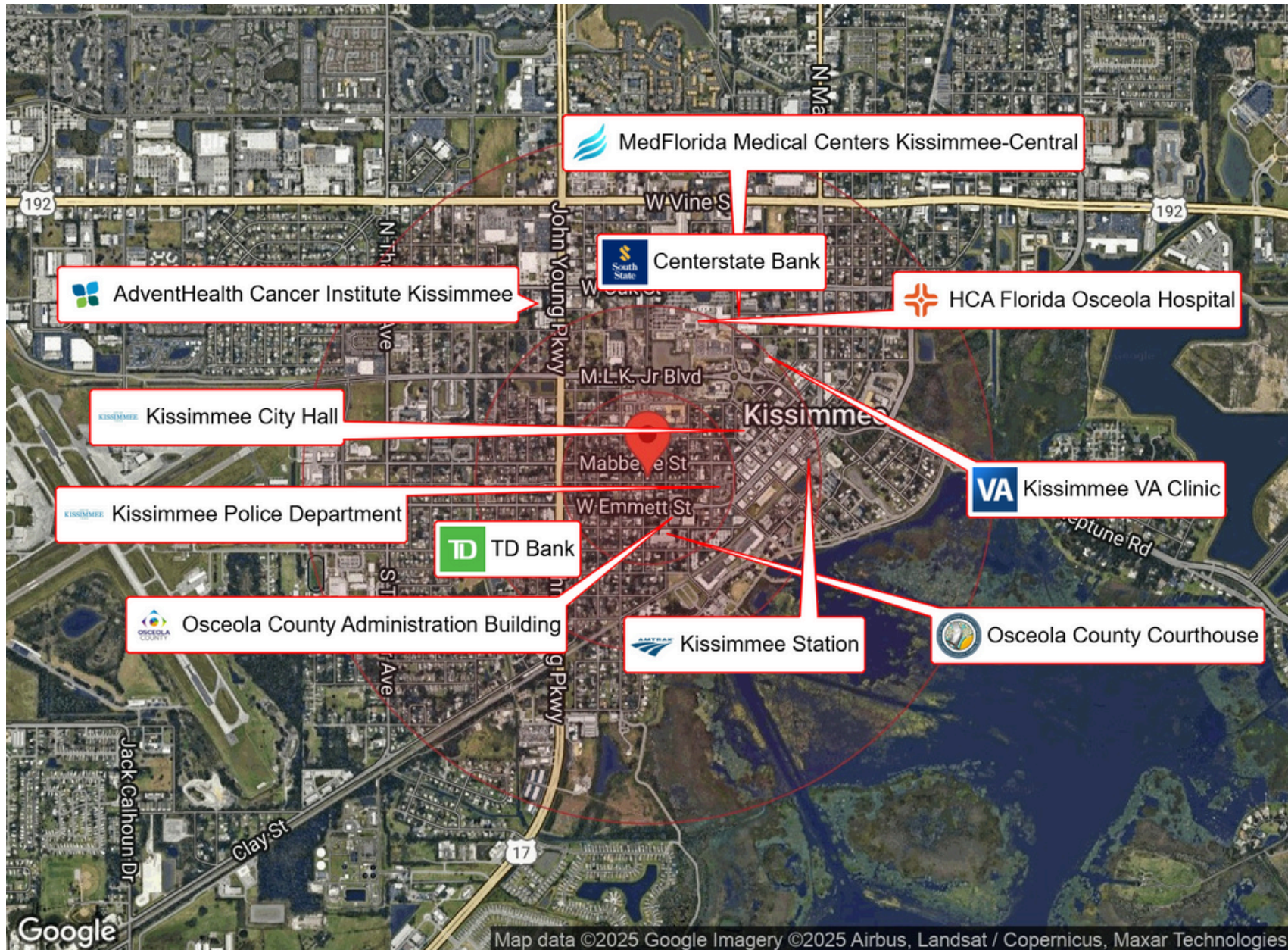










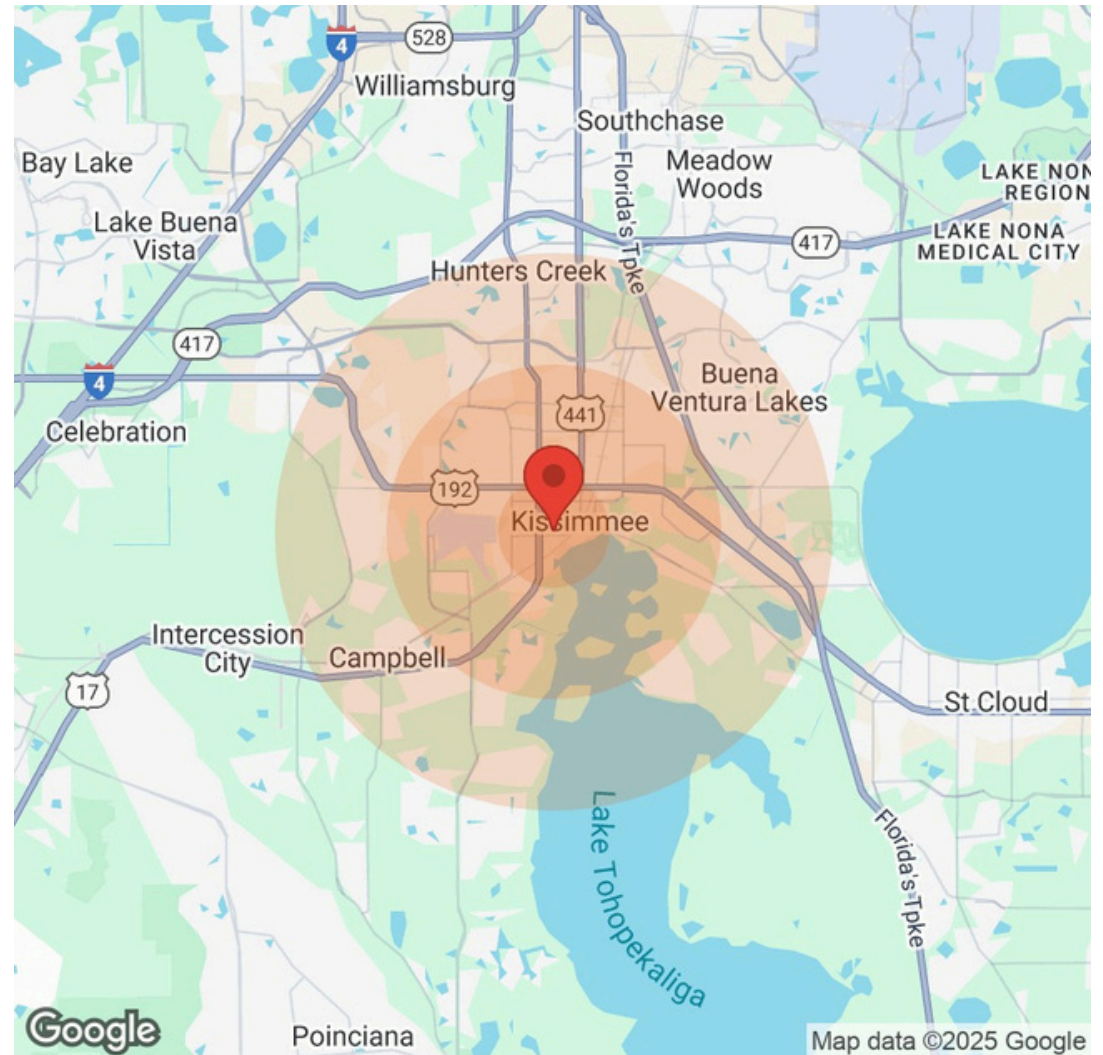


AREA DEMOGRAPHICS

721 VERONA ST | OFFICE



Population	1 Mile	3 Miles	5 Miles
Male	3,461	26,673	72,733
Female	3,584	27,694	75,667
Total Population	7,045	54,367	148,400
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,466	11,596	31,933
Ages 15-24	909	7,267	20,417
Ages 25-54	2,714	21,374	58,057
Ages 55-64	844	5,672	16,281
Ages 65+	1,112	8,458	21,712
Race	1 Mile	3 Miles	5 Miles
White	5,213	38,271	102,926
Black	994	6,393	15,987
Am In/AK Nat	1	135	276
Hawaiian	5	5	39
Hispanic	3,259	32,908	85,370
Multi-Racial	1,454	17,356	48,352
Income	1 Mile	3 Miles	5 Miles
Median	\$34,314	\$32,401	\$36,744
< \$15,000	597	3,198	5,485
\$15,000-\$24,999	296	3,357	7,098
\$25,000-\$34,999	321	3,425	7,826
\$35,000-\$49,999	398	4,035	9,128
\$50,000-\$74,999	437	3,471	10,674
\$75,000-\$99,999	205	1,172	5,183
\$100,000-\$149,999	127	879	3,992
\$150,000-\$199,999	22	147	1,242
> \$200,000	10	43	682
Housing	1 Mile	3 Miles	5 Miles
Total Units	2,950	24,259	65,831
Occupied	2,504	19,719	51,615
Owner Occupied	1,218	8,553	27,710
Renter Occupied	1,286	11,166	23,905
Vacant	446	4,540	14,216





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