

4589 Henry C. Yates Lane

ST. CLOUD, FL 34769



FOR MORE INFORMATION
MILLENNIA-PARTNERS.COM

PRESENTED BY

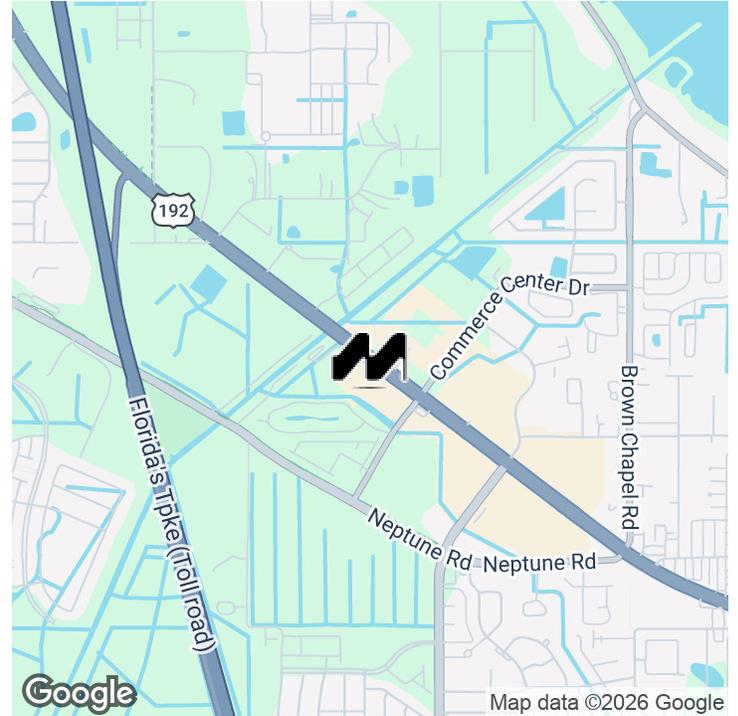
ASHLEY WALKER

407.430.3462

awalker@millenia-partners.com

ST. CLOUD, FL 34769

STNL Medical Office Investment Sale



OFFERING SUMMARY

Sale Price:	\$1,730,151
Building Size:	3,800 SF
Cap Rate:	6.0%
NOI:	\$103,809.06
Market:	St. Cloud

PROPERTY OVERVIEW

Introducing 4589 Henry C. Yates Lane, a prime investment opportunity in the heart of St. Cloud, FL. This 3,800 SF office building boasts a 100% occupancy with promising immediate returns for savvy investors. With a strategic location in the vibrant St. Cloud area, this property offers unparalleled potential for long-term growth and stability. Don't miss your chance to secure a valuable position in this thriving commercial real estate market.

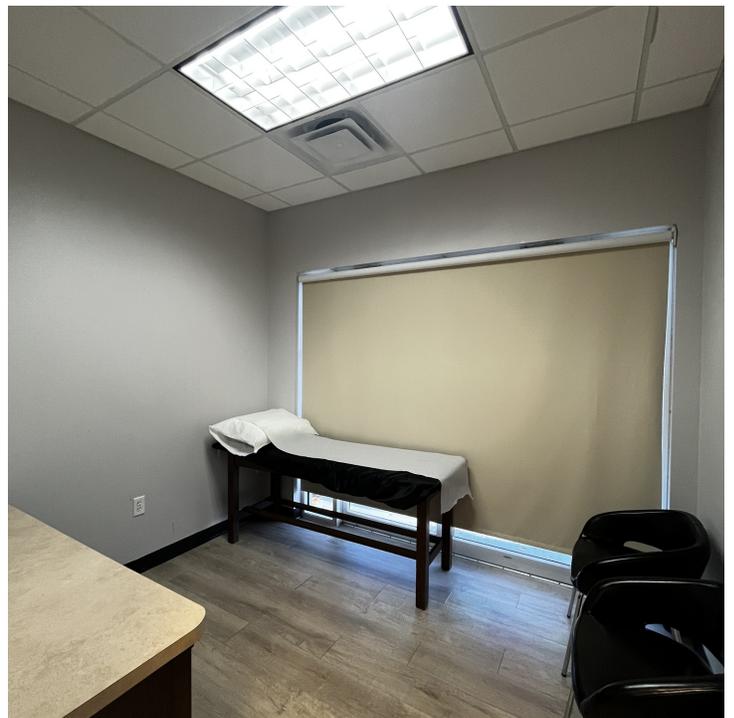
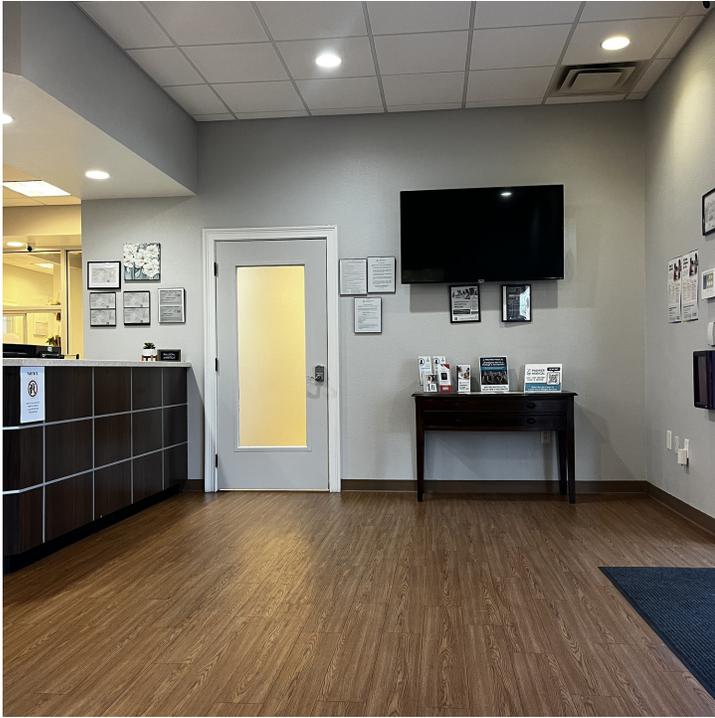
PROPERTY HIGHLIGHTS

