

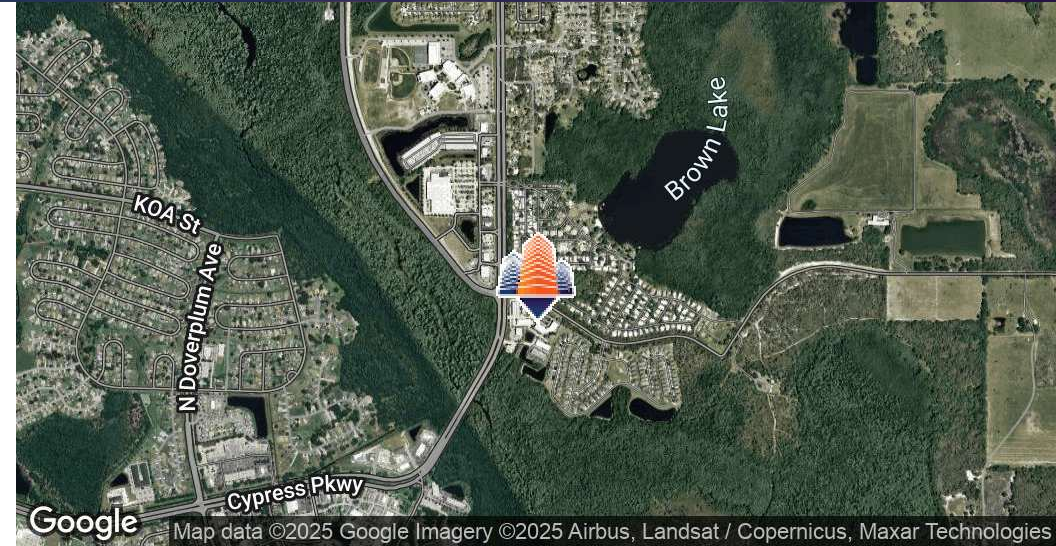
Southport Medical Plaza - Building 1 & 2

3350 W Southport Rd, Kissimmee, FL 34746



EQUITY
INVESTMENT
SERVICES

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- 1,100 SF, 1,400 SF and 1,893 SF units available, contiguous for 3,293 SF total
- Tenants include Quest Diagnostics and Cora Health Services
- Located along a major retail corridor which includes a Walmart Supercenter anchored center, a Publix anchored center, and a new medical center
- Situated in a highly dense residential market
- Newly constructed and well-maintained property
- Traffic Count: Pleasant Hill Rd – 58,171 AADT

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,100 - 3,293 SF
Lot Size:	2.27 Acres
Building Size:	34,161 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	929	13,457	27,462
Total Population	2,891	41,225	85,632
Average HH Income	\$85,169	\$82,977	\$84,684

