

# Property Summary

501 E Oak St Ste F, Kissimmee, FL 34744

FOR SALE



## PROPERTY DESCRIPTION

eXp Commercial is proud to exclusively offer this end cap medical office unit for SALE, located just East of Kissimmee's Medical Arts District. With direct frontage to E Oak St, this unit has an AADT flow of 19,000, providing plenty of visibility from the main road. The space is currently 100% OCCUPIED by Bannel Associates LLC, who has a fresh, three-year NNN lease in place and who are looking to stay and extend their lease beyond the current term. This unit is in the same building with Select Physical Therapy, Beattie Family Orthodontics, and is surrounded by a host of healthcare specialties within the Heritage Square Office Condos development. The space features a waiting area, a reception, 2 bathrooms, two open spaces, a front and rear entrance, and 4 exam rooms with ample space for 5. There is plenty of parking space available, with 5/1,000 ratio. This prime investment opportunity is yielding \$35,442/year NOI at a 5.81% cap rate.

## PROPERTY HIGHLIGHTS

- 100% occupied medical office unit with a NEW 3-year term at a 5.81% cap rate
- Minutes from Kissimmee Medical Arts District
- Seller Financing Available

## OFFERING SUMMARY

Sale Price:	\$609,990
Number of Units:	2
Lot Size:	1,646 SF
Building Size:	1,611 SF
NOI:	\$35,442.00
Cap Rate:	5.81%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	239	516	3,466
Total Population	695	1,515	9,936
Average HH Income	\$56,399	\$53,056	\$57,007

Marcos Peres

407.913.1199

marcos.peres@expcommercial.com

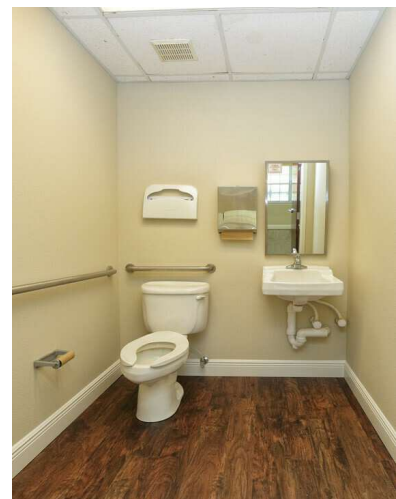
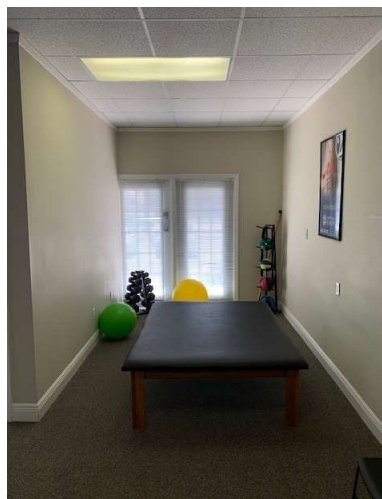


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# Additional Photos

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# Location Map

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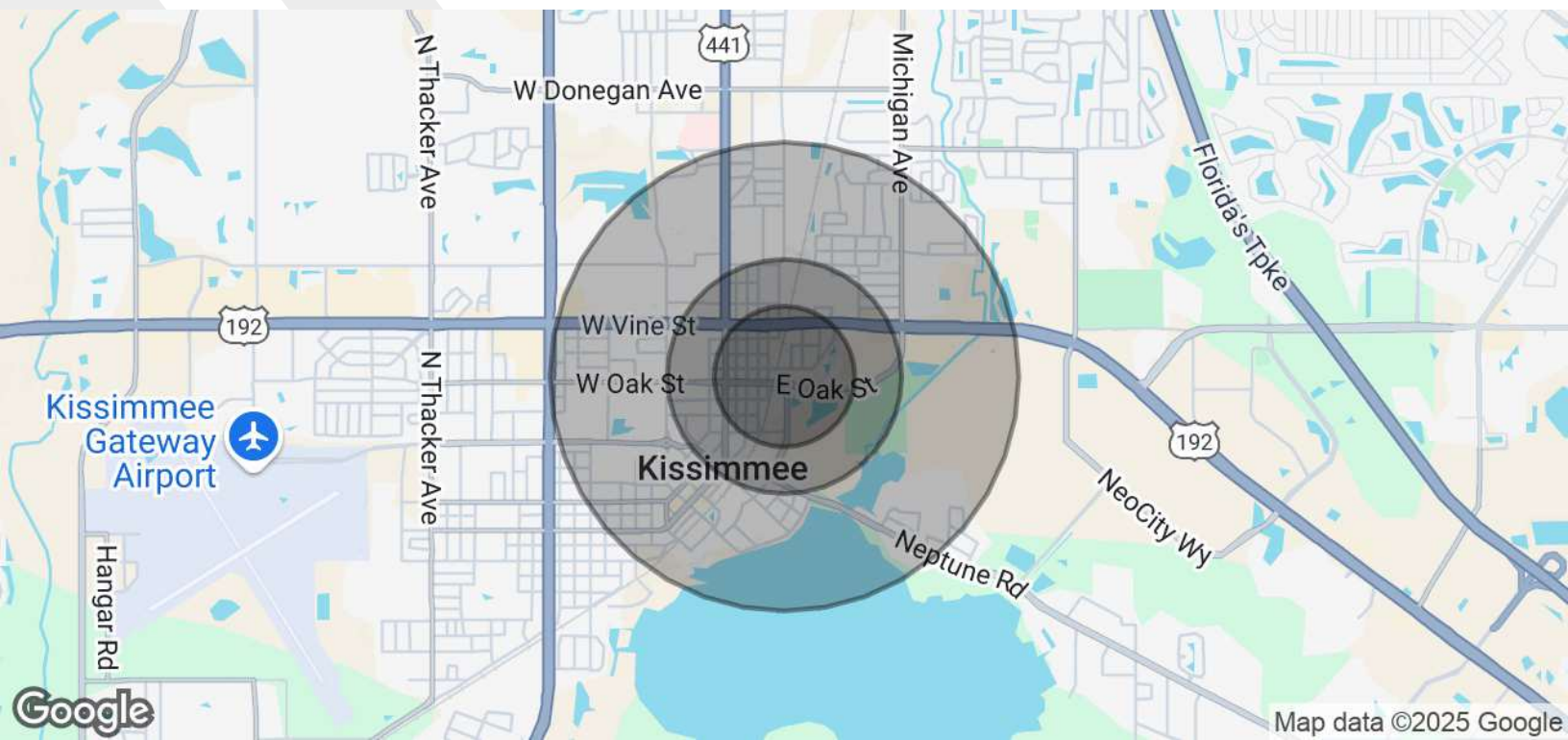


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# Demographics Map & Report

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	695	1,515	9,936
Average Age	43	42	40
Average Age (Male)	41	40	38
Average Age (Female)	45	45	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	239	516	3,466
# of Persons per HH	2.9	2.9	2.9
Average HH Income	\$56,399	\$53,056	\$57,007
Average House Value	\$267,296	\$222,544	\$237,115

Demographics data derived from AlphaMap

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