

OFFICE/MEDICAL FOR LEASE

KISSIMMEE, FL 34741

907 Person St



OFFERING SUMMARY

Lease Rate:	\$30.00 SF/yr (NNN)
Building Size:	4,041 SF
Available SF:	2,747 - 4,040 SF
Lot Size:	17,014 SF
Number of Units:	1-2
Year Built:	1972
Renovated:	2025
Zoning:	T5-U

PROPERTY OVERVIEW

907 Person Street is a brand-new 4,040 SF medical office building delivered in vanilla shell condition, providing tenants the opportunity to design and build out a space that meets their exact needs. Strategically located just steps from Osceola Regional Medical Center, this property is an ideal location for physicians, specialists, and healthcare providers looking to serve the rapidly growing Kissimmee community.

PROPERTY HIGHLIGHTS

- Available Space: 4,041± SF
- Condition: Vanilla shell – ready for tenant build-out - Tenant Improvement Allowance available
- Use: Medical office or professional office
- Parking: Ample surface parking for patients and staff
- Accessibility: Easy access to US-192, John Young Parkway, and Florida's Turnpike
- Visibility: Located within Kissimmee's established medical corridor
- Surrounding Amenities: Steps from hospital, pharmacies, urgent care, and other medical practices

PRESENTED BY
ASHLEY WALKER

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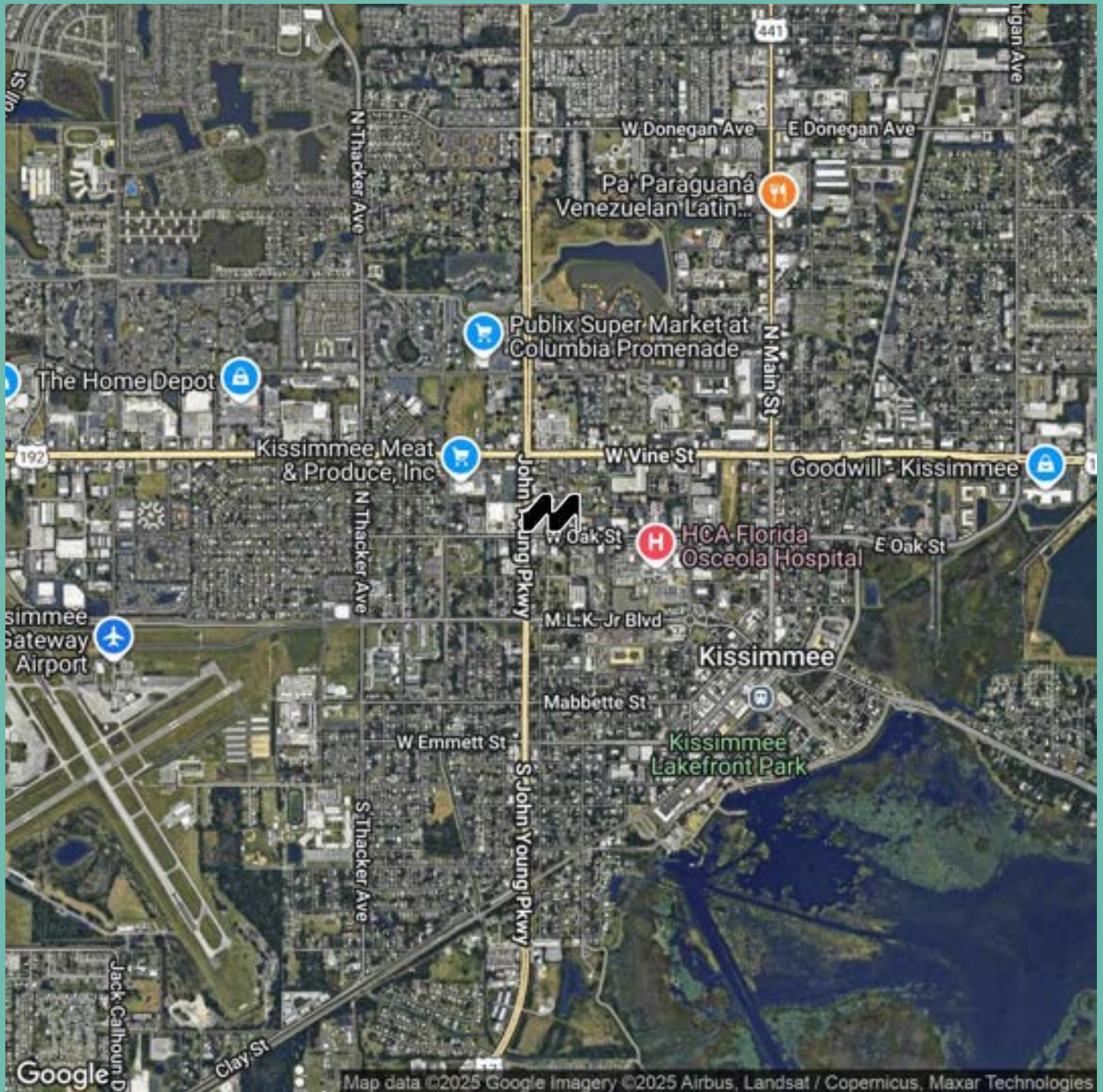
OFFICE BUILDING

