



FOR LEASE

Exceptional Turnkey Medical
Office at Sunrise City

3190 N Poinciana Blvd, Kissimmee, FL 34746

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PROPERTY OVERVIEW

- Available SF: 7,035 SF
- Lease Price: Inquire for Pricing (NNN)
- Condition: Like-New Turnkey Medical Office

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PROPERTY HIGHLIGHTS

- **Pristine clinical buildout:** Recently occupied by Sanitas Medical Center for only two years; all high-end clinical buildouts and finishes remain in excellent condition.
- **Trophy First-Floor Suite:** A large 7,035 SF footprint designed for efficient, high-volume medical operations and premium visibility.
- **Strategic Medical Hub:** Situated in a high-growth corridor with proximity to AdventHealth Celebration, HCA Florida Osceola, and AdventHealth Kissimmee.
- **Superior Patient Access:** Features plentiful on-site parking with a dedicated shared parking agreement to support high patient volumes.
- **Exceptional Location:** Strategically positioned adjacent to a Publix-anchored shopping center and directly across from a Walmart Supercenter.

Richard Wagner

 321-438-5196

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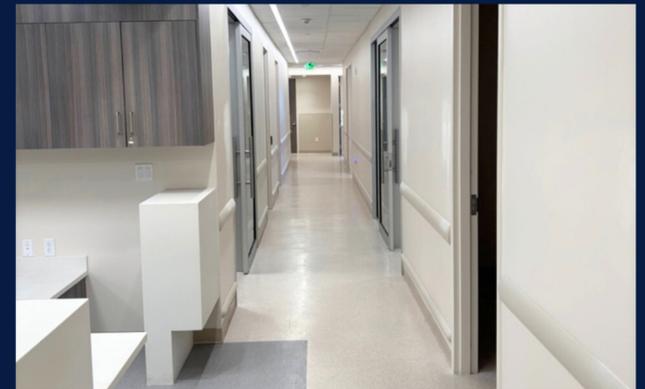
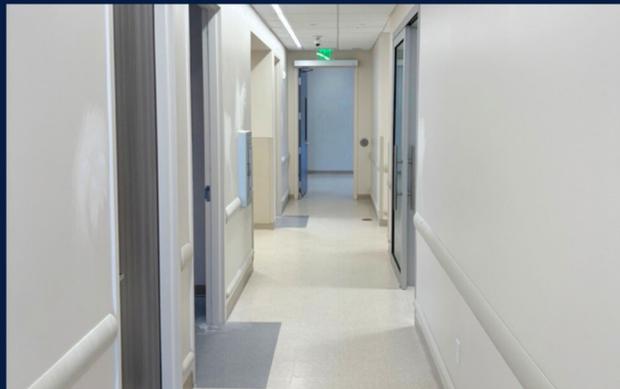
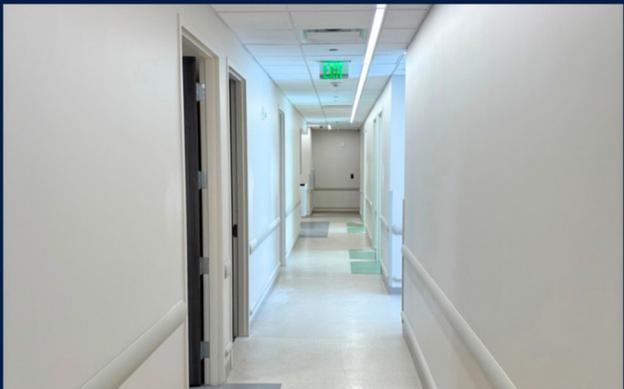


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300 S. Orange Ave, Ste 1000
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INTERIOR PHOTOS

