



Multi Specialty MOB Kissimmee

1821 ARMSTRONG BLVD, KISSIMMEE, FL 34741

Property Highlights

- Minutes from Advent Health Hospital
- ~30 minutes from Orlando International Airport
- Customizable space for your practice's needs
- Less than 30 minutes from Disney, Epcot and attractions

FOR MORE INFORMATION | [MILLENIA-PARTNERS.COM](https://www.millenia-partners.com)

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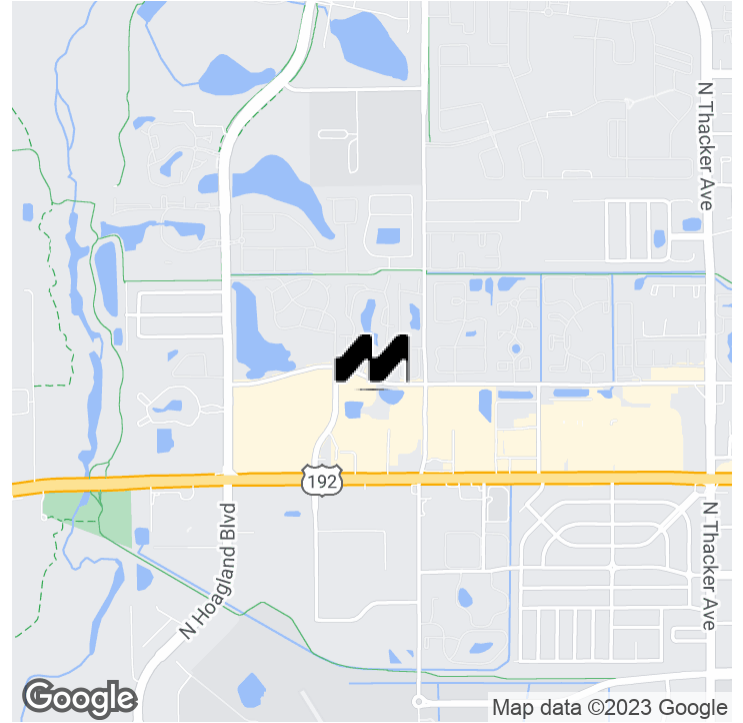
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EXECUTIVE SUMMARY

1821 ARMSTRONG BLVD, KISSIMMEE, FL 34741

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OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	38,000 SF
Available SF:	2,000 - 18,000 SF
Lot Size:	2.81 Acres
Zoning:	KHC
Market:	Orlando
Submarket:	Kissimmee

PROPERTY OVERVIEW

Medical Office building redevelopment. Multiple opportunities available to join an Ambulatory Surgery Center, Gastroenterology, cardiology and more. Delivery in January 2023.

LOCATION OVERVIEW

Medical building located off US 192 and Armstrong in Kissimmee Florida. Moments away from multiple medical facilities and less than 3 miles from the hospital, this is the ideal location for any company that wants to take advantage of all that the South Orlando MSA has to offer.

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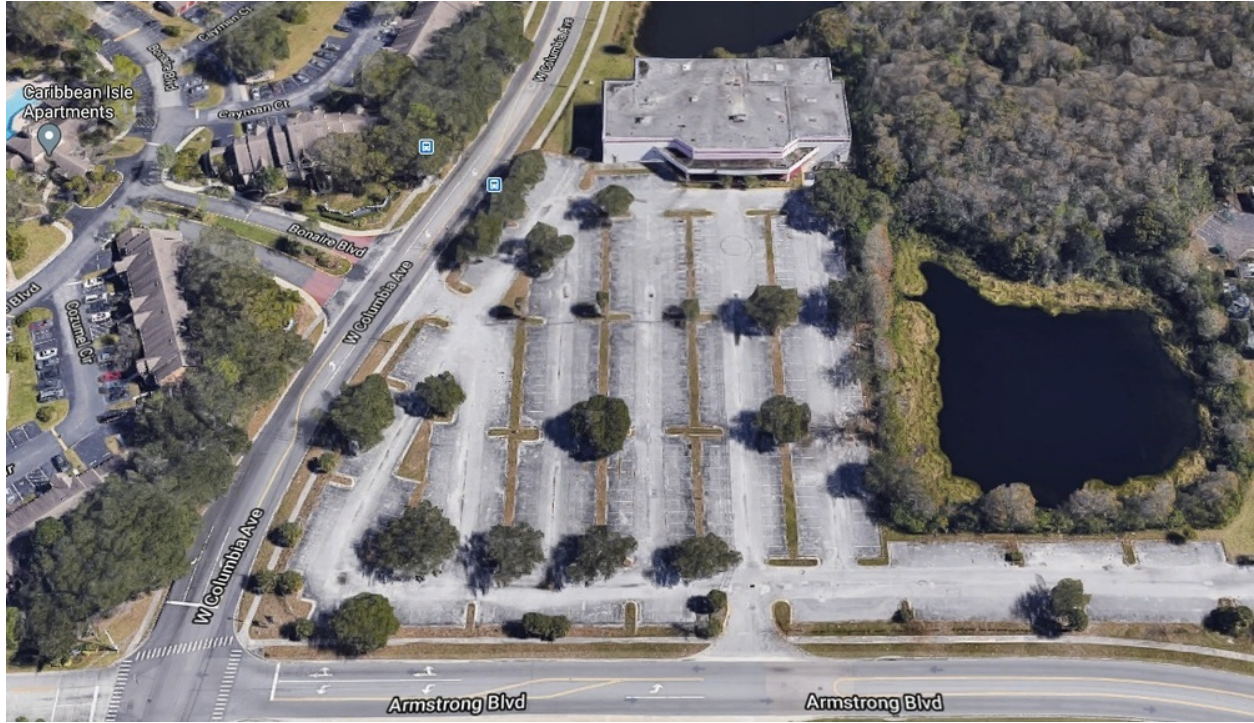
OFFICE BUILDING