For Lease

LOCATION MAP

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ADDITIONAL PHOTOS

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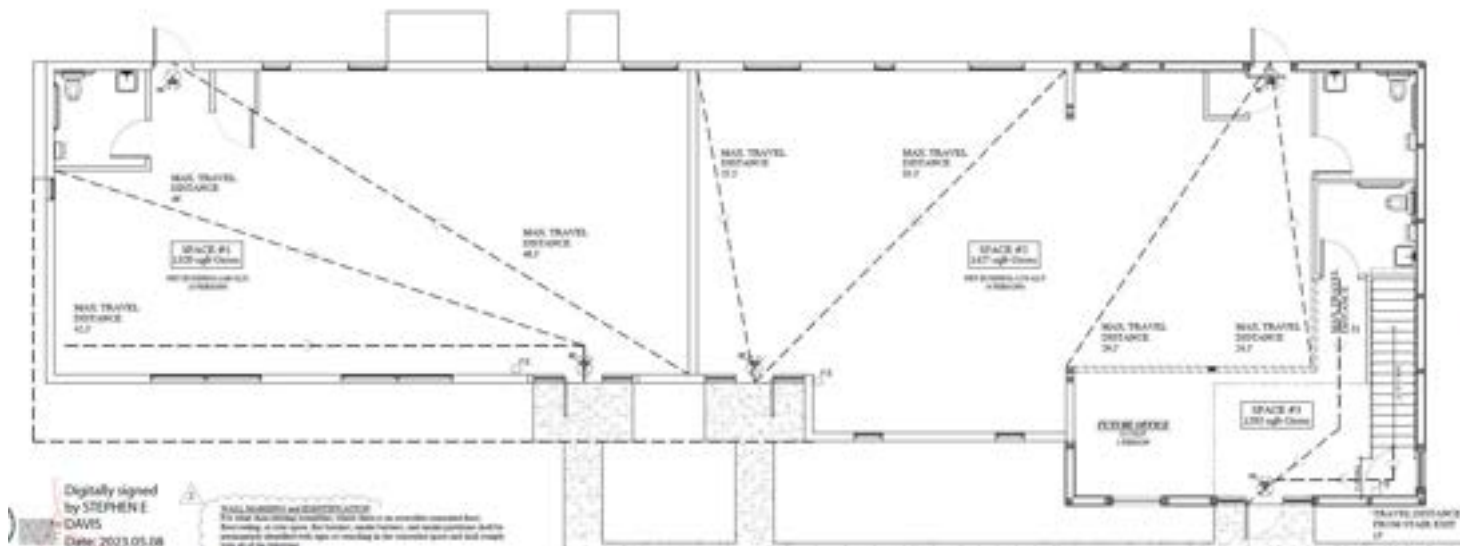
