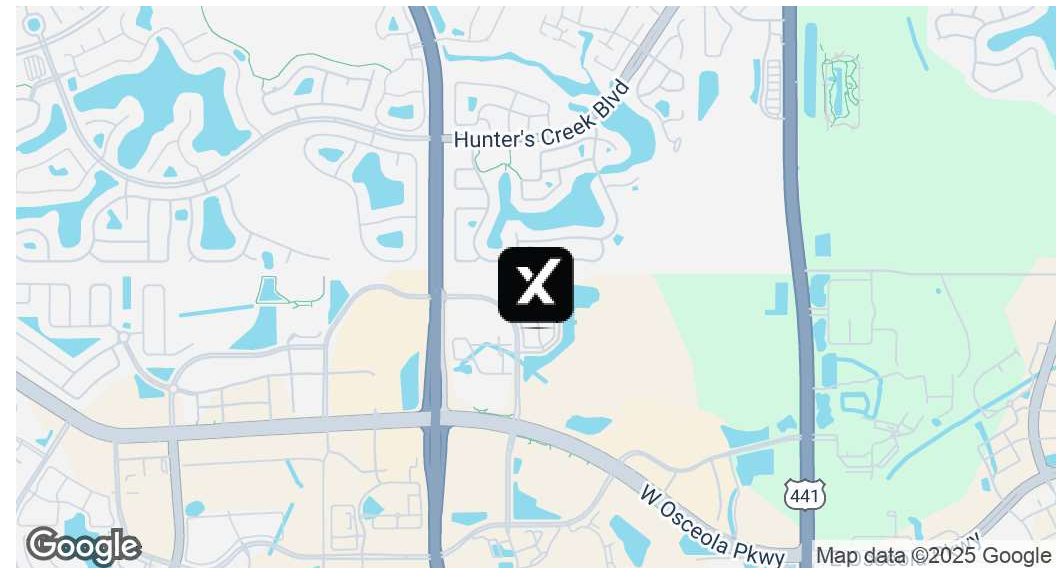


# FOR LEASE | 3208 Hillsdale Lane

3208 Hillsdale Lane, Kissimmee, FL 24741



## OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	3,022 SF
Available SF:	1,511 SF
Lot Size:	0.07 Acres
Number of Units:	1
Year Built:	2008
Renovated:	2021
Zoning:	OPD

## PROPERTY OVERVIEW

eXp Commercial is proud to offer this turnkey medical office unit in the Hunters Creek Professional Park which will not last long! It's a fully built out 1,511 SF medical/office space ready for immediate occupancy! The unit is in a stand-alone duplex building with Y & Y Beauty Spa as the neighboring tenant. The space features a reception and waiting area, a restroom, a break room, 6 offices/exam rooms, a server room, and a front and rear entrance. The unit is separately metered. It was formerly occupied by MMG Primary Care Center and Little Star Imaging, so this space is turnkey for such a use. It would also function great as a chiropractor's office, mental health office, or standard office space for a law firm or accounting firm.

## PROPERTY HIGHLIGHTS

- Only 2.5 miles to Orlando Health ER and Medical Pavilion Osceola Campus
- Close proximity to major thoroughfares such as John Young Parkway, Osceola Parkway, Orange Blossom Trail, and the Turnpike
- Ample parking at 5/1,000 ratio
- Heavy daytime traffic

