

FOR LEASE

1060 CYPRESS PARKWAY, STE. 105, KISSIMMEE, FL 34759

Poinciana Medical Office



OFFERING SUMMARY

Lease Rate:	\$24.00/SF
Building Size:	13,500 SF
Available SF:	3,000 SF

PROPERTY OVERVIEW

3,000 sf for lease in Poinciana near HCA Poinciana campus but is outside of the HCA exclusivity. This office is framed out and just needs the buildout finished in order to move in. 12 exam rooms, doctor's office, break room, office manager office and several restrooms.

PROPERTY HIGHLIGHTS

- Close proximity to HCA Poinciana (no HCA exclusives!)
- Partial build out complete
- Co-tenancy includes Soni Family Medicine, C3 Wellness Spa, Florida Institute of Neurology

PRESENTED BY
ASHLEY WALKER
407.430.3462
awalker@millenia-partners.com

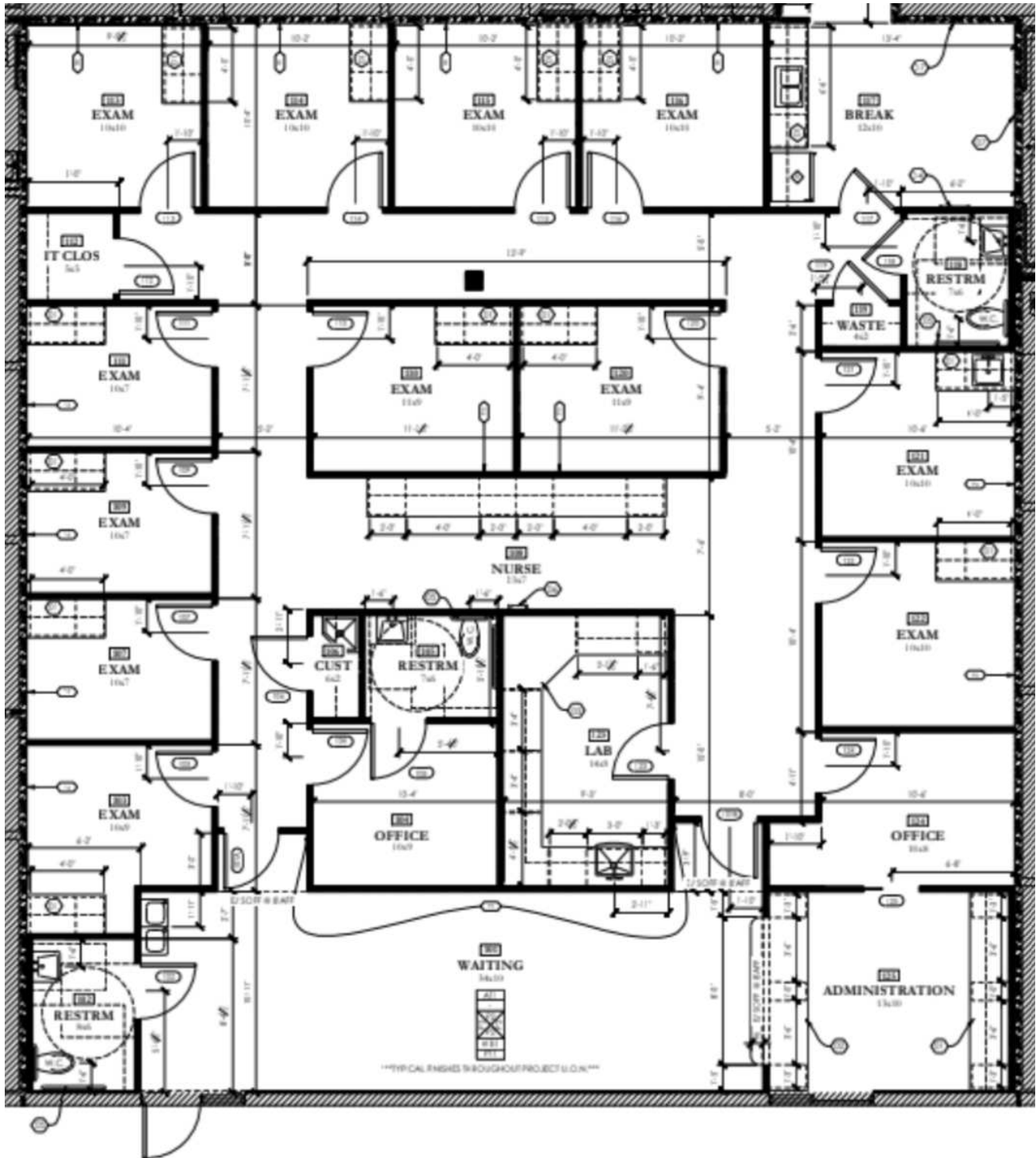
OFFICE BUILDING

For Lease

FLOOR PLANS

1060 CYPRESS PARKWAY, KISSIMMEE, FL 34759

Suite 105



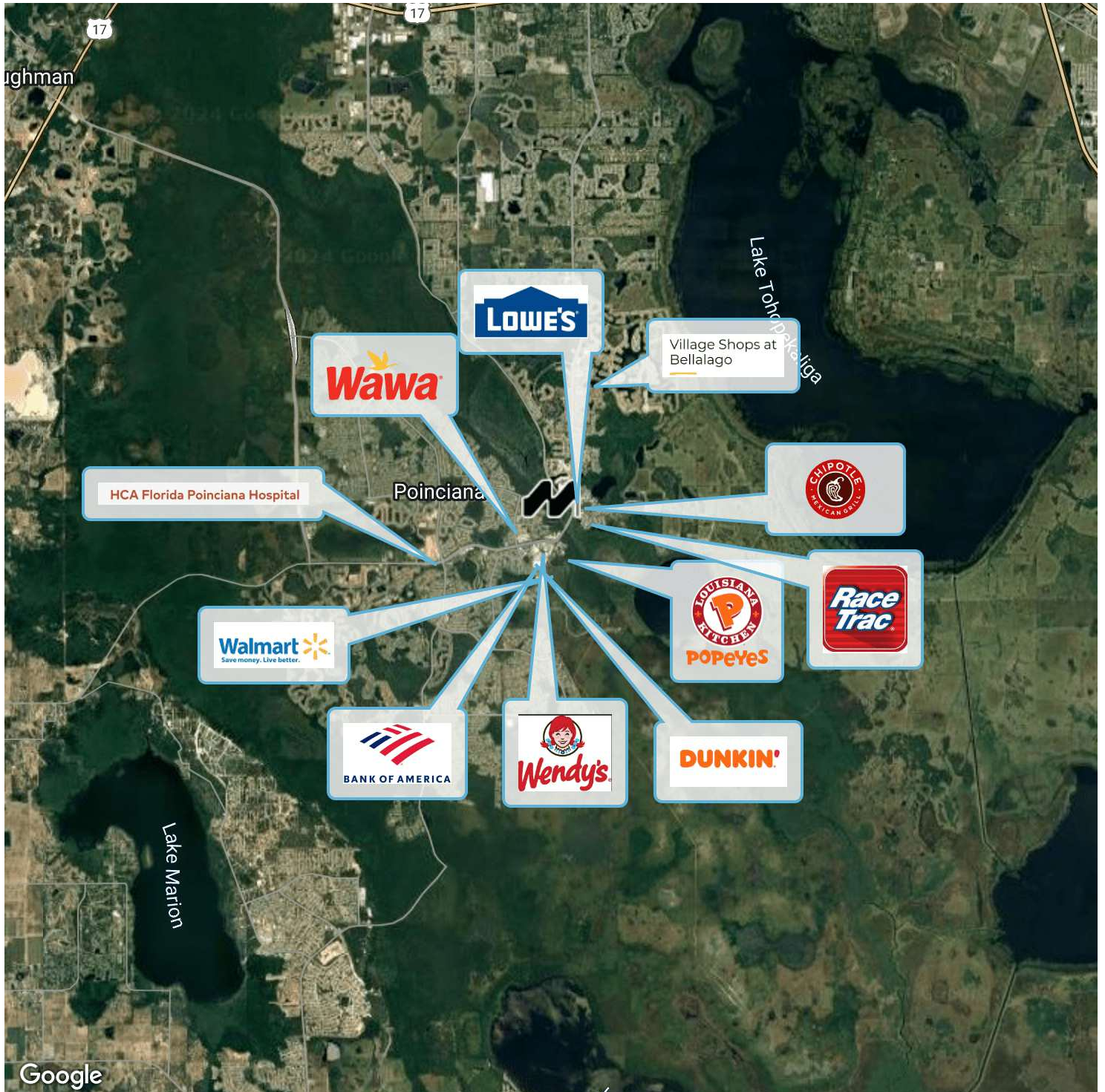
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LOCATION MAP

