

## PROFESSIONAL OFFICE FOR LEASE

# LOOP MEDICAL OFFICE BUILDING

2940 Park Pond Way, Kissimmee, FL 34741



## Professional Business Park in High Intensity Metro Area Location - Investor or Owner-User



### OFFERING SUMMARY

#### PROFESSIONAL BUSINESS PARK

#### FREE - STANDING BUILDING

**AVAILABLE SF:** 2,000 SF

**LEASE RATE:** \$28.00 SF/yr (NNN)

**EASY ACCESS:** Private Entry

**SUBMARKET:** Kissimmee - Hunters Creek

### PROPERTY OVERVIEW

Single tenant, free - standing medical office building located in Loop Medical and Professional Office Park in Kissimmee. 2,000 SF multi-office suite. Private entry. Eight individual offices/treatment rooms, reception, waiting room, administrative room, break room. Ample Parking. Professional business park.

High intensity development area off of Dyer Road, just south of the Loop. Less than 1/4 mile from recently purchased Advent Health 10 acre development parcel on W. Osceola Parkway.

### PROPERTY HIGHLIGHTS

- Free Standing Building
- Built for Medical Use
- Modern Design
- Proximity to Shopping
- Great Demographics
- Ample Parking

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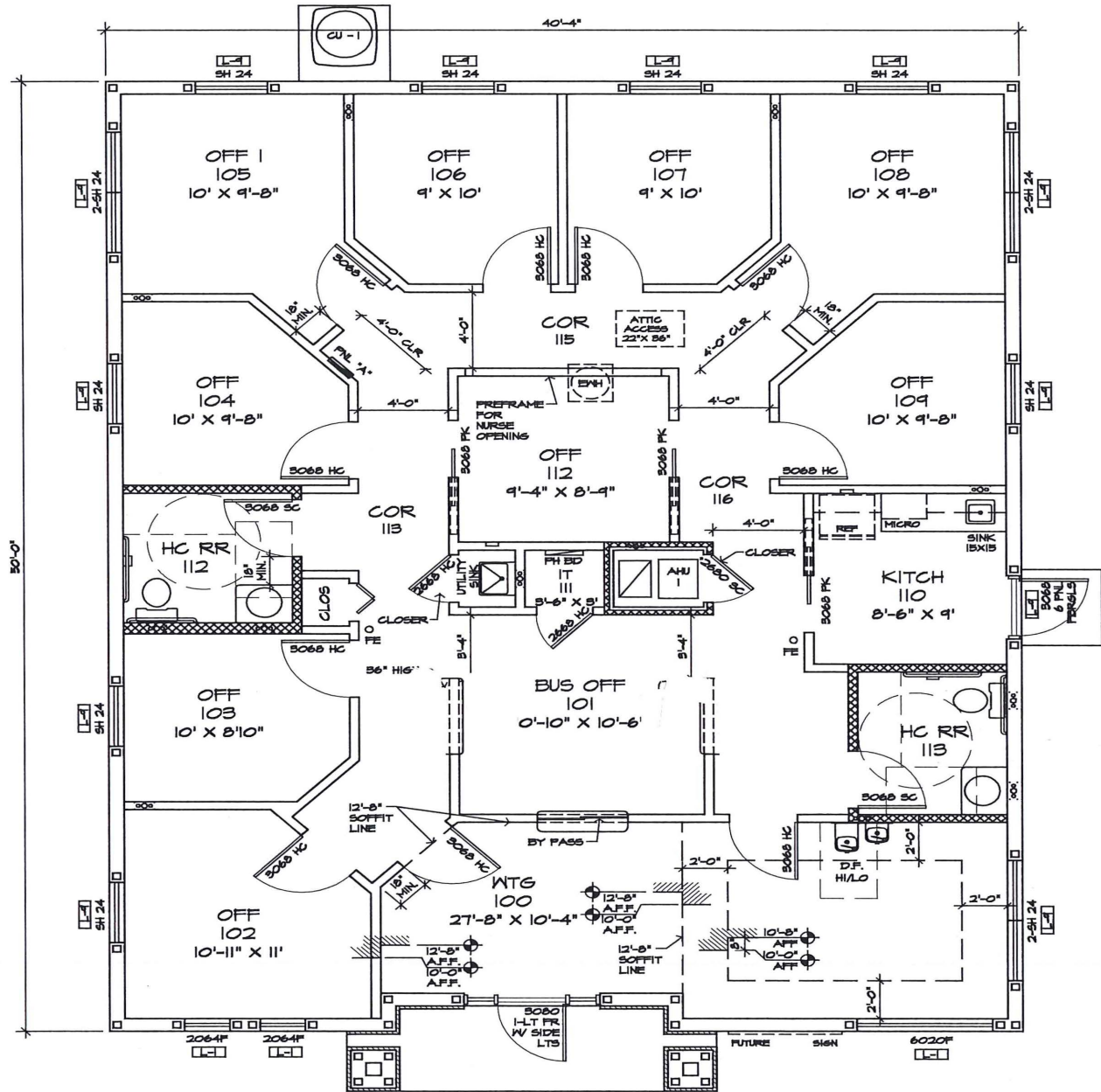
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SQUARE FOOTAGE CALCS	
BUILDING S.F. :	2000
FRONT PORCH(S) S.F. :	68
	2068