**Marcos Peres**

407.913.1199

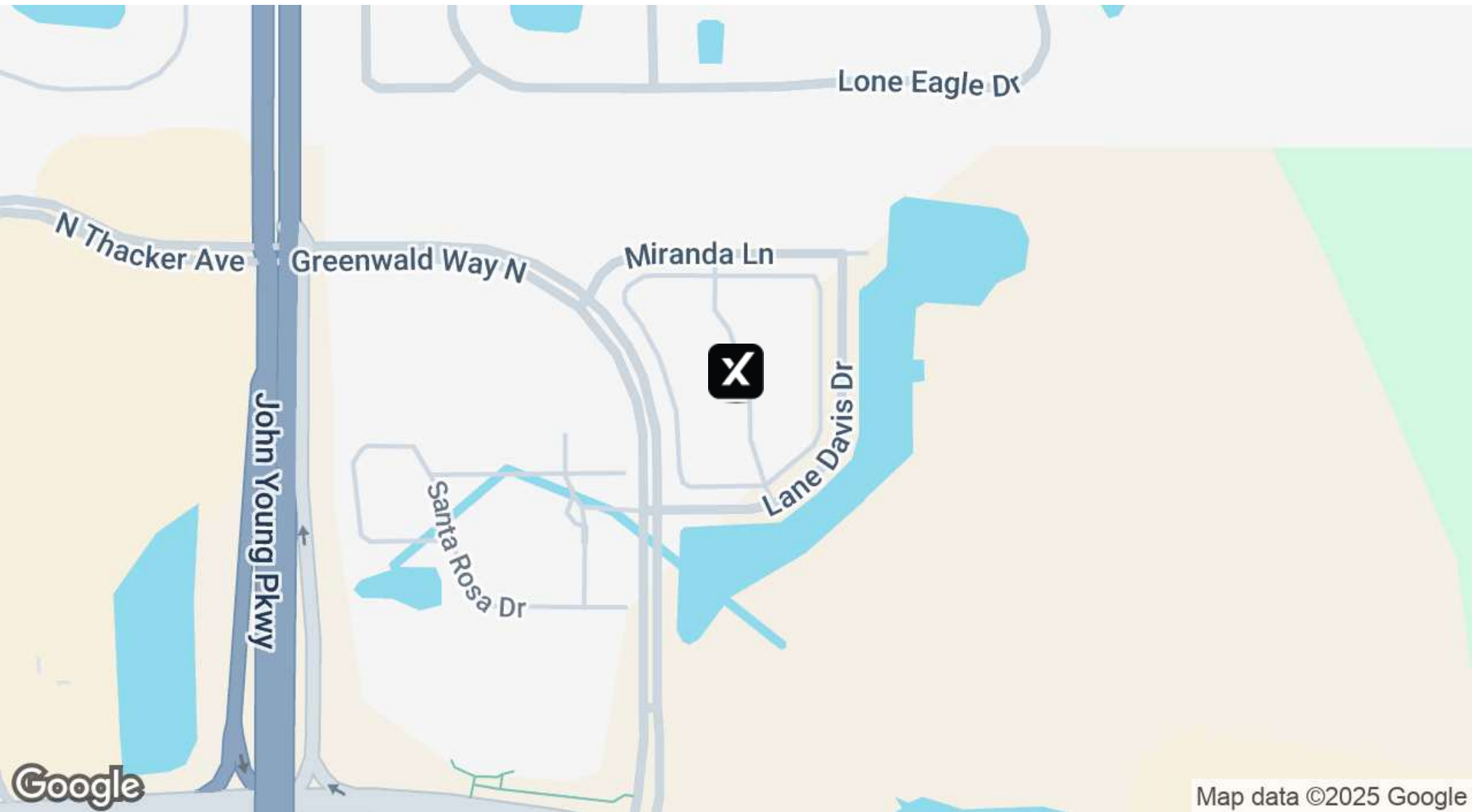
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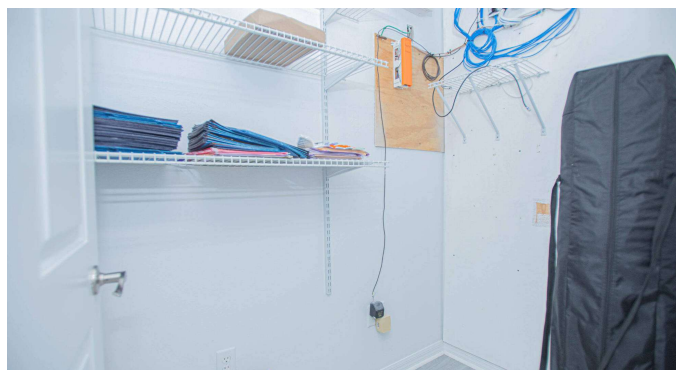
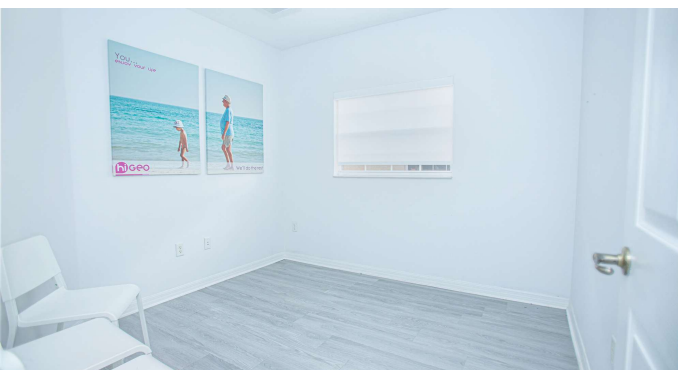
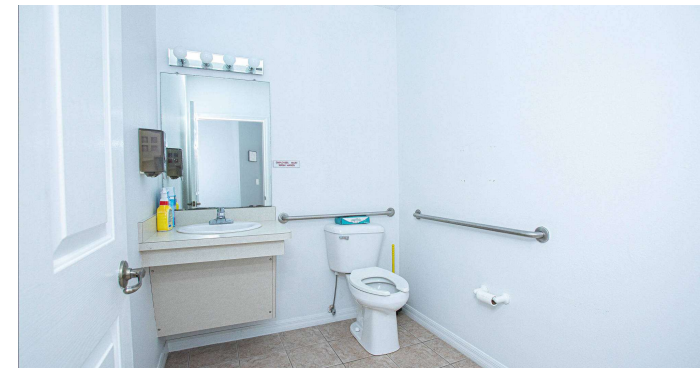