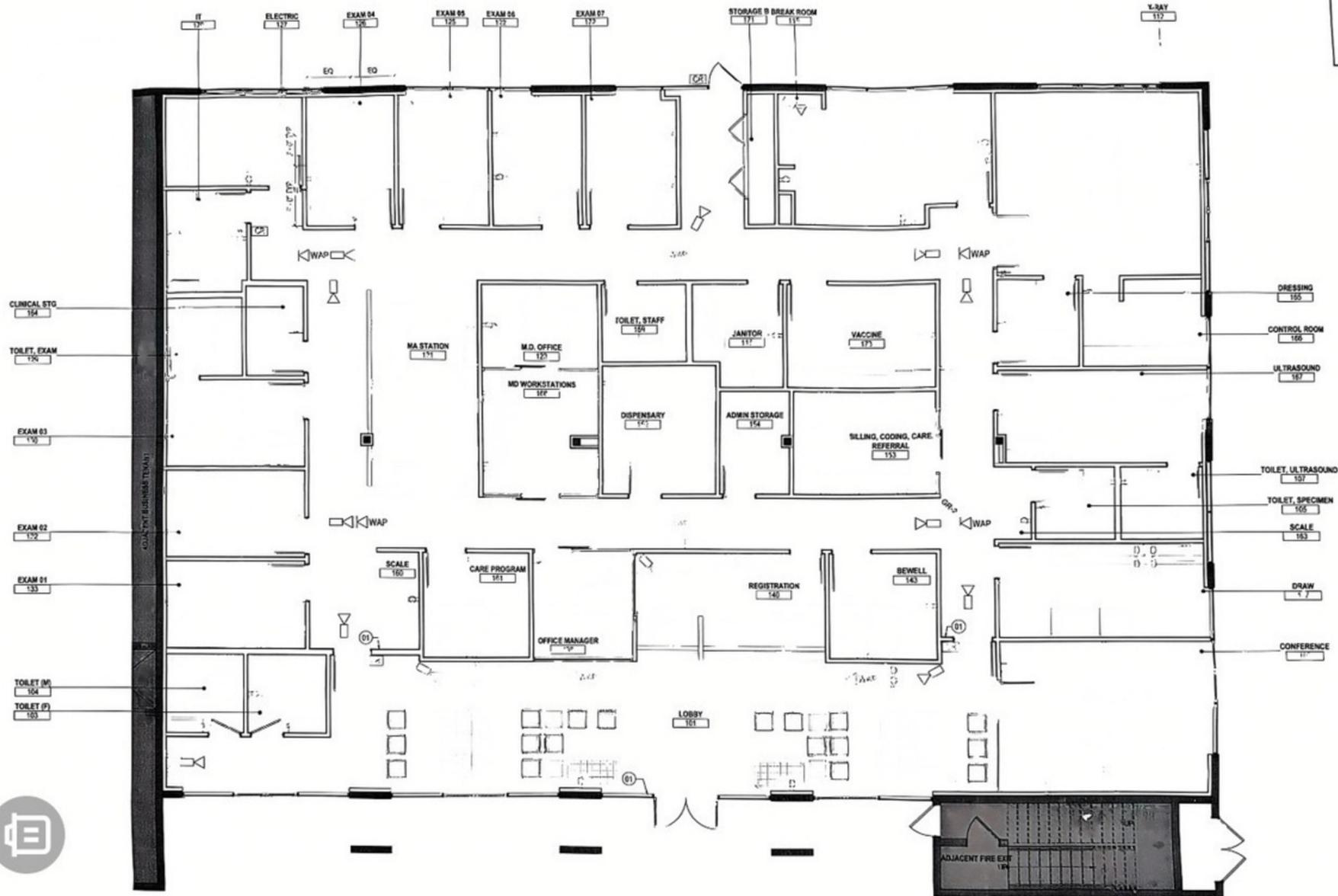


PROPERTY PHOTOS



→ **VIRTUAL TOUR** ←

FLOOR PLAN





VINELAND RD

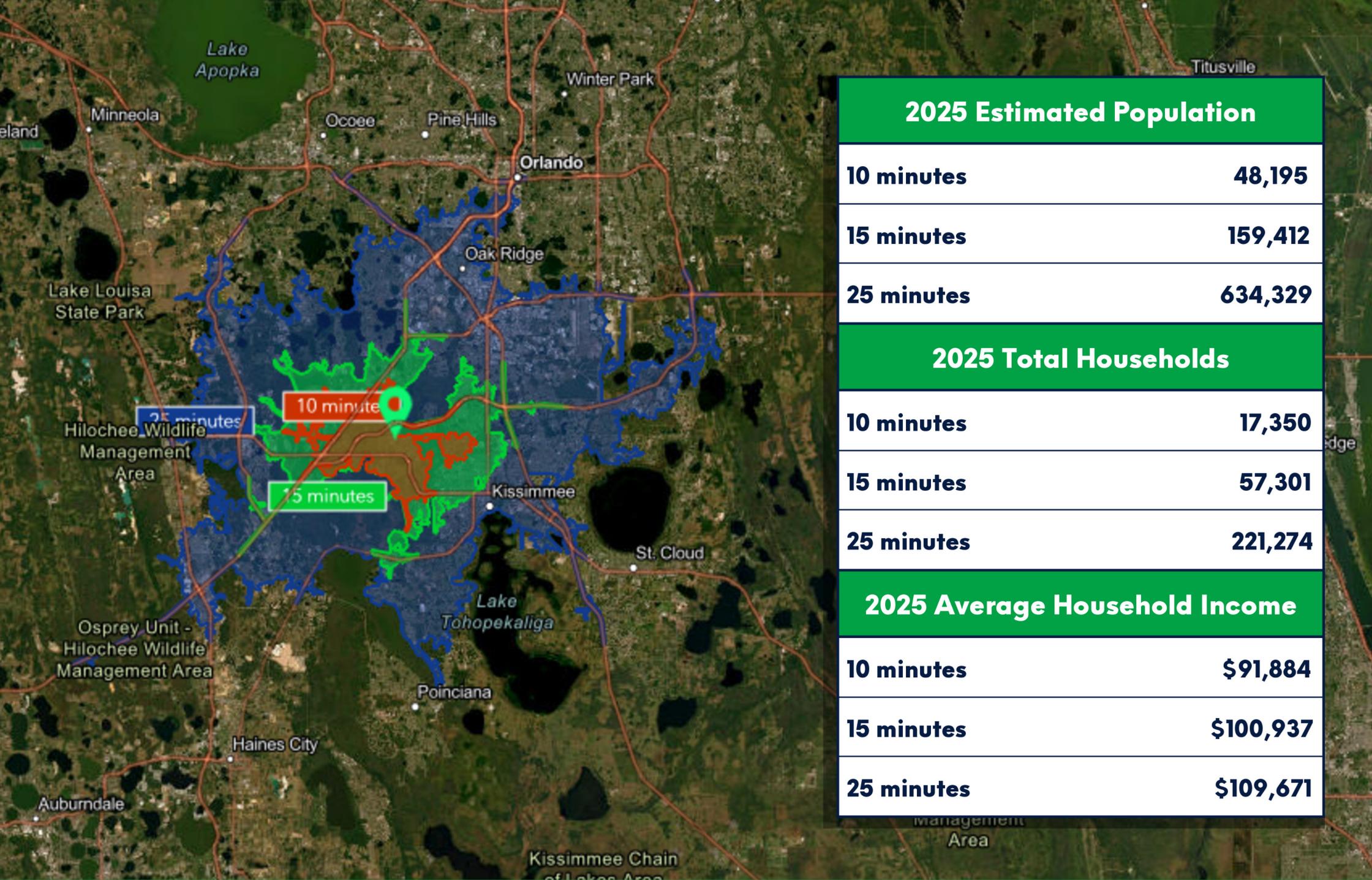
48,000 cars per day

POINCIANA BLVD

27,000 cars per day

OSCEOLA PKWY 23,000 cars per day

RETAIL TRADE AREA



2025 Estimated Population

10 minutes	48,195
15 minutes	159,412
25 minutes	634,329

2025 Total Households

10 minutes	17,350
15 minutes	57,301
25 minutes	221,274

2025 Average Household Income

10 minutes	\$91,884
15 minutes	\$100,937
25 minutes	\$109,671

DRIVE-TIME DEMOGRAPHICS



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