**FLOOR PLAN**  
1/8" = 1'-0"  
ON 8-1/2" X 11"

**PRELIMINARY**  
HEIGHTS ENTERPRISE LOOP #21  
12-4-20

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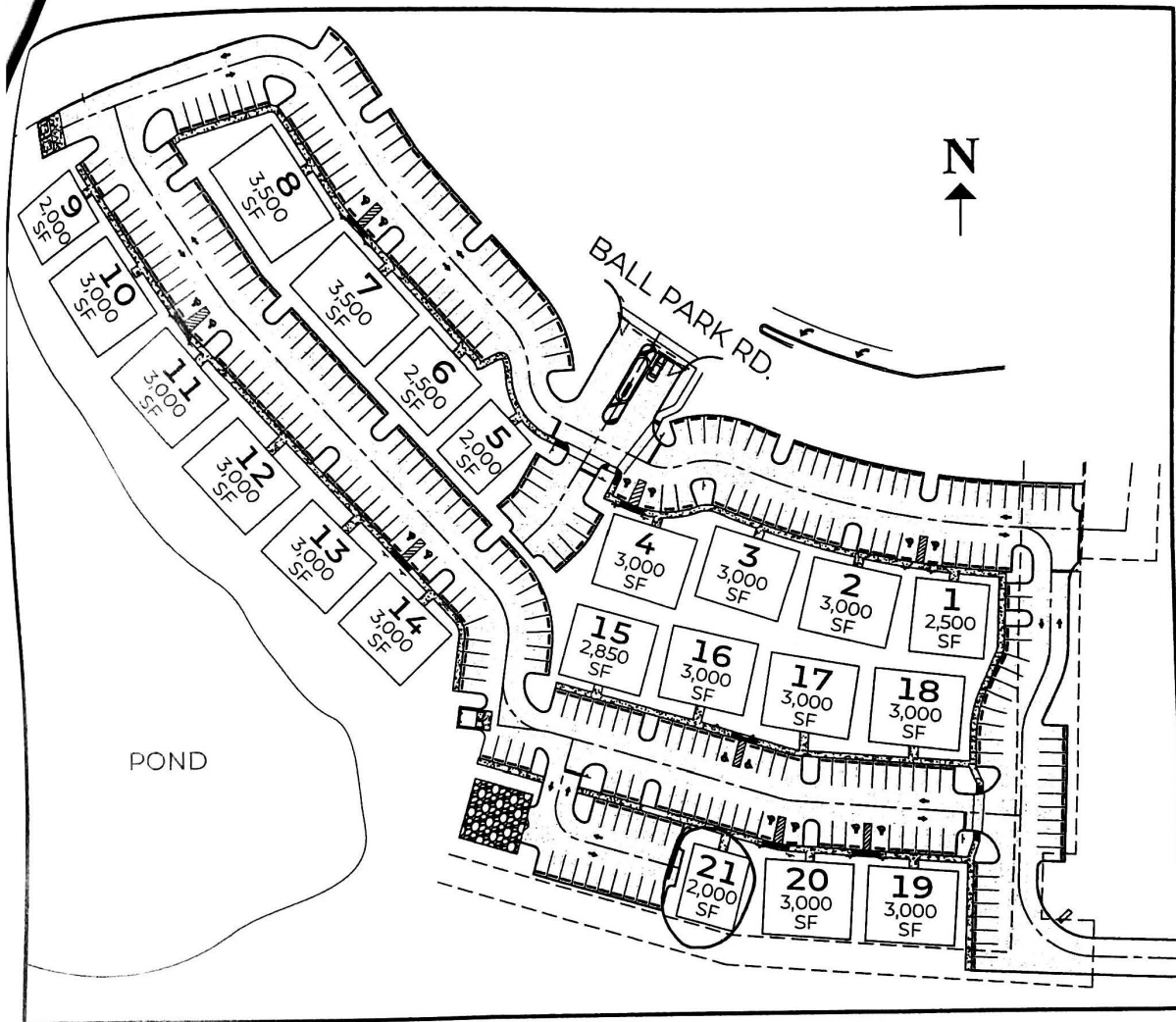
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## LOOP MEDICAL & PROFESSIONAL PARK

