



PROPERTY DESCRIPTION

Move-in ready medical office for lease located in the heart of Downtown Kissimmee in the Central Square Office Complex. Positioned less than .5 miles from HCA Florida Osceola Hospital, this property benefits from exceptional proximity to major regional healthcare drivers and surrounding medical practices.

PROPERTY HIGHLIGHTS

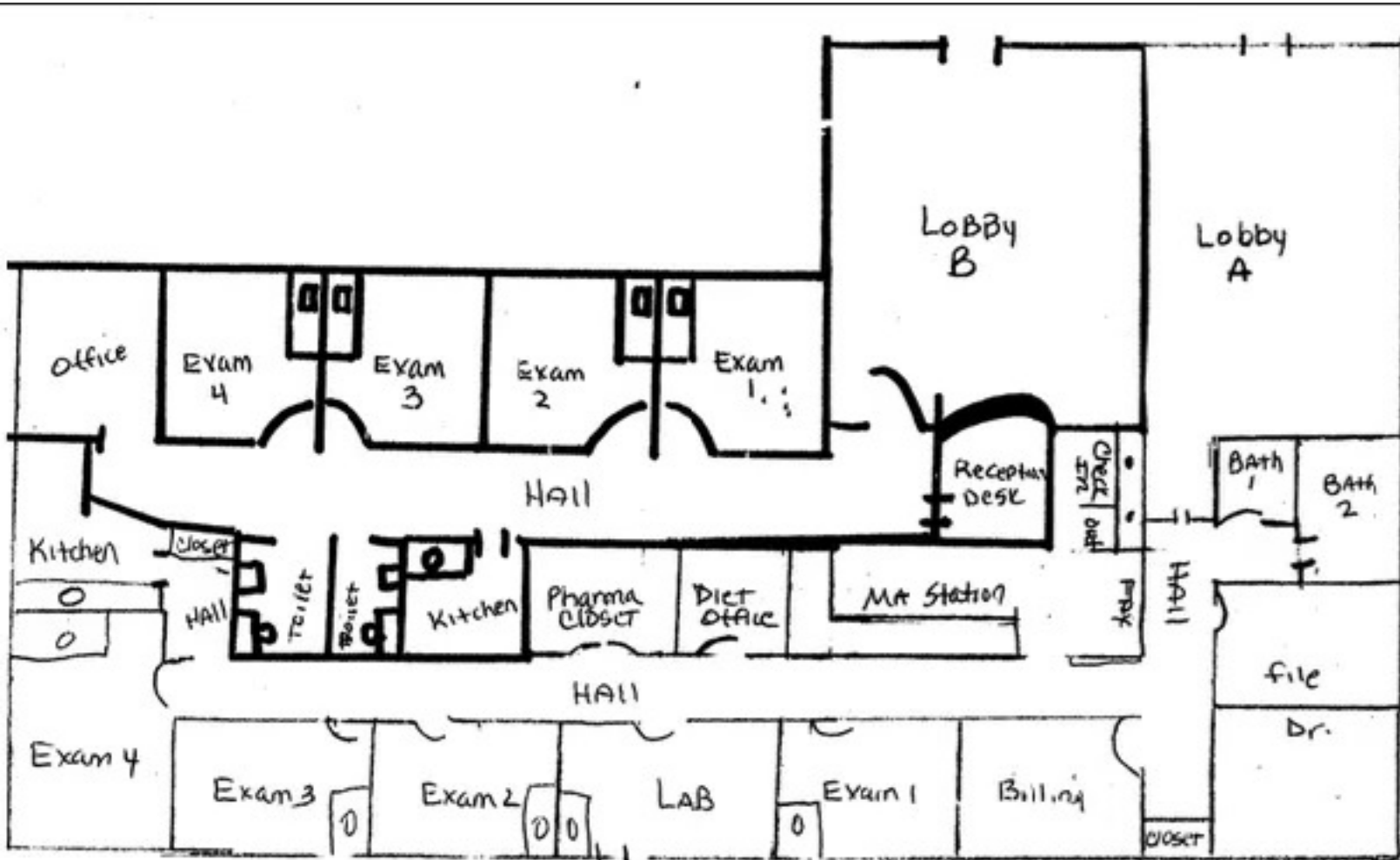
- Move in ready medical space
- Prime Healthcare Corridor
- Ample Parking

