



**FOR SALE/LEASE**

**Heritage Square Medical  
Office Building**

**825 E. Oak Street, Kissimmee, FL 34744**

# Heritage Square Medical Office Building

825 E. Oak Street, Kissimmee, FL 34744



## PROPERTY SUMMARY

- 36 dedicated parking spots + plentiful shared parking
- 12 wet exam rooms + 2 procedure rooms + 4 physician offices with restrooms & showers — fully plumbed and move-in ready
- HVAC replaced in 2025
- 2nd floor: private offices + break room + conference room
- Laboratory space, Lead-lined Imaging room & multiple recovery rooms
- Security: Camera & Alarm system in-place

[CLICK HERE FOR A VIRTUAL TOUR](#)

## HIGHLIGHTS

- Sale Price: \$3,600,000
- Price per SF: \$312.39/SF
- Lease Rate: \$25.00/SF NNN
- Building Size: 11,524 SF
- Stories: 2

**Richard Wagner**

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**PROFESSIONAL COMMERCIAL  
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300 S. Orange Ave, Ste 1000  
Orlando, FL 32801

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# PROPERTY PHOTOS



# DEDICATED PARKING



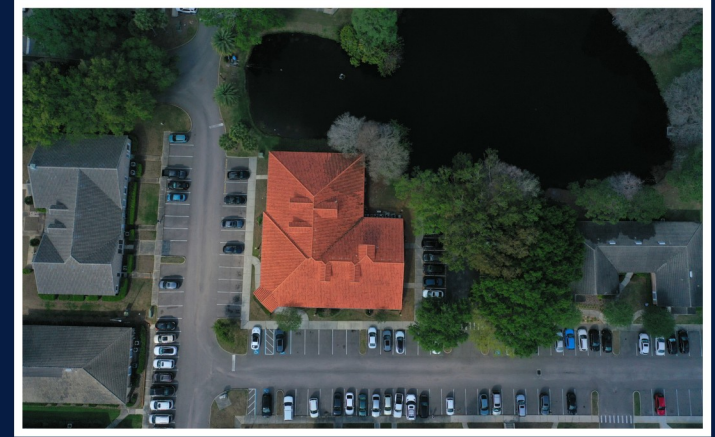
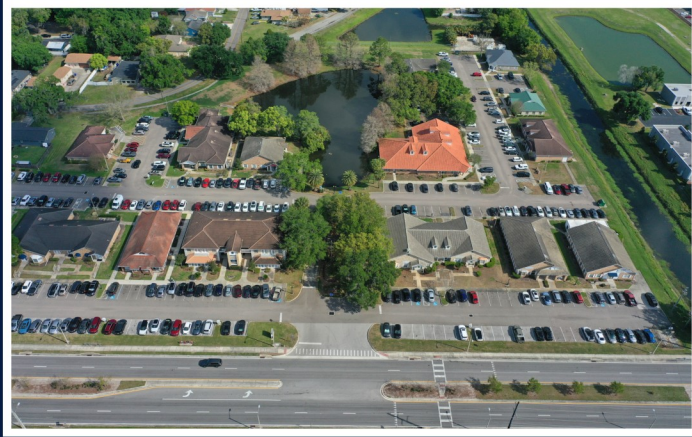
RESERVED PARKING

