

EXECUTIVE SUMMARY

KISSIMMEE, FL 34759

1060 Cypress Pkwy # 104



OFFERING SUMMARY

Lease Rate:	\$25 SF/yr (NNN)
Building Size:	10,800 SF
Available SF:	4,237 SF
Year Built:	2018
Zoning:	PD

PROPERTY OVERVIEW

1060 Cypress Parkway is a single-story professional and medical office building strategically situated within Osceola County's rapidly expanding Poinciana submarket. Offering seamless regional connectivity, the property provides effortless access to I-4, SR 538, and SR 429, making it a highly accessible hub for patients and staff across Osceola, Polk, and Orange counties. The asset boasts high-visibility street frontage along a major commercial corridor with close proximity to HCA Poinciana with no HCA exclusivity restrictions.

PROPERTY HIGHLIGHTS

- Sits within a highly concentrated medical office corridor
- No HCA exclusivity
- Close proximity to HCA Poinciana

PRESENTED BY
ASHLEY WALKER
407.430.3462
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OFFICE BUILDING
For Lease

ADDITIONAL PHOTOS

KISSIMMEE, FL 34759

1060 Cypress Pkwy # 104



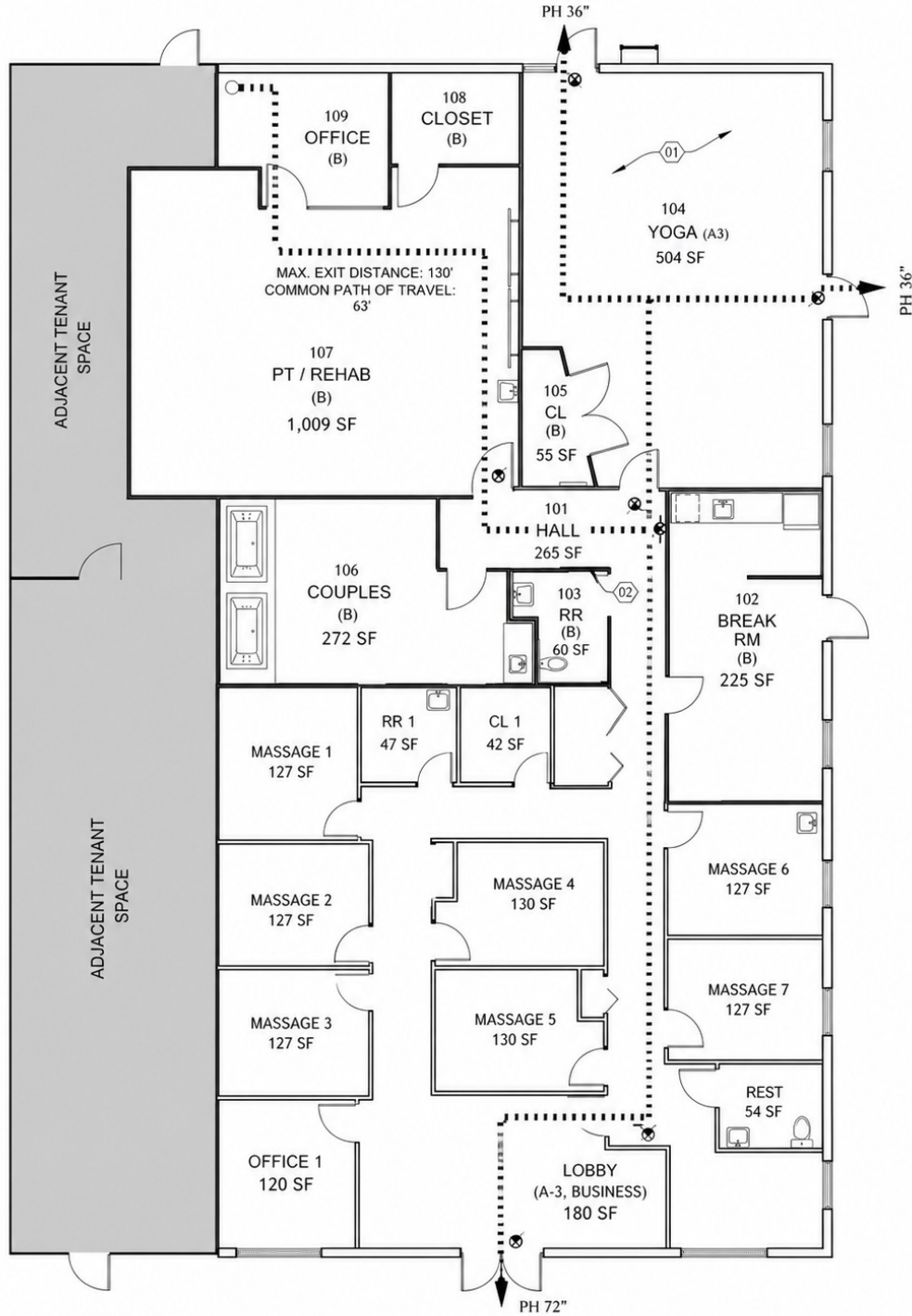
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FLOOR PLANS