For Lease

ADDITIONAL PHOTOS

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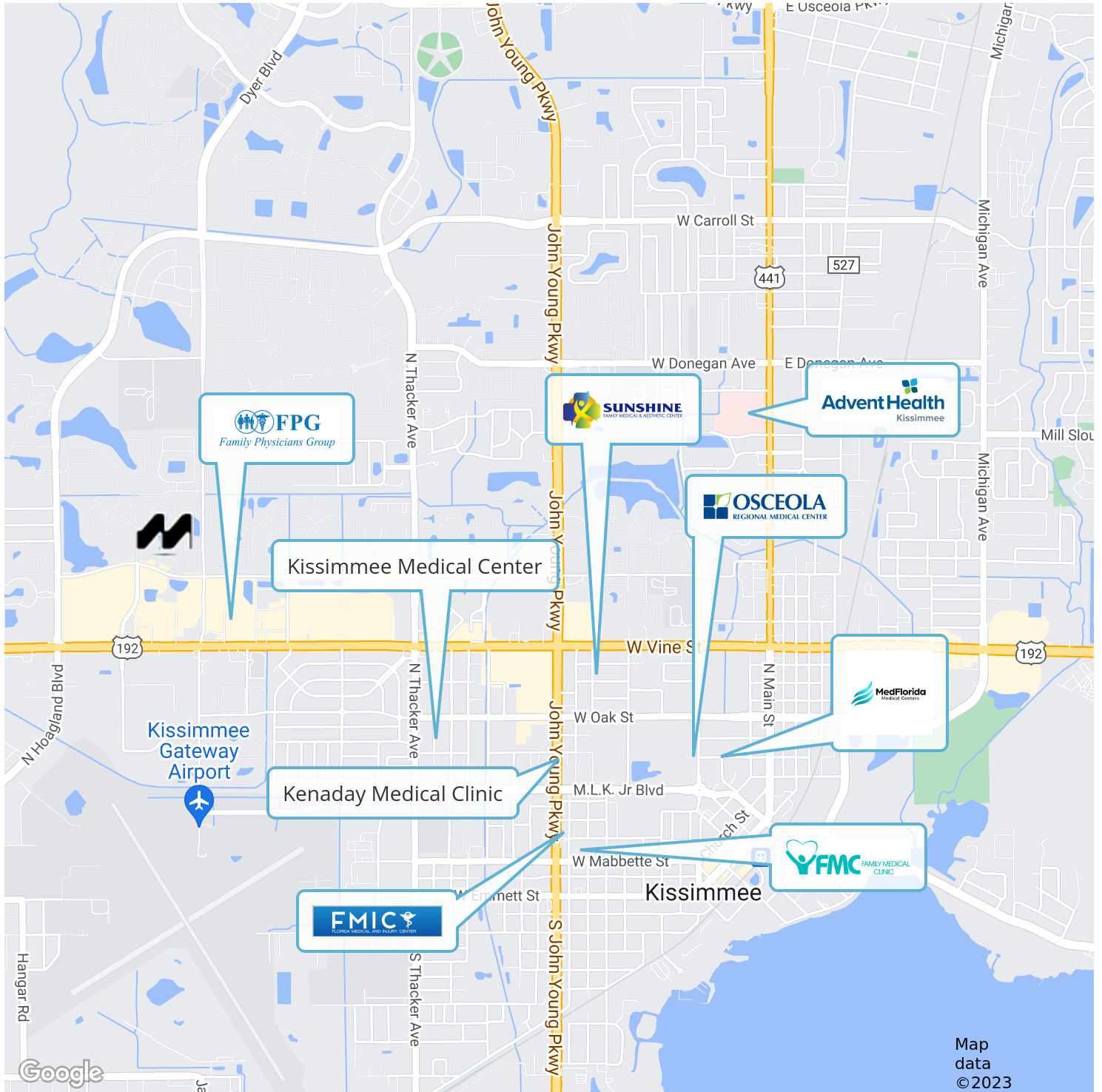
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RETAILER MAP