Casey Dorner

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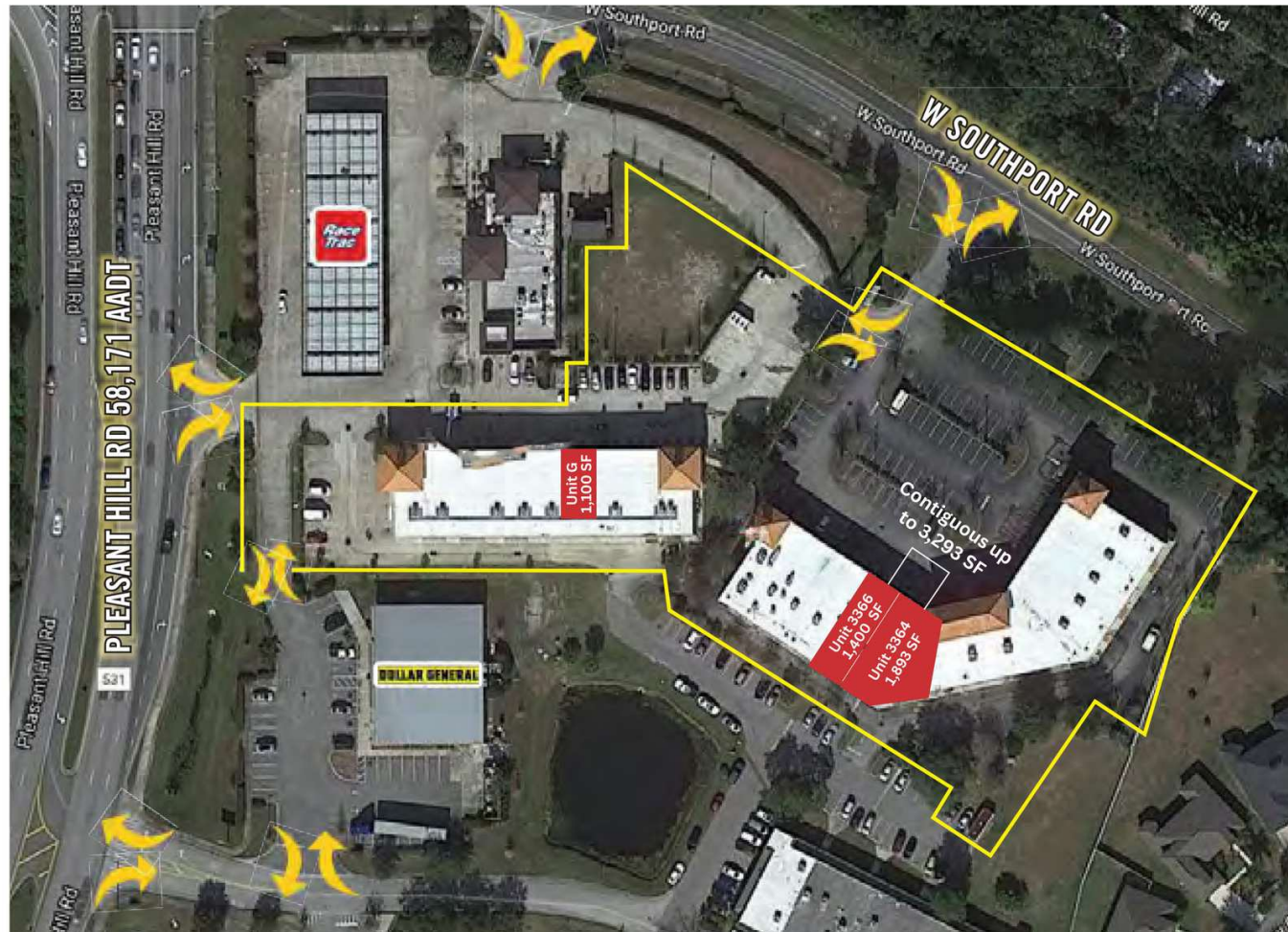
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SITE PLAN



TENANT	UNIT NO.	SF
Building 1		
Cora Health Services	3350-3356	5,164
IMA	3358-3376	10,638
Dan Le Nails	3362	1,600
Vacant	3364	1,893
Vacant	3366	1,400
Dominos	3378	1,366

Note:

Vacant units 3364 & 3366 are contiguous up to 3,293 SF.

Building 2		
First Steps Therapy	Units A-B-C	3,300
Sunshine Pharmacy of Kissimmee	Units D-E	2,200
Access Community Center	Unit F	1,100
Vacant	Unit G	1,100
Game Time Barber Shop	Unit H	1,100
Quest Diagnostics	Units I-J-K	3,300