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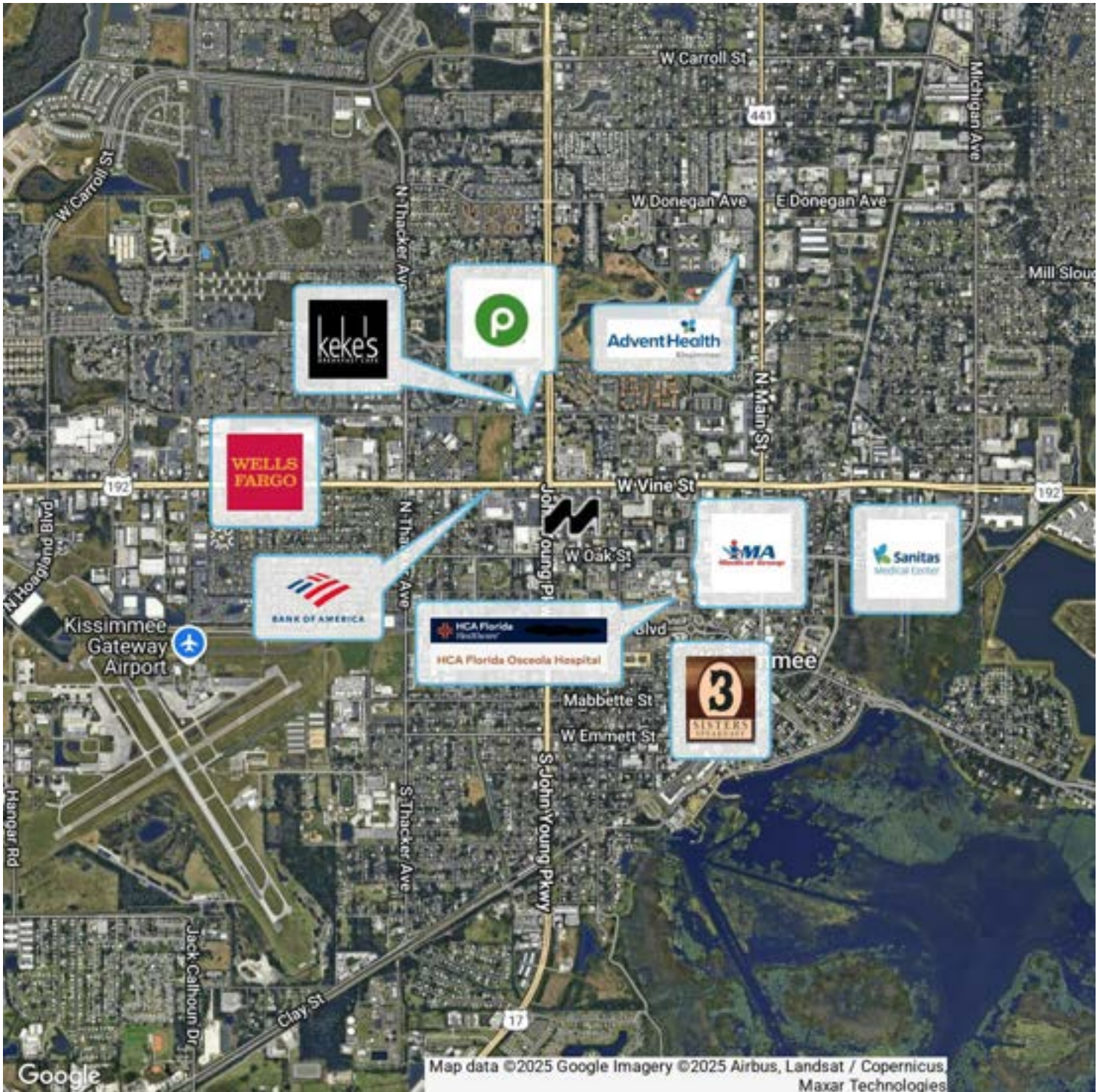
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RETAILER MAP