- 3,800 SF office building
- Prime location in St. Cloud area
- Well-maintained and modern facility
- Attractive investment opportunity
- Strong potential for long-term growth
- Proven track record of stable returns
- Ideal for office building investors



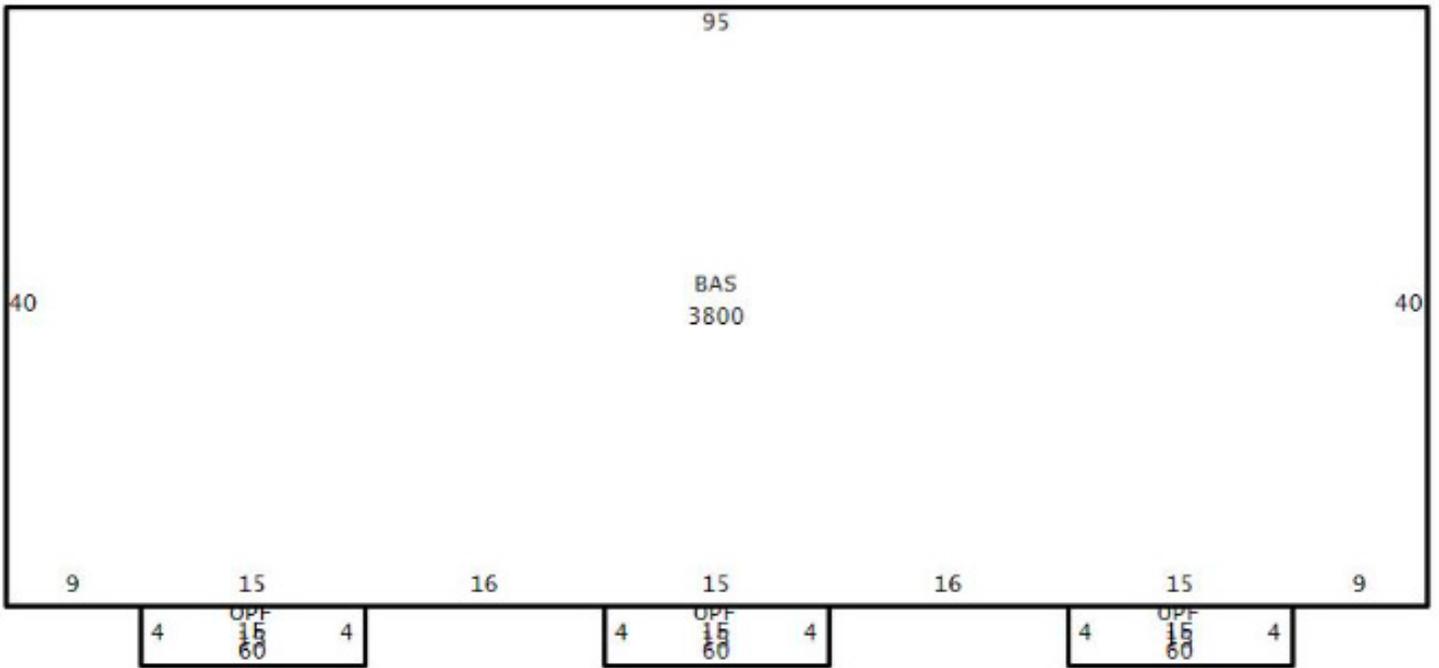
ST. CLOUD, FL 34769

Additional Photos



ST. CLOUD, FL 34769

Site Plans



ST. CLOUD, FL 34769

Rent Roll

SUITE	TENANT	SF OCCUPIED	% SHARE	PRICE PER SF	LEASE START	LEASE END	OPTIONS	ANNUAL BASE RENT	MONTHLY BASE RENT	SECURITY DEPOSIT	ANNUAL ESCALATIONS	EST. NNN INCOME PER SF	GROSS ANNUAL INCOME
A	Premier Medical Associates of Florida	3800	100%	\$22.95	10/1/22	10/1/32	1 - Ten Year Option	\$87,199.61	\$7,266.63	\$13,300	3%	\$4.37	\$103,809.06