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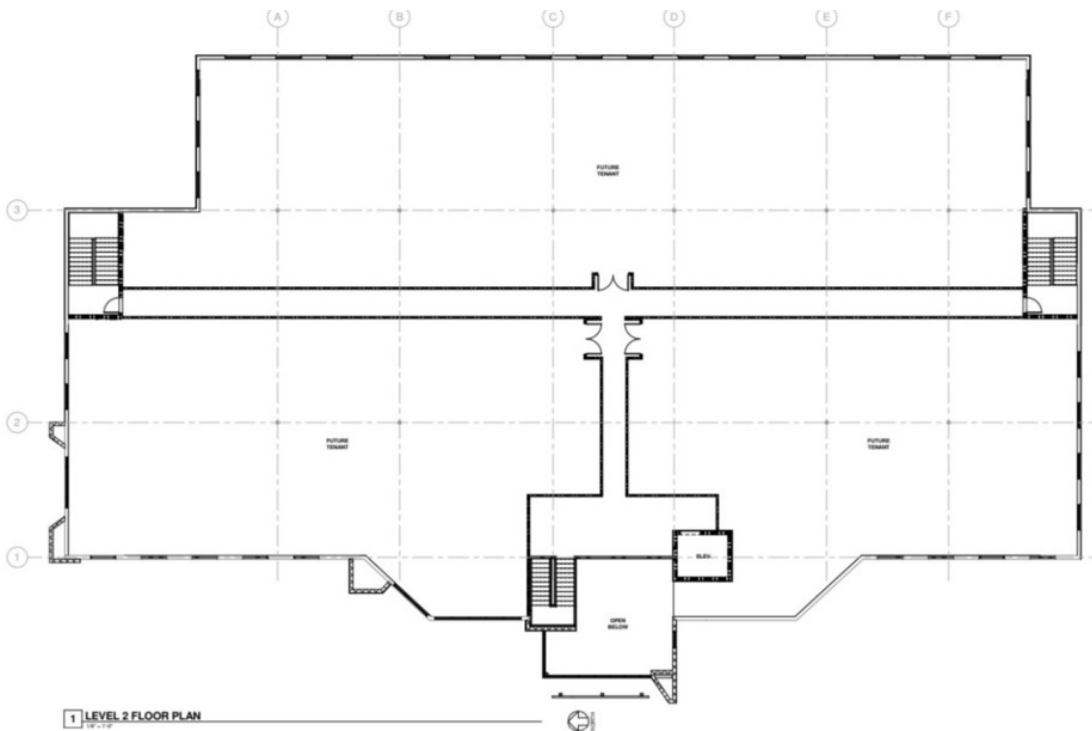
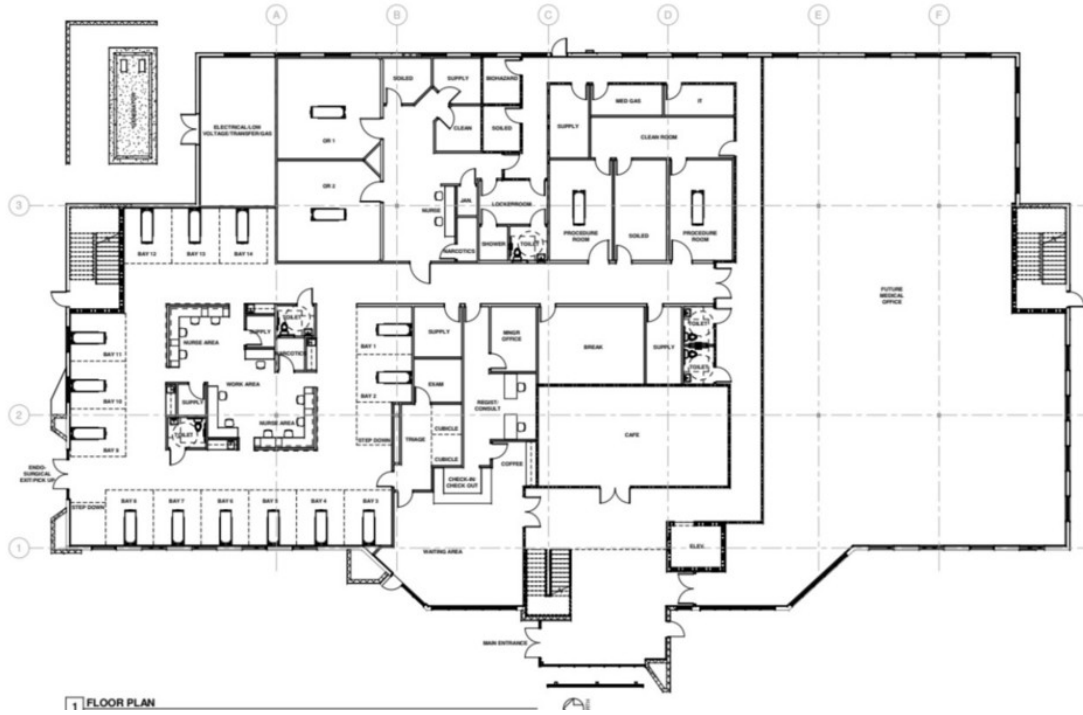
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FLOOR PLANS