BY WATERFORD CONSTRUCTION & DEVELOPMENT CO., INC.



**WATERFORD**  
CONSTRUCTION & DEVELOPMENT

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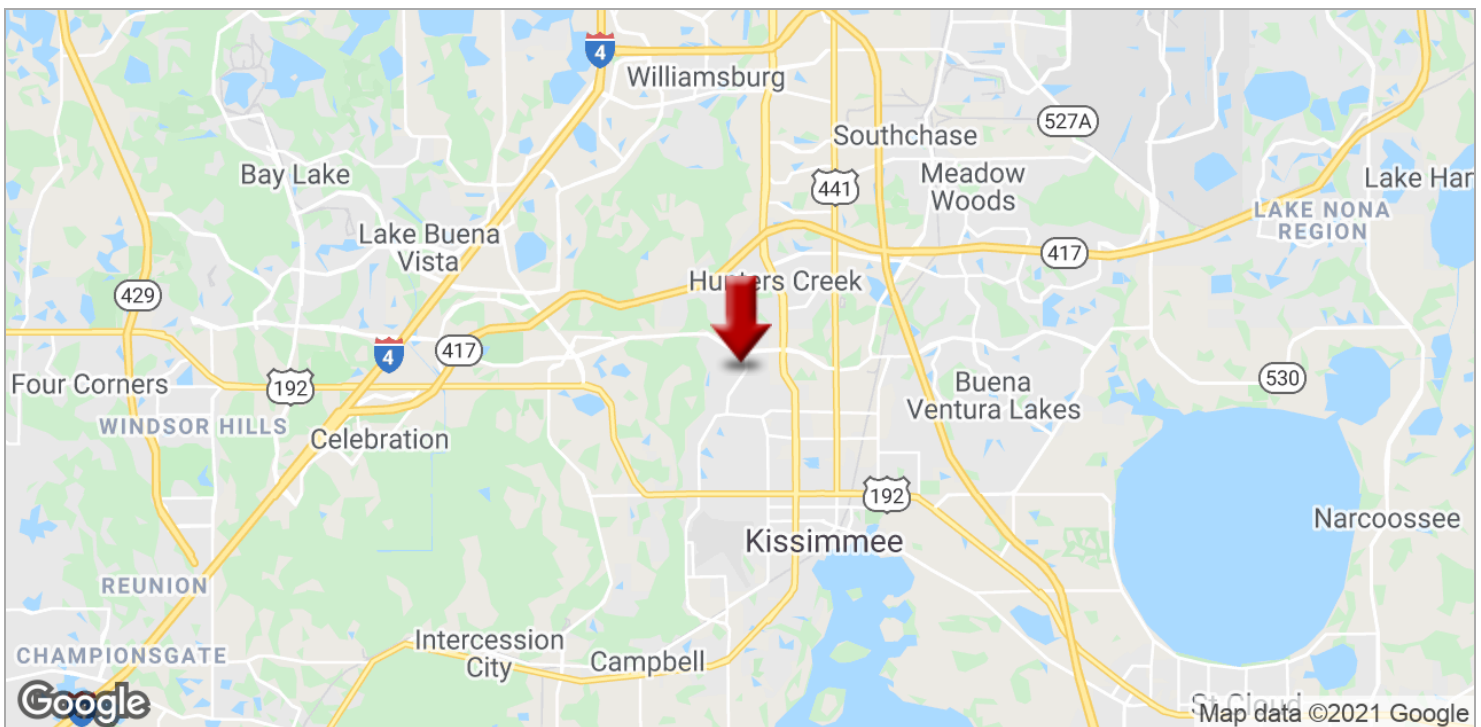
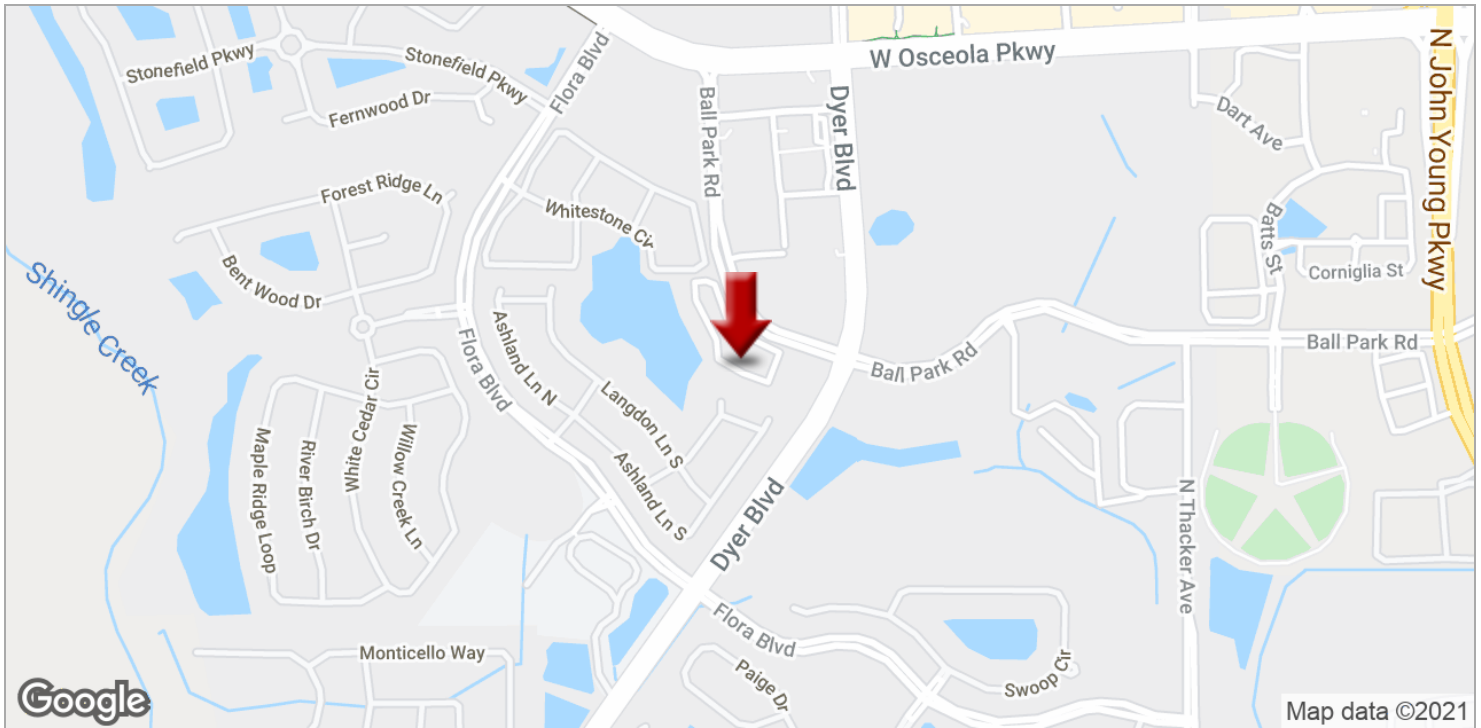
