CREA
COMMERCIAL REAL ESTATE
ADVISORS

2954 Mallory Cir - Suite 210

KISSIMMEE, FL 34747

MEDICAL OFFICE FOR LEASE



PROPERTY DESCRIPTION

Suite 210 is perfect for a specialty group looking for a satellite office near AdventHealth Celebration. This 2,720 SF +/- move-in ready medical office is available for lease among established medical tenants. The building sits on 5.52 AC +/- and is designated for professional services, medical, and dental use.

Additional medical users nearby include Orlando Health Physician Associates and AdventHealth Celebration and AdventHealth Women's Center Celebration Imaging 0.9 miles +/- away. Publix at Water Tower Shoppes is 0.3 miles +/- from the site

PROPERTY HIGHLIGHTS

- 2,720 SF +/- Move-In Ready Medical Office For Lease
- 41,000 SF +/- Medical Office Building Built in 2013
- Adjacent to Moreno's Medical Centers and Urgent Care 24/7
- Less Than 1 Mile to AdventHealth Celebration and I-4

OFFERING SUMMARY

Lease Rate:	$35 SF/yr (NNN)
Available SF:	2,720 SF
Lot Size:	240,379 SF
Building Size:	44,020 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,069	8,082	23,803
Total Population	2,674	22,126	67,629
Average HH Income	$86,085	$117,974	$114,970

Ashley Walker
Founder & President
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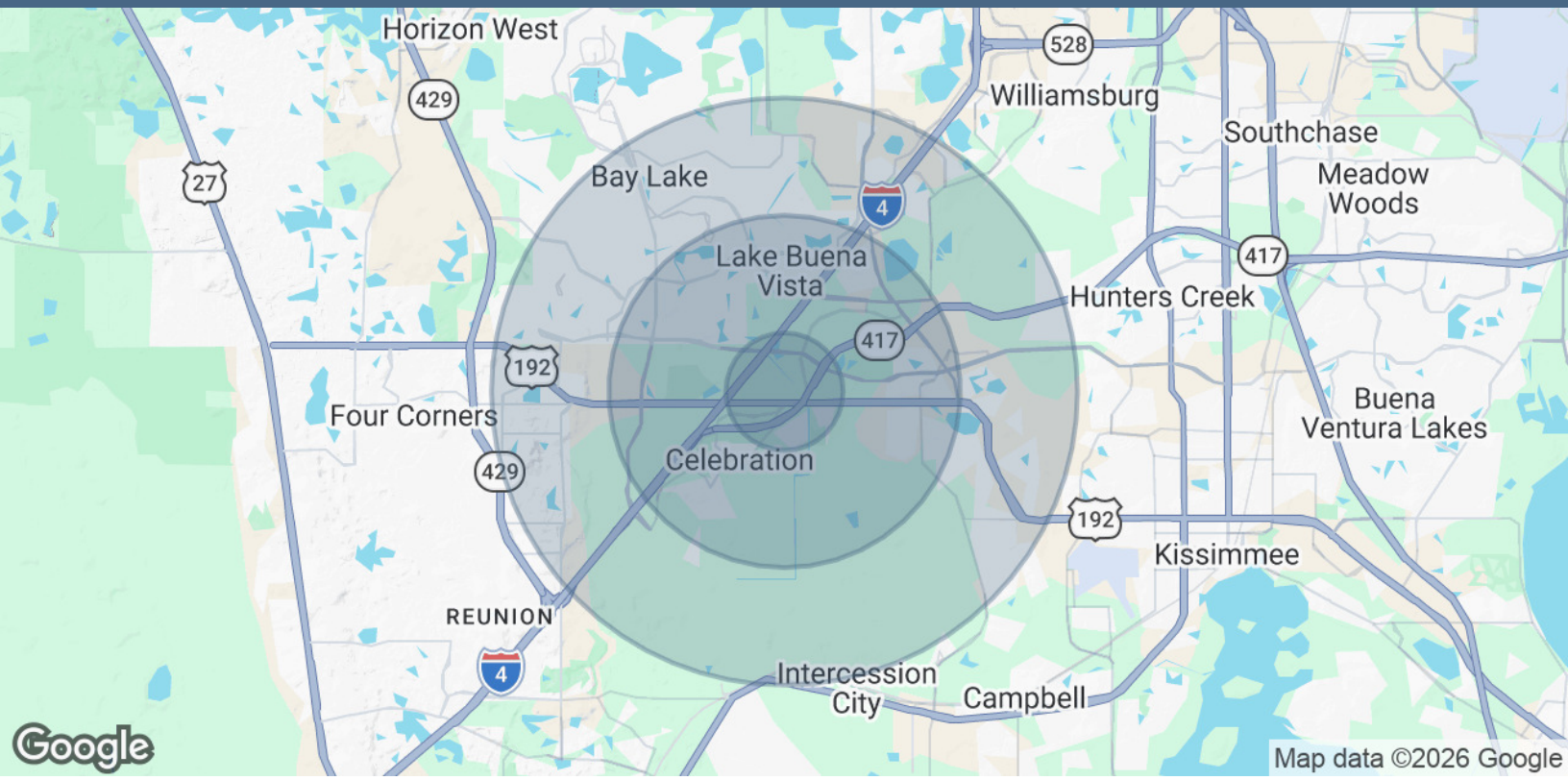
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,674	22,126	67,629
Average Age	36.2	37.8	35.5
Average Age (Male)	36.3	39.8	35.8
Average Age (Female)	35.0	36.1	36.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,069	8,082	23,803
# of Persons per HH	2.5	2.7	2.8
Average HH Income	$86,085	$117,974	$114,970
Average House Value	$529,311	$560,695	$466,418

2023 American Community Survey (ACS)

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