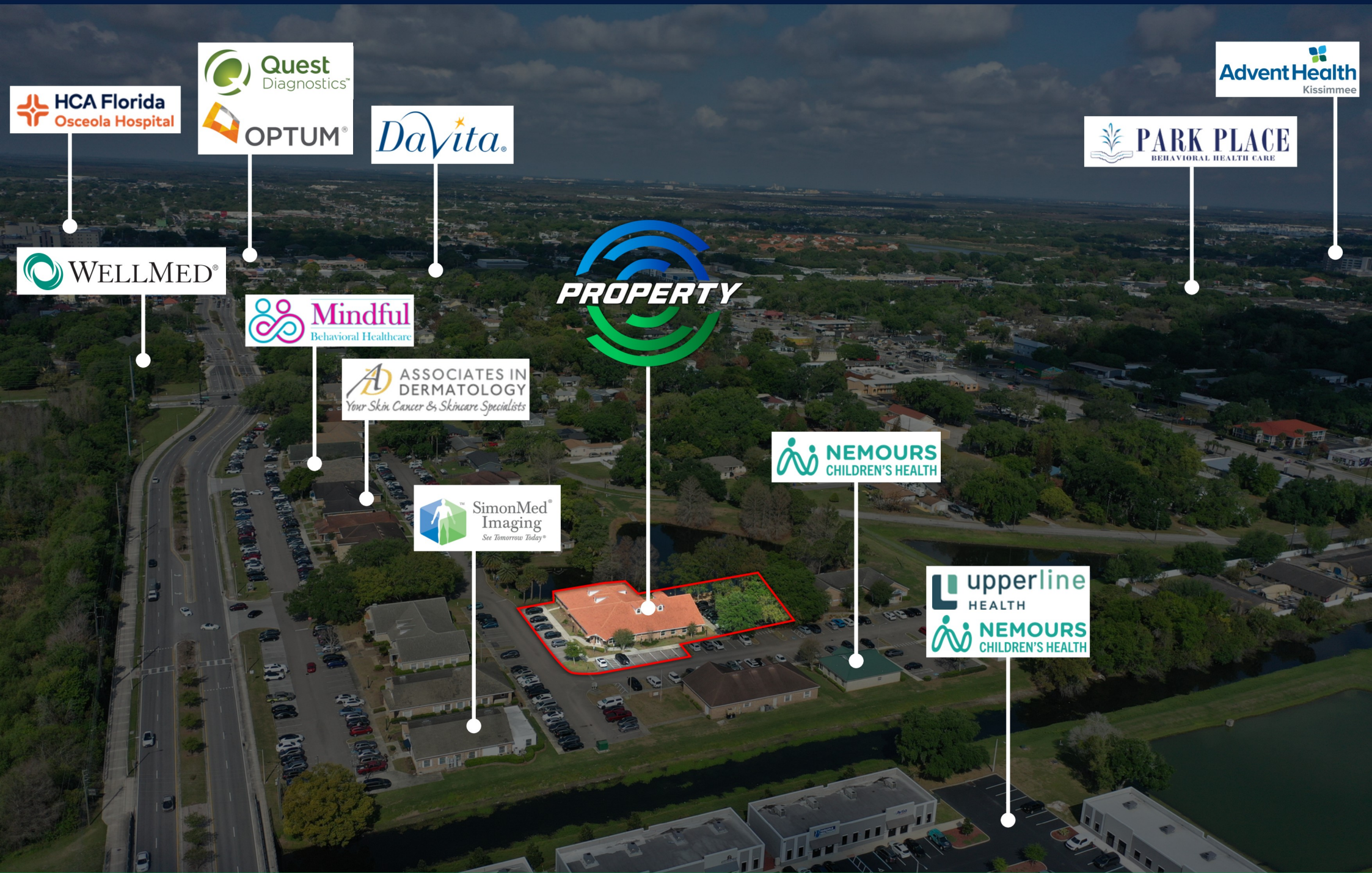
RESERVED PARKING

RESERVED PARKING

**\*Plus Additional Shared Parking Throughout the Office Park**

# AERIAL PHOTOS





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Kissimmee

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Osceola Hospital

**Davita**

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HEALTH  
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**AERIAL TRADE MAP**