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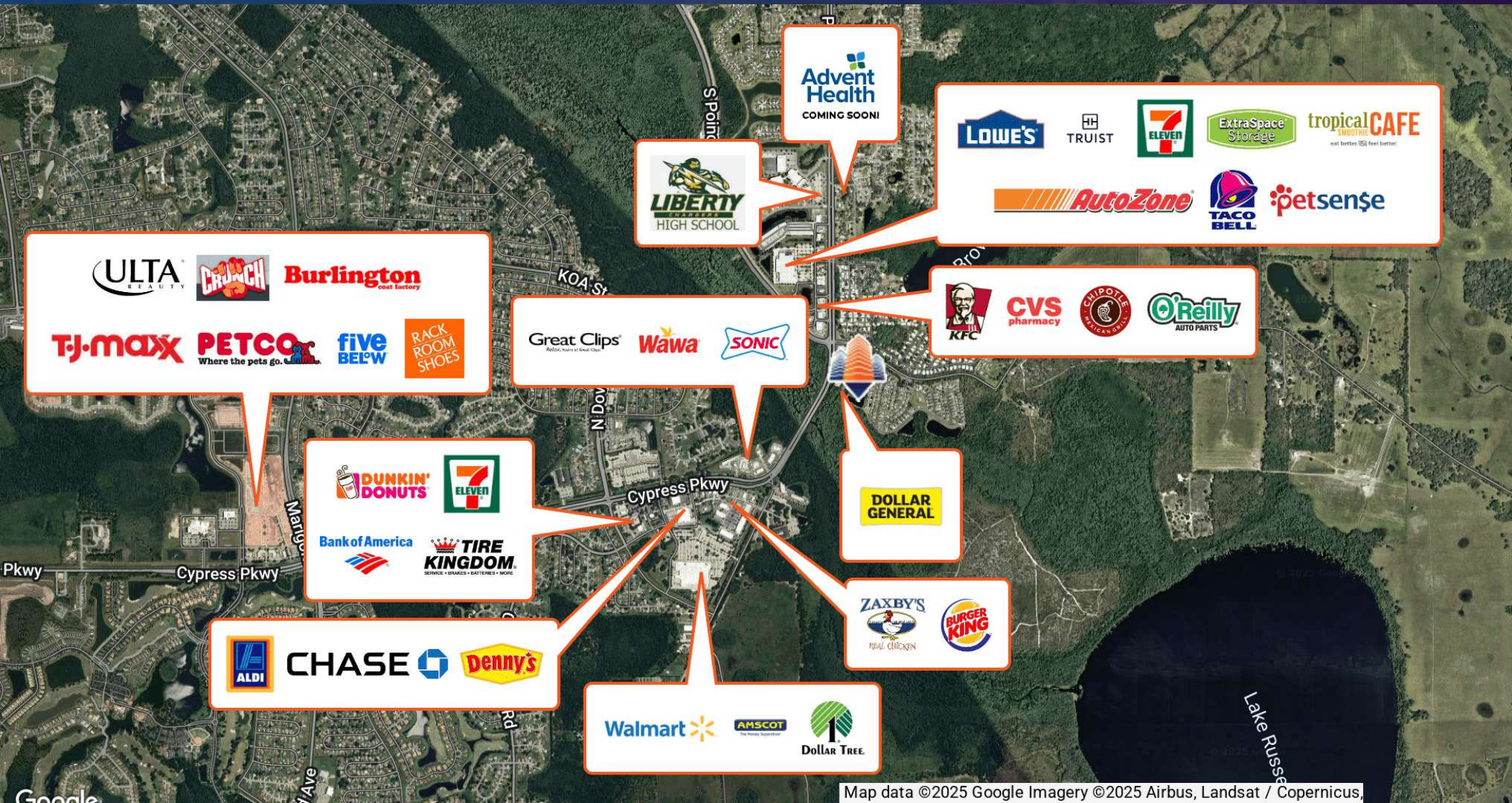
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RETAILER MAP



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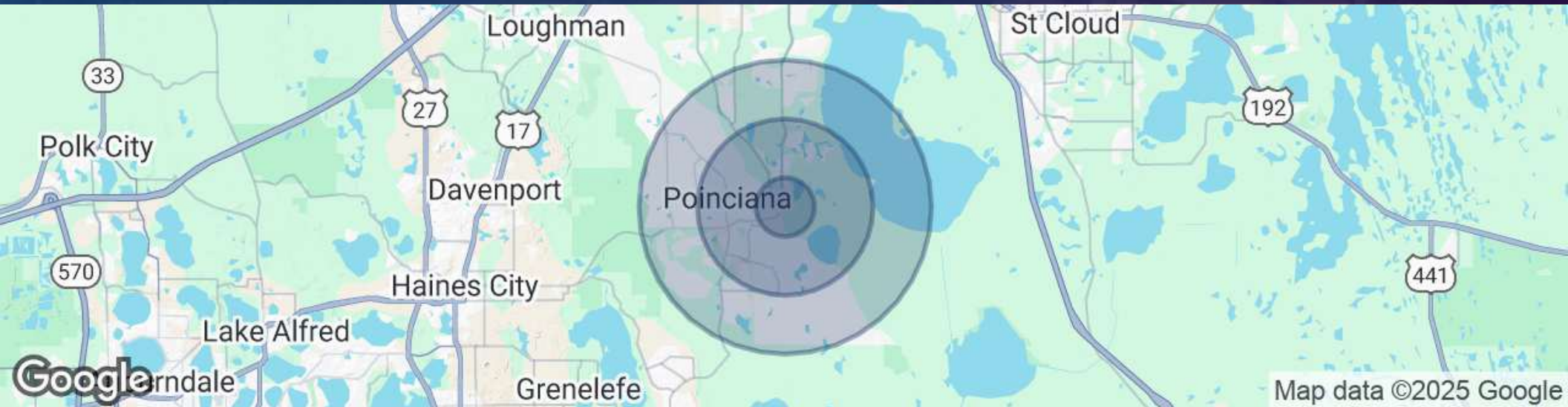
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,891	41,225	85,632
Average Age	41	42	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	929	13,457	27,462
# of Persons per HH	3.1	3.1	3.1
Average HH Income	\$85,169	\$82,977	\$84,684
Average House Value	\$351,180	\$316,393	\$314,400

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