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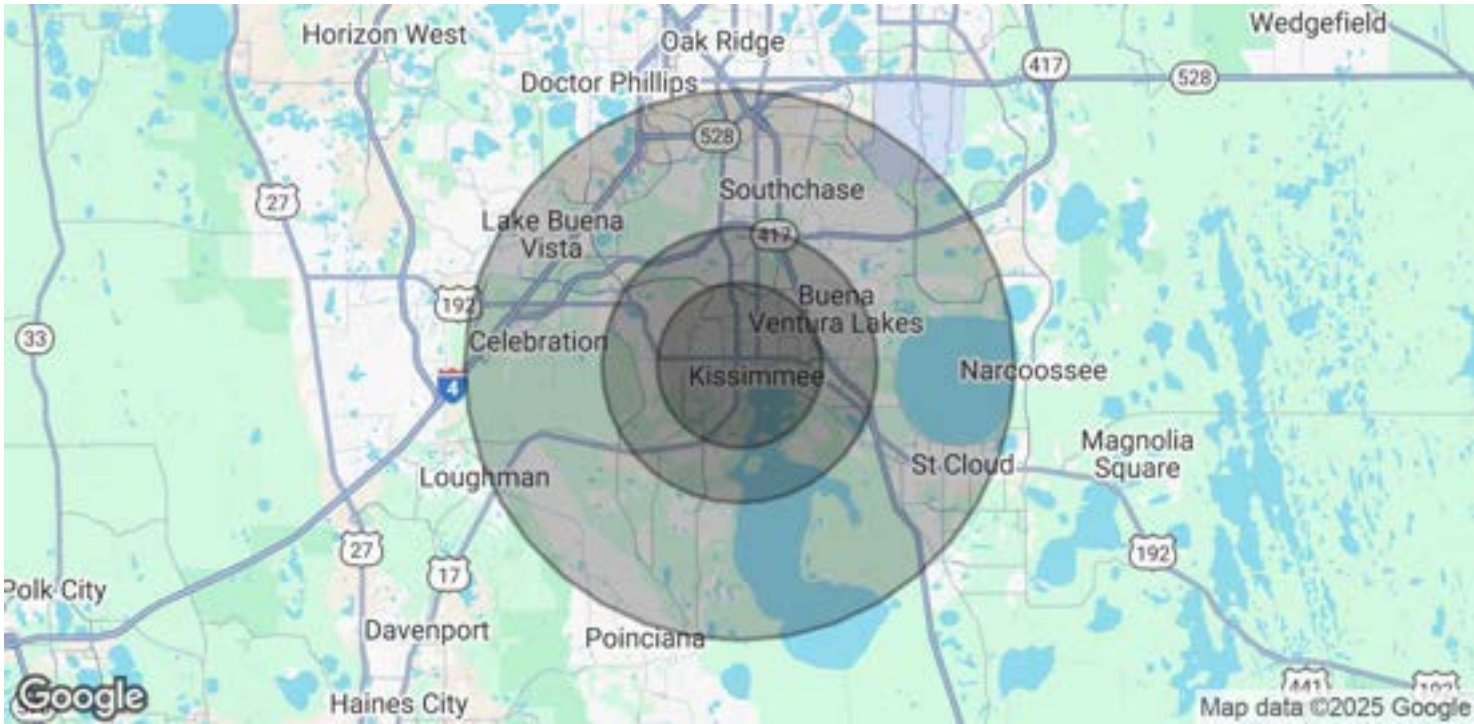
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DEMOGRAPHICS MAP & REPORT

KISSIMMEE, FL 34741

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POPULATION

3 MILES

5 MILES

10 MILES

Total Population	86,503	218,797	521,818
Average Age	39	39	39
Average Age (Male)	37	38	38
Average Age (Female)	40	40	40

HOUSEHOLDS & INCOME

3 MILES

5 MILES

10 MILES

Total Households	29,853	73,502	176,423
# of Persons per HH	2.9	3	3
Average HH Income	\$65,854	\$76,947	\$91,712
Average House Value	\$330,115	\$337,390	\$382,529

Demographics data derived from AlphaMap

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