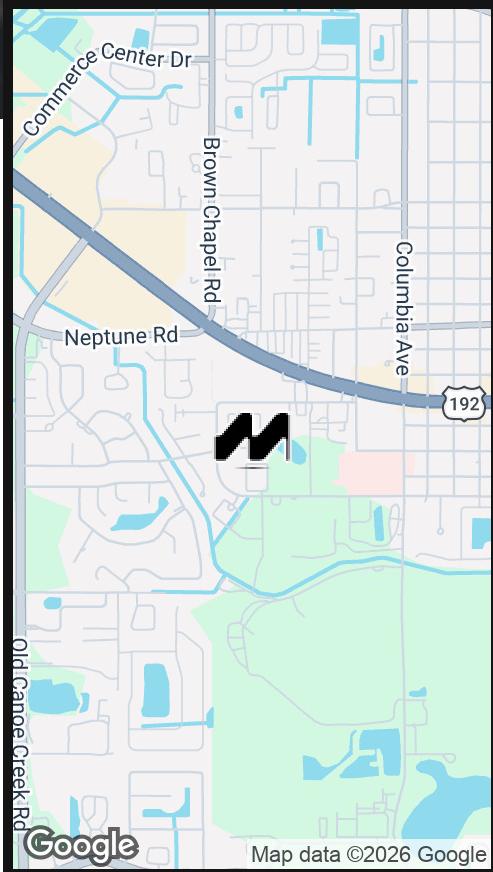




Liberty Square Medical Office

3108 17TH STREET, ST. CLOUD, FL 34769



Property Highlights

- NNN Medical Office Investment For Sale
- Long Term Leases in Place - with Options!
- National and Regional Credit Tenants
- Brand New Building - Delivery Summer 2026
- Minor Landlord Responsibilities

FOR MORE INFORMATION | MILLENIAPARTNERS.COM

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NNN MEDICAL OFFICE INVESTMENT SALE

3108 17TH STREET, ST. CLOUD, FL 34769

Liberty Square Medical Office



OFFERING SUMMARY

Sale Price:	Negotiable
Building Size:	8,600 SF +/-
Lot Size:	0.21 Acres +/-
Number of Units:	3
Cap Rate:	7%
NOI:	\$291,973
Year Built:	2025
Zoning:	PROFESS BLDG-VAC

PROPERTY OVERVIEW

8,600 SF +/- medical office building is available for sale as investment in St. Cloud. The property is brand new with interior build outs set to be completed late summer of 2026. The property has three units and are leased to national or regional credit tenants. All the Tenants just signed brand new, long term NNN leases all with options to renew. The Tenants include Celebration OBGYN, Celebration Pediatrics, and InnovaCare.

The property is adjacent to Orlando Health St. Cloud Hospital and surrounded by additional medical office uses. Co-users in the park include Associates in Dermatology, VIPCare, and ProHealth. Liberty Square meets the demand for medical office space in the growing St. Cloud market. The property is also less than 1 mile from HW 192 and less than 5 miles from the Narcoossee Rd intersection.

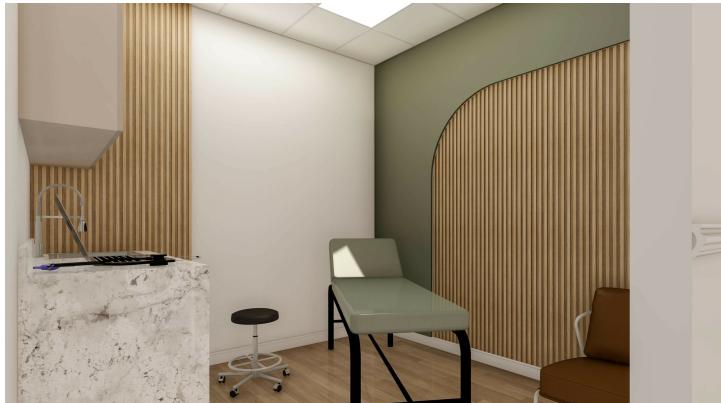
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OFFICE BUILDING
For Sale

ADDITIONAL PHOTOS

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Liberty Square Medical Office



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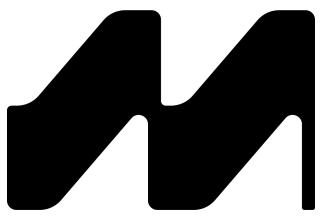
OFFICE BUILDING