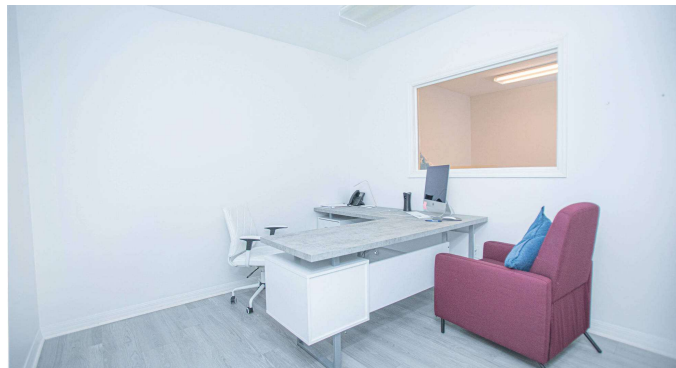
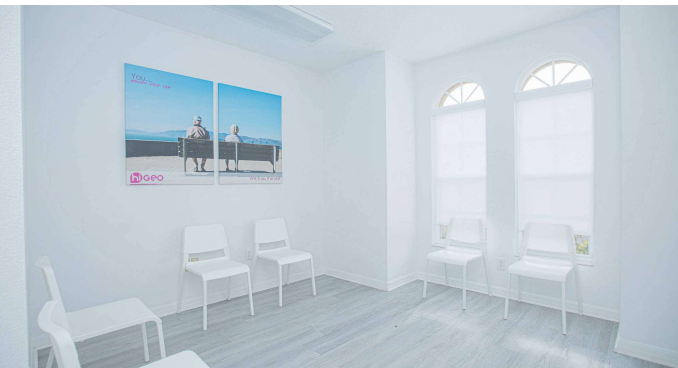
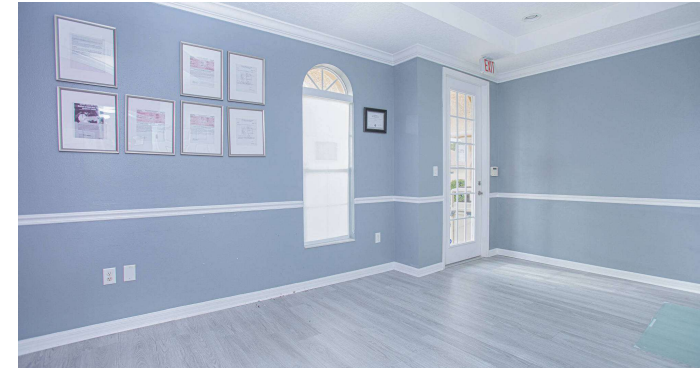
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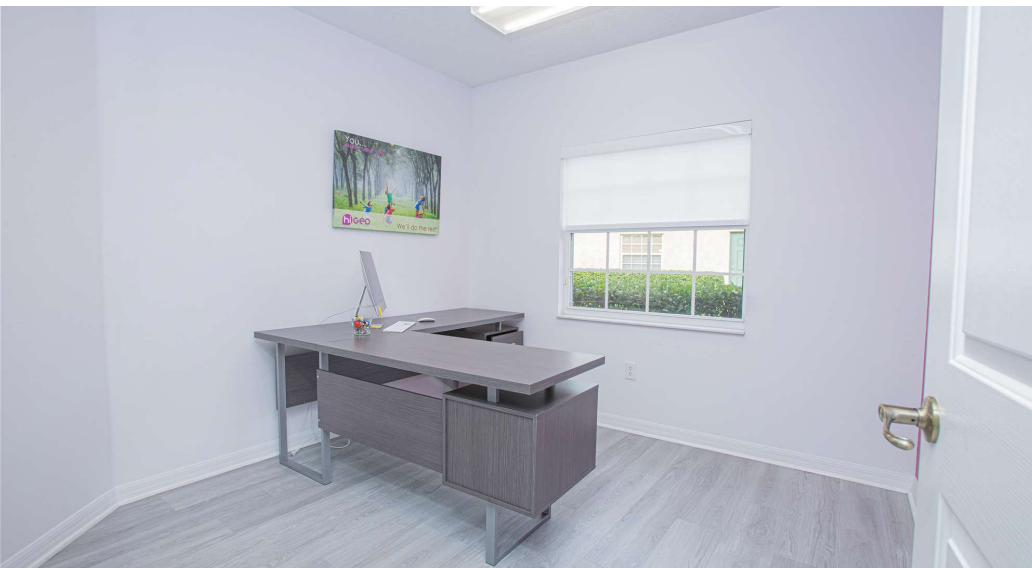