OFFERING SUMMARY

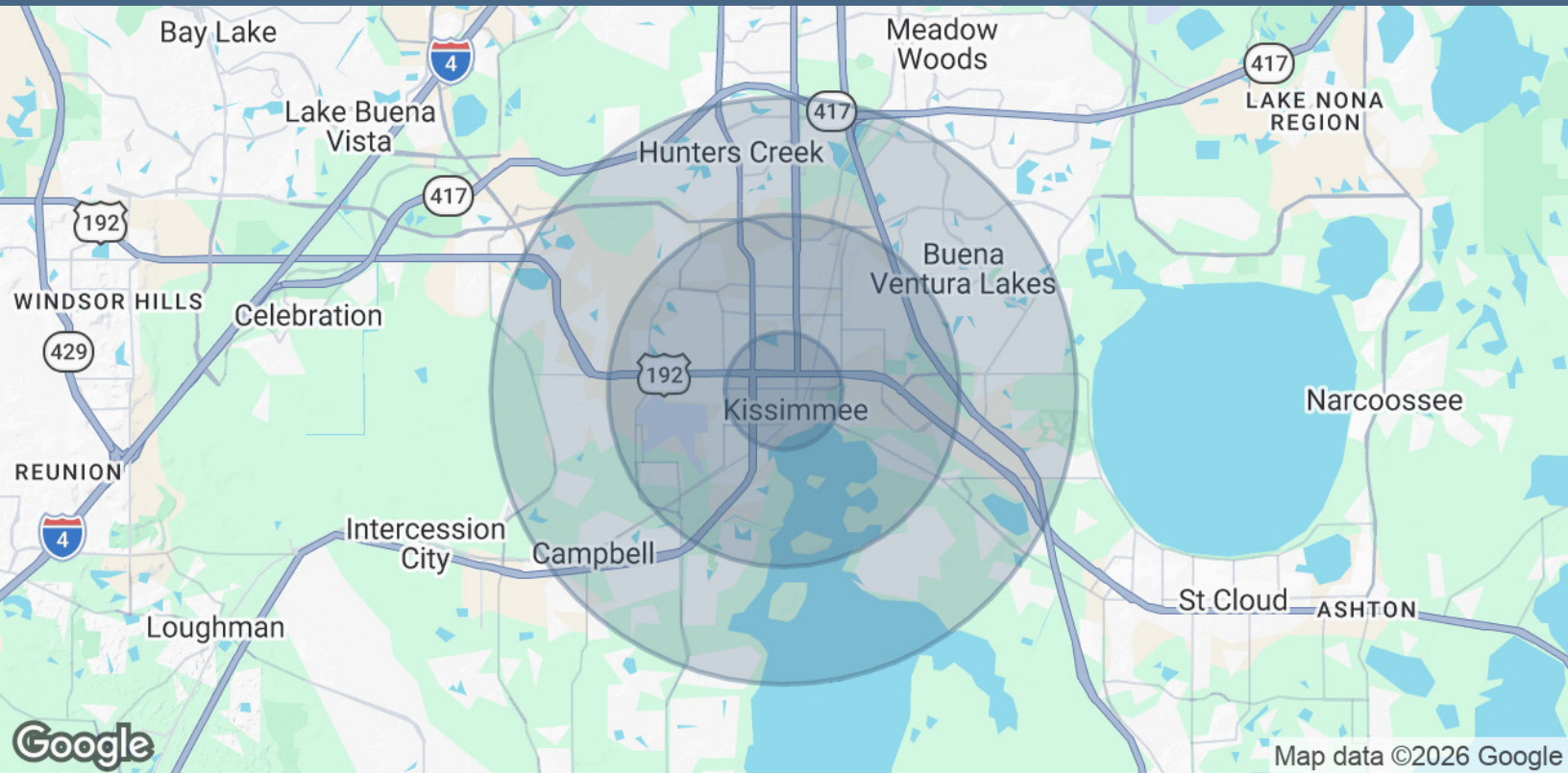
Lease Rate:	Negotiable
Available SF:	1,318 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,488	26,716	63,172
Total Population	9,631	80,052	190,262
Average HH Income	\$57,611	\$69,388	\$79,205









POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,631	80,052	190,262
Average Age	37.7	36.6	37.8
Average Age (Male)	35.4	34.3	35.7
Average Age (Female)	42.0	39.7	40.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,488	26,716	63,172
# of Persons per HH	2.8	3.0	3.0
Average HH Income	\$57,611	\$69,388	\$79,205
Average House Value	\$214,034	\$260,704	\$292,682

2023 American Community Survey (ACS)