CREA
COMMERCIAL REAL ESTATE
ADVISORS

1101-1117 Cypress Parkway

KISSIMMEE, FL 34759

MEDICAL OFFICE AVAILABLE FOR LEASE



PROPERTY DESCRIPTION

2,579-11,557 SF +/- of available suite space in Poinciana, FL. Suites can be delivered turnkey or in grey shell condition and the building is available now. The property is perfect for a variety of medical office users and benefits from the dense daily commuter traffic on Cypress Parkway (AADT 44,500) between Poinciana and Kissimmee.

Surrounded by a mix of national big box anchors, retail and quick service dining. 1101-1117 Cypress Pkwy is less than 3 miles from HCA Poinciana Hospital with easy access to Poinciana Pkwy and Pleasant Hill Rd.

PROPERTY HIGHLIGHTS

- 2,579-11,557 SF +/- Available
- Can be Delivered Turnkey or Grey Shell
- Rare Class A Medical Office Space
- Less than 3 miles from HCA Florida Poinciana Hospital
- Easy access to Poinciana Pkwy and Pleasant Hill Rd

OFFERING SUMMARY

Lease Rate:	$40 SF/yr (NNN)
Available SF:	2,579 - 8,565 SF +/-
Lot Size:	2.11 Acres +/-
Building Size:	12,622 SF +/-

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,855	15,092	23,245
Total Population	5,091	45,122	70,905
Average HH Income	$83,188	$80,587	$84,783

Ashley Walker
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OFFICE BUILDING **FOR LEASE**



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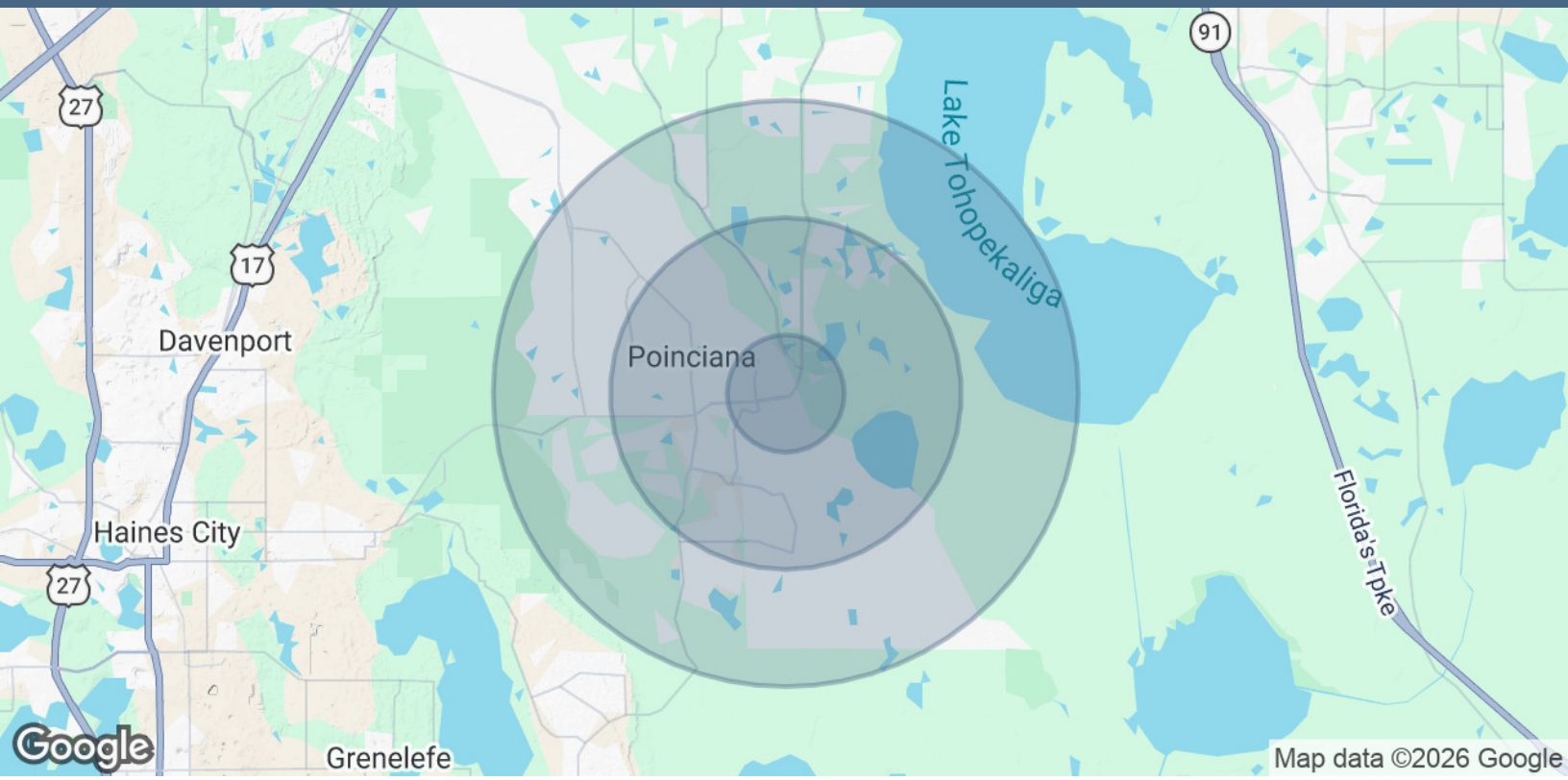
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,091	45,122	70,905
Average Age	46.4	40.4	39.7
Average Age (Male)	47.4	39.1	38.8
Average Age (Female)	46.0	41.2	40.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,855	15,092	23,245
# of Persons per HH	2.7	3.0	3.1
Average HH Income	$83,188	$80,587	$84,783
Average House Value	$289,658	$327,299	$324,328

2023 American Community Survey (ACS)

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