



#### PROPERTY DESCRIPTION

Positioned near downtown Kissimmee, located minutes away from the Osceola Regional Medical Center and major thoroughfares including US-441 and US-192 (E Irlo Bronson Memorial Hwy). Featuring prominent street frontage and monument signage opportunities directly on E Oak Street, the property is built for multi-tenant medical or corporate professional use.

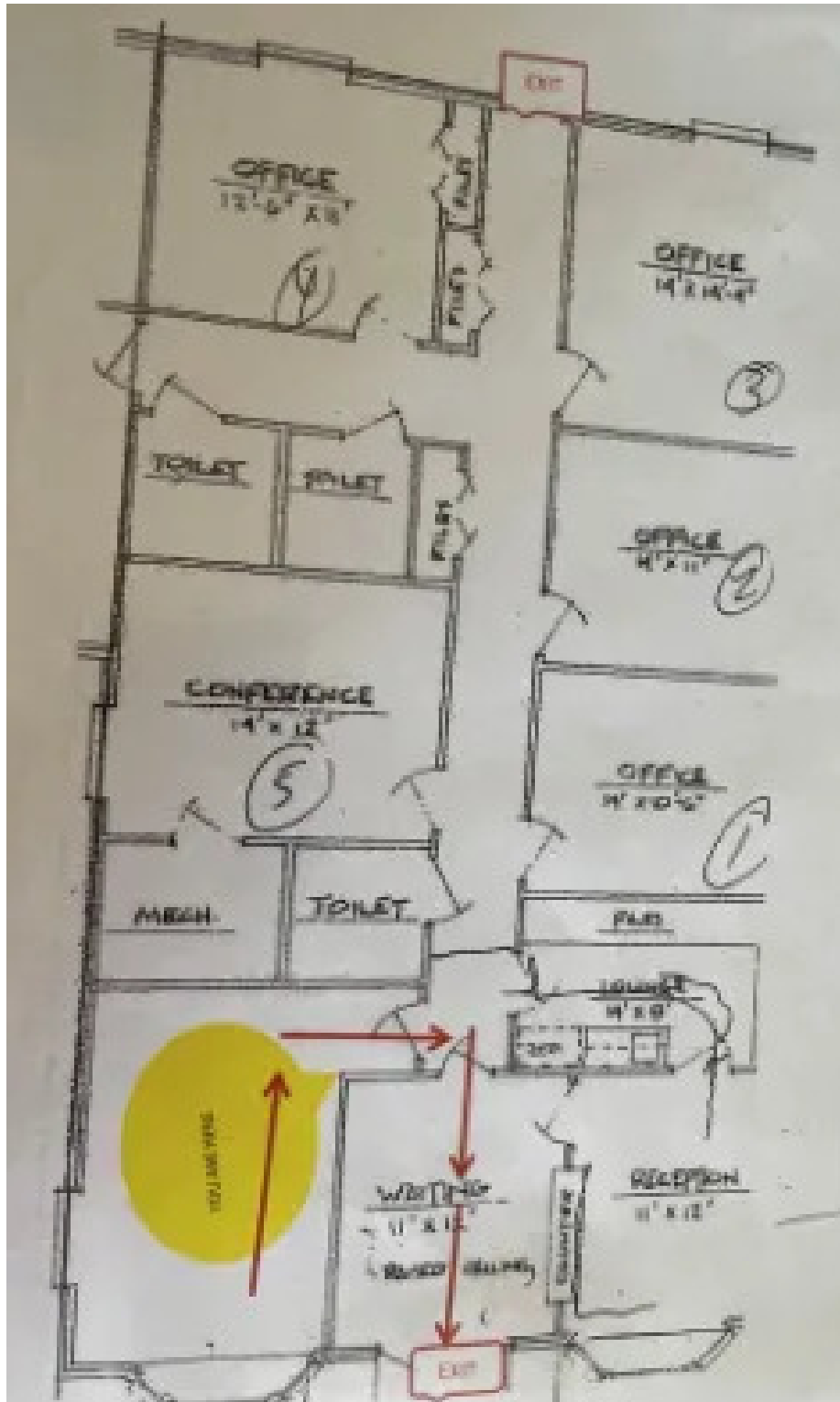
#### PROPERTY HIGHLIGHTS

#### OFFERING SUMMARY

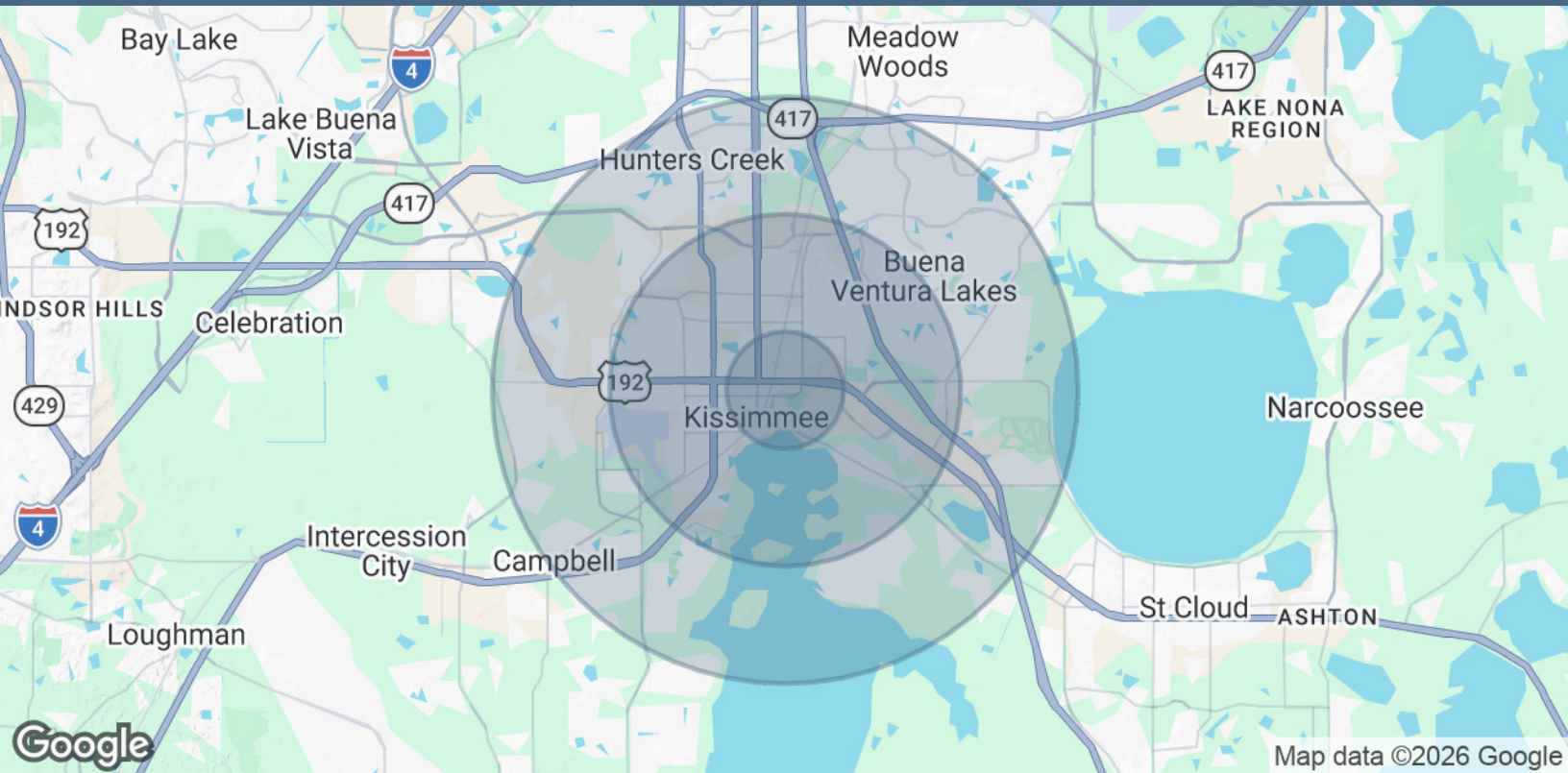
|                  |            |
|------------------|------------|
| Lease Rate:      | Negotiable |
| Number of Units: | 1          |
| Available SF:    | 890 SF     |
| Lot Size:        | 9,925 SF   |
| Building Size:   | 5,138 SF   |

| DEMOGRAPHICS      | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------|----------|----------|----------|
| Total Households  | 3,017    | 28,470   | 65,465   |
| Total Population  | 8,929    | 85,555   | 197,844  |
| Average HH Income | \$60,707 | \$68,490 | \$79,860 |









| POPULATION           | 1 MILE    | 3 MILES   | 5 MILES   |
|----------------------|-----------|-----------|-----------|
| Total Population     | 8,929     | 85,555    | 197,844   |
| Average Age          | 39.3      | 37.1      | 37.8      |
| Average Age (Male)   | 36.9      | 34.5      | 35.6      |
| Average Age (Female) | 47.3      | 40.4      | 40.3      |
| HOUSEHOLDS & INCOME  | 1 MILE    | 3 MILES   | 5 MILES   |
| Total Households     | 3,017     | 28,470    | 65,465    |
| # of Persons per HH  | 3.0       | 3.0       | 3.0       |
| Average HH Income    | \$60,707  | \$68,490  | \$79,860  |
| Average House Value  | \$206,978 | \$265,638 | \$298,329 |

2023 American Community Survey (ACS)