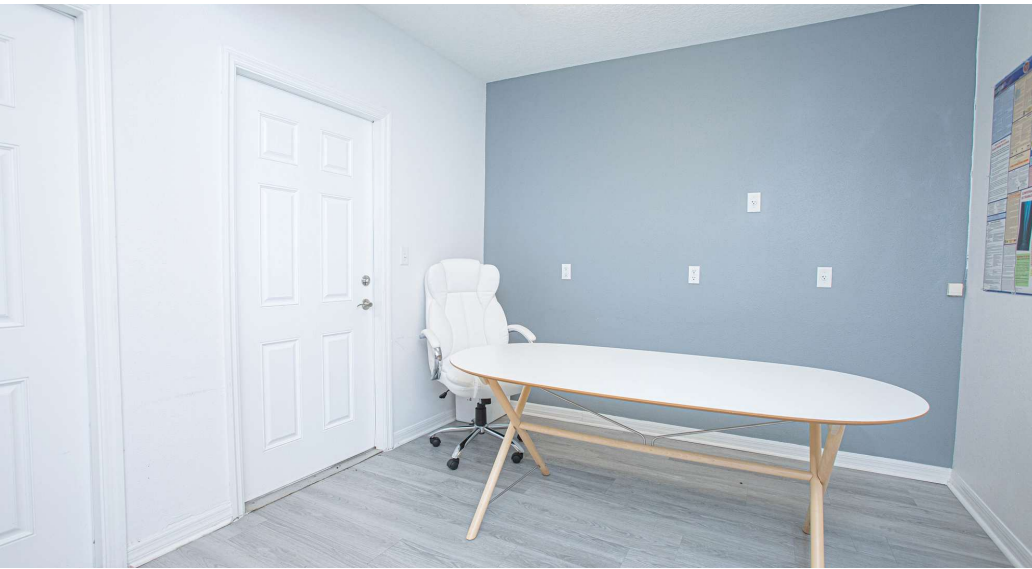
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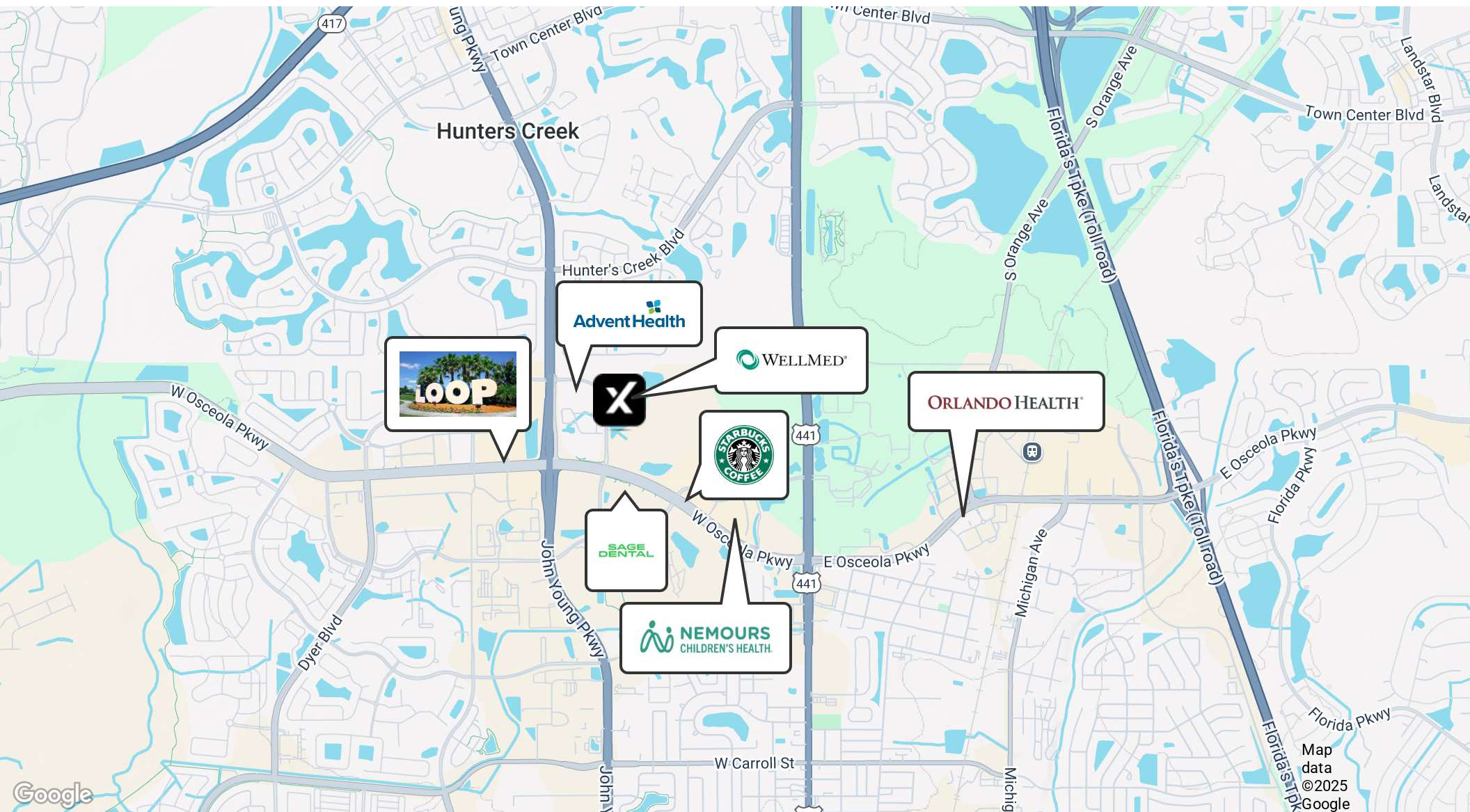
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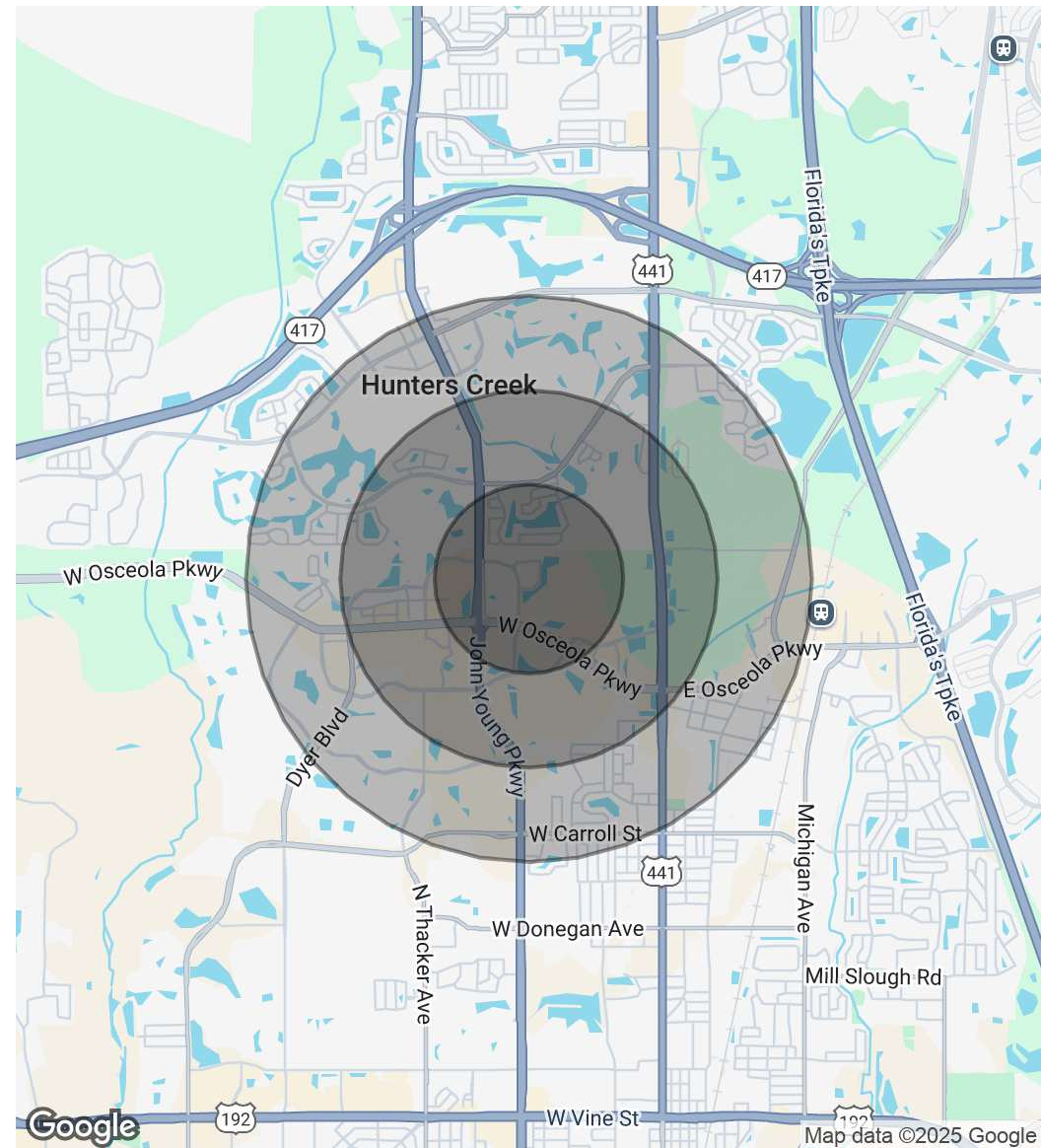
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,989	7,951	18,996
Average Age	34.1	36.8	36.8
Average Age (Male)	37.9	37.8	35.2
Average Age (Female)	33.9	37.0	38.2

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	822	3,373	8,315
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$46,335	\$57,211	\$53,656
Average House Value	\$152,970	\$207,134	\$207,242

\* Demographic data derived from 2020 ACS - US Census



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