Greenberg Dental & Orthodontics

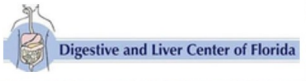
23,000 cars per day

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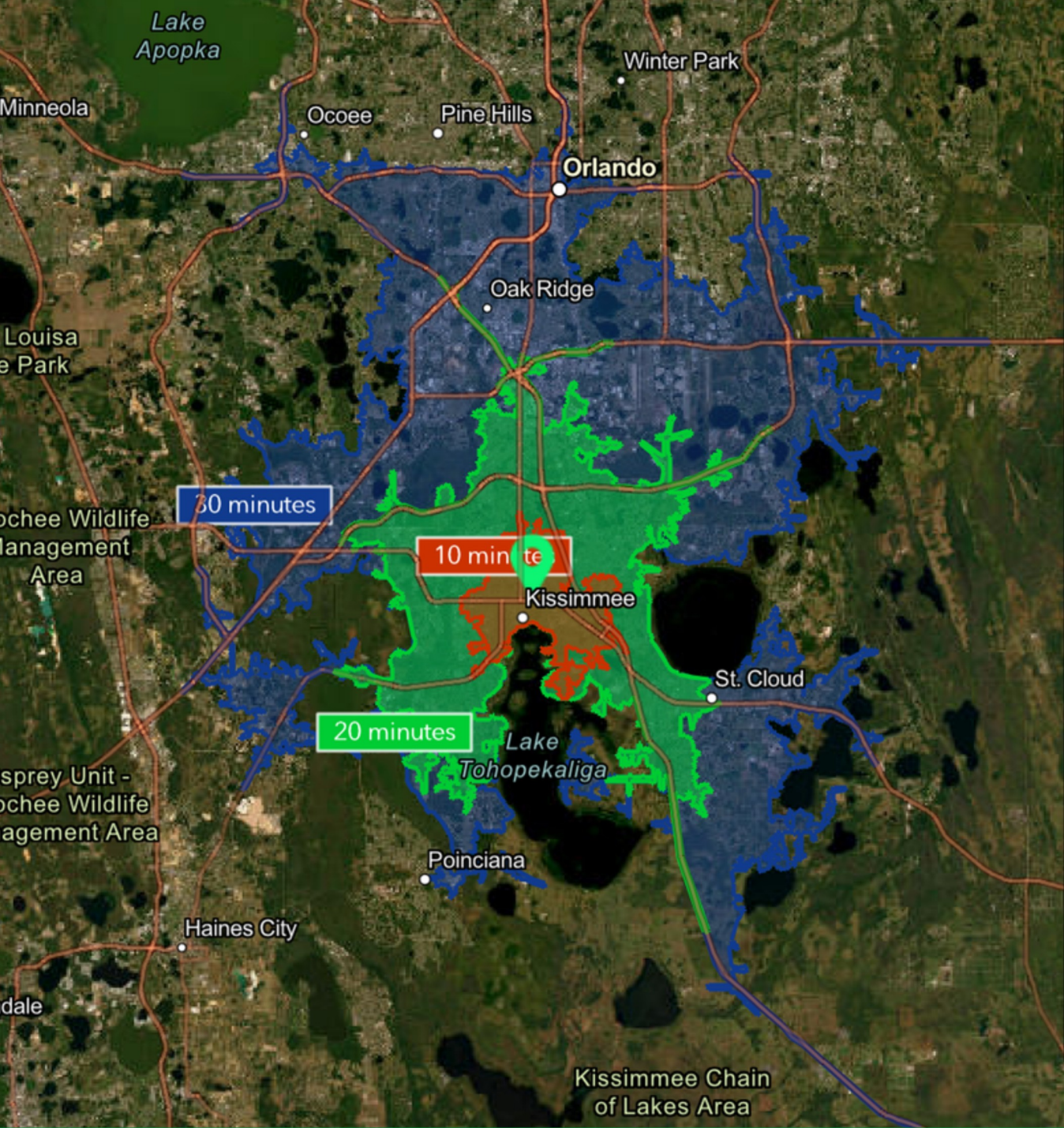
N MAIN ST

33,500 cars per day

US-192 56,000 cars per day



# RETAIL TRADE AREA



**2025 Estimated Population**

<b>10 minutes</b>	<b>66,222</b>
<b>20 minutes</b>	<b>358,016</b>
<b>30 minutes</b>	<b>908,175</b>

**2025 Total Households**

<b>10 minutes</b>	<b>22,365</b>
<b>20 minutes</b>	<b>117,179</b>
<b>30 minutes</b>	<b>321,286</b>

**2025 Average Household Income**

<b>10 minutes</b>	<b>\$73,823</b>
<b>20 minutes</b>	<b>\$93,591</b>
<b>30 minutes</b>	<b>\$102,599</b>



## PROFESSIONAL COMMERCIAL REAL ESTATE SERVICES

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