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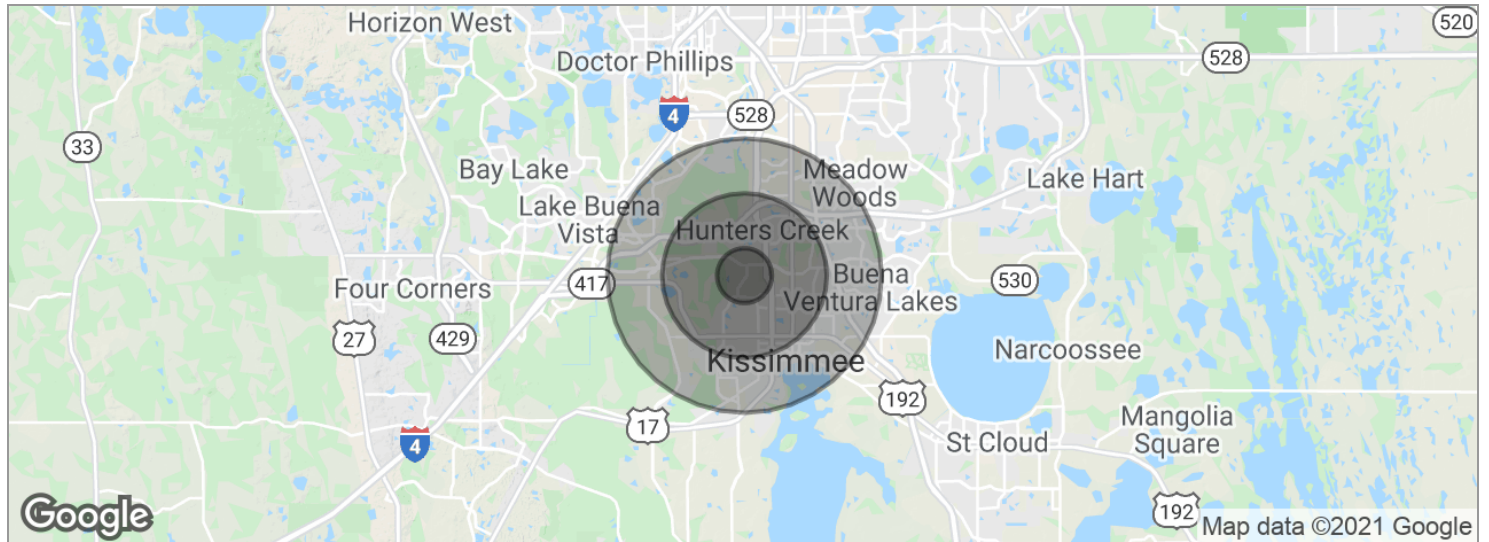
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,564	64,053	123,425
Median age	31.9	32.5	33.1
Median age (male)	31.9	30.6	31.8
Median age (Female)	31.4	33.7	34.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,362	20,323	40,480
# of persons per HH	3.1	3.2	3.0
Average HH income	\$55,186	\$54,564	\$55,291
Average house value	\$215,783	\$224,777	\$238,323

\* Demographic data derived from 2010 US Census

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