TOTALS			100%					\$103,809.06	\$7,266.63	\$13,300	3%	\$4.37	\$103,809.06



ST. CLOUD, FL 34769

Retailer Map



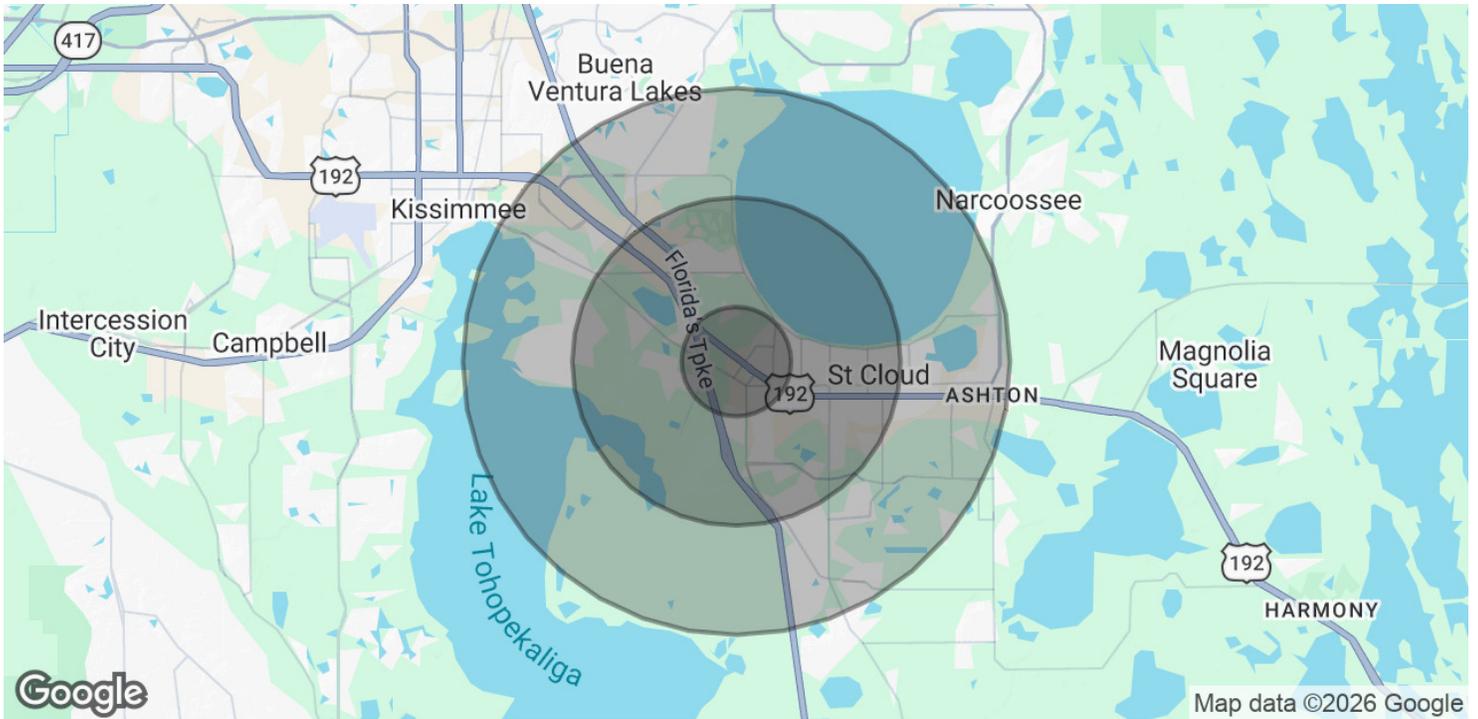
Google

Imagery ©2026 Airbus,
Maxar Technologies



ST. CLOUD, FL 34769

Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,687	49,872	94,776
Average Age	41	40	40
Average Age (Male)	39	38	38
Average Age (Female)	43	41	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,713	17,481	32,084
# of Persons per HH	2.8	2.9	3
Average HH Income	\$77,886	\$79,341	\$84,225
Average House Value	\$315,365	\$335,734	\$352,590

Demographics data derived from AlphaMap