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TOTAL: 4,237 SF

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RETAILER MAP

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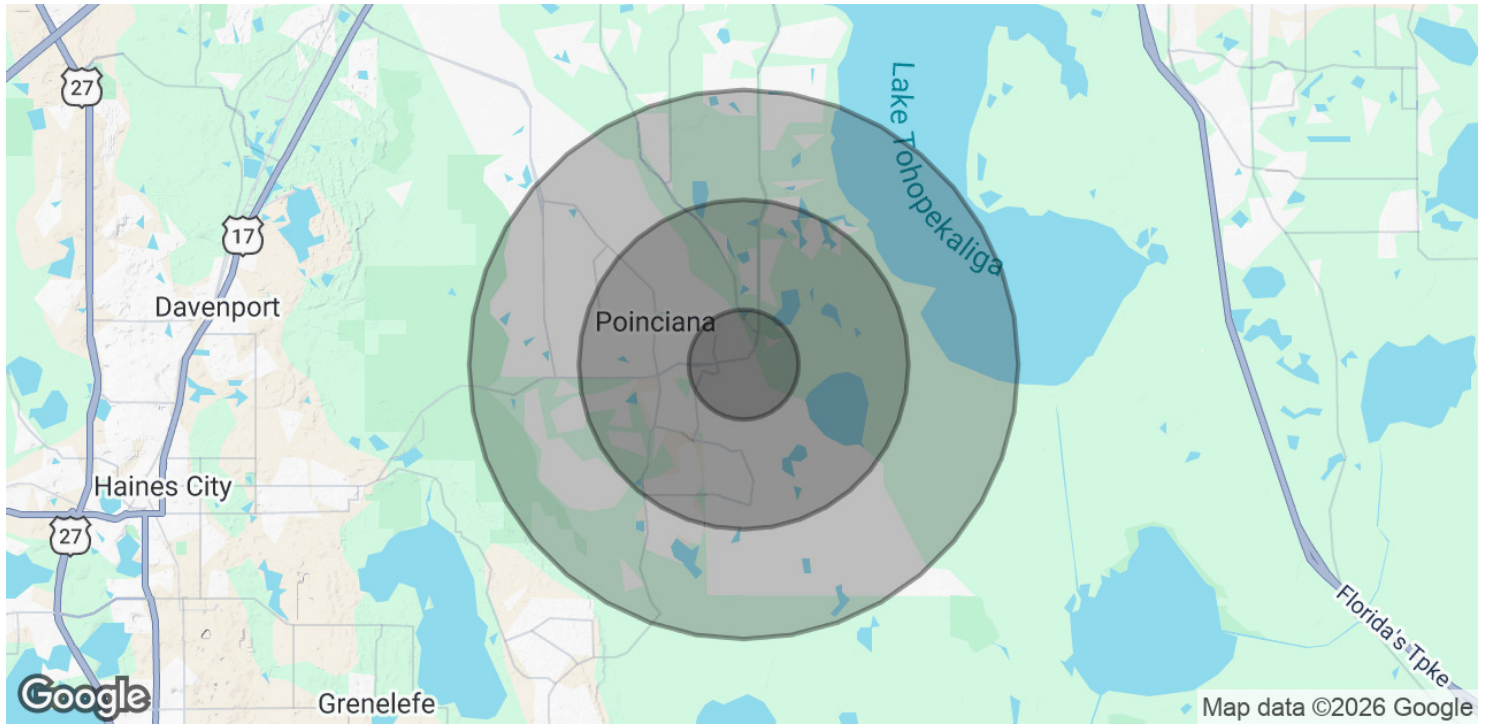
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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,701	34,882	69,502
Average Age	30.4	38.5	39.4
Average Age (Male)	29.2	37.0	37.7
Average Age (Female)	30.8	39.4	40.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,303	11,188	22,397
# of Persons per HH	3.6	3.1	3.1
Average HH Income	\$70,724	\$78,679	\$87,419
Average House Value	\$260,036	\$335,933	\$342,858

2023 American Community Survey (ACS)

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