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Suite 105



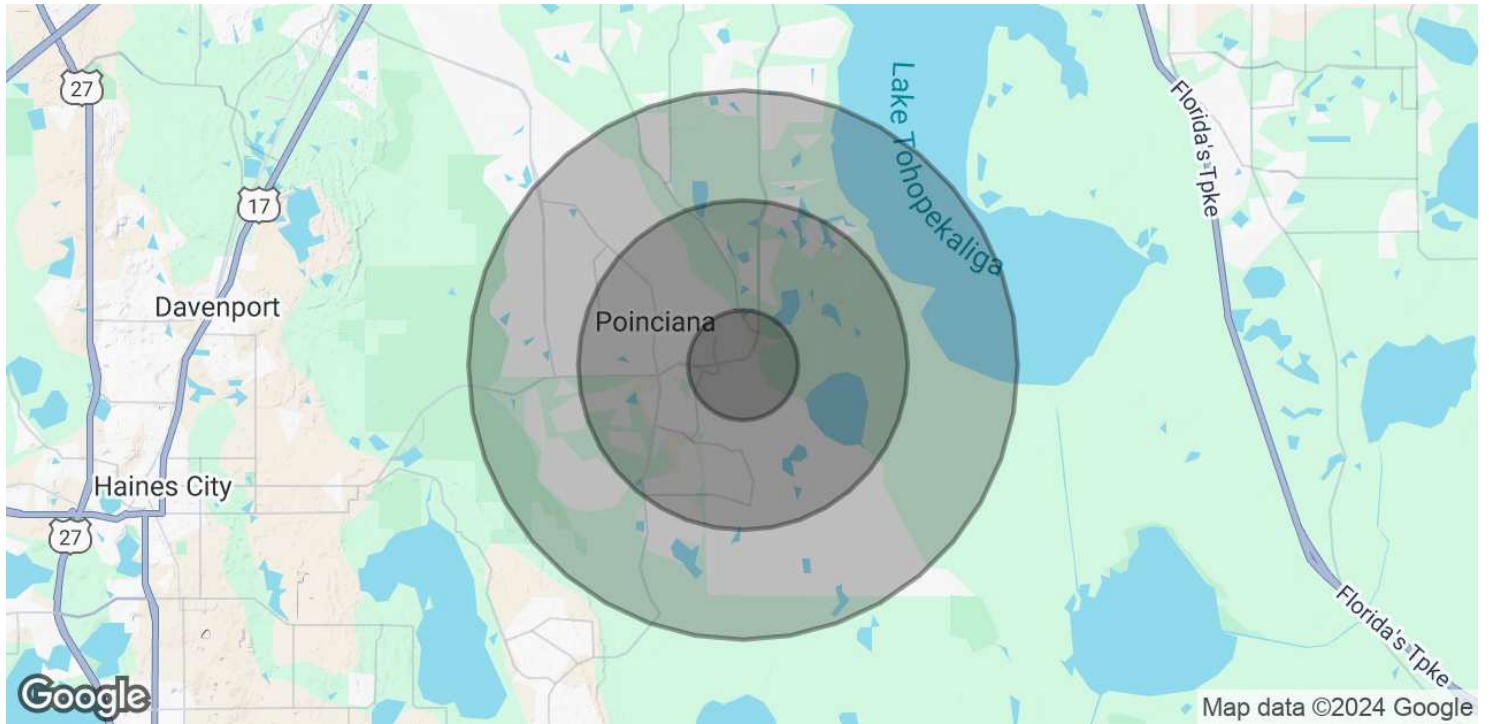
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DEMOGRAPHICS MAP & REPORT

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Suite 105



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,658	43,541	78,201
Average Age	40	42	42
Average Age (Male)	39	41	41
Average Age (Female)	42	43	44

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,479	14,191	25,606
# of Persons per HH	3.1	3.1	3.1
Average HH Income	\$74,944	\$78,830	\$83,800
Average House Value	\$299,273	\$308,449	\$311,174

Demographics data derived from AlphaMap

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