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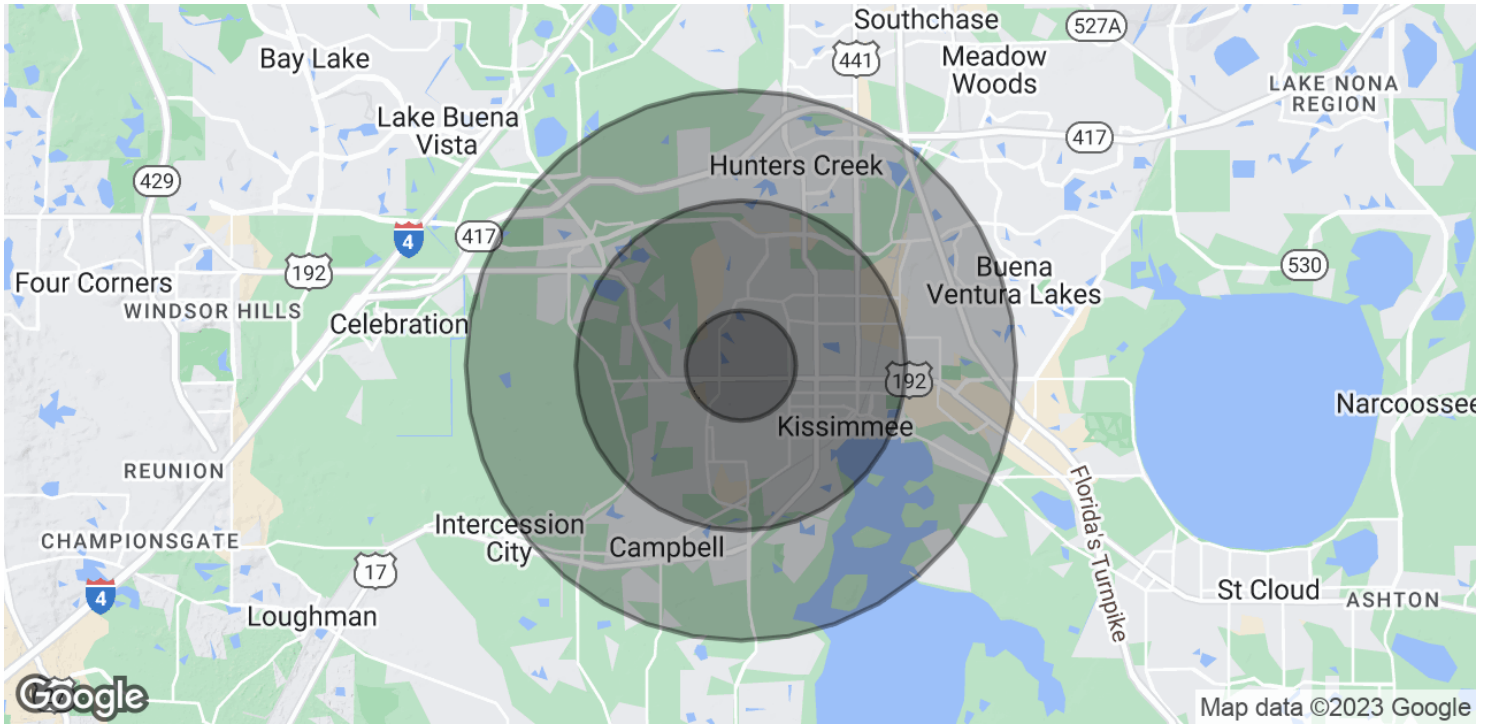
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,659	53,208	114,401
Average age	32.0	32.3	34.3
Average age (Male)	31.0	31.2	33.4
Average age (Female)	33.6	33.5	35.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,594	20,438	42,162
# of persons per HH	2.4	2.6	2.7
Average HH income	\$41,895	\$44,652	\$54,474
Average house value	\$116,364	\$134,044	\$221,820

* Demographic data derived from 2020 ACS - US Census

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