For Sale

LOCATION MAP

3108 17TH STREET, ST. CLOUD, FL 34769

Liberty Square Medical Office



Map data ©2026 Google Imagery ©2026 Airbus, Maxar Technologies

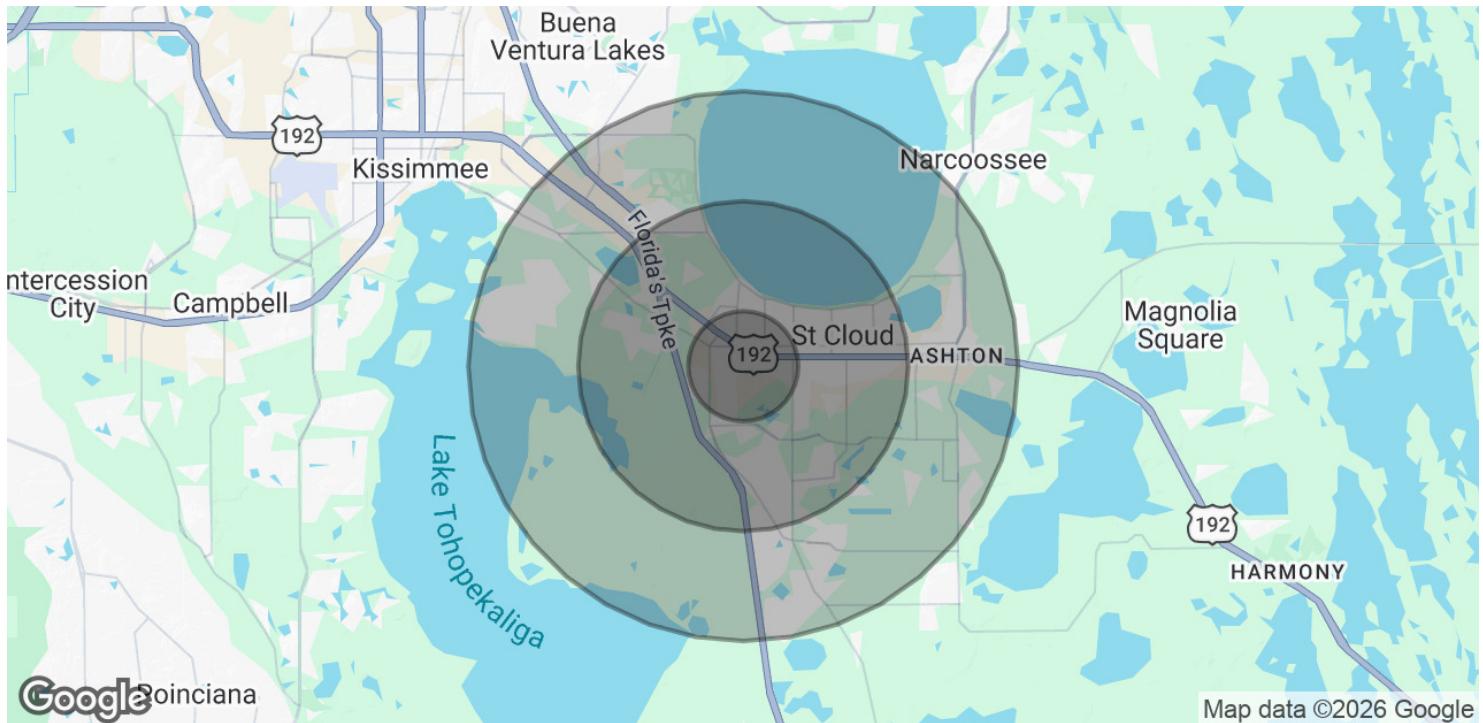
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OFFICE BUILDING
For Sale

DEMOGRAPHICS MAP & REPORT

3108 17TH STREET, ST. CLOUD, FL 34769

Liberty Square Medical Office



Map data ©2026 Google

POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	11,545	49,328	109,084
Average Age	42	40	40
Average Age (Male)	40	39	38
Average Age (Female)	44	41	41

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,280	17,218	36,816
# of Persons per HH	2.7	2.9	3
Average HH Income	\$79,019	\$83,019	\$87,930
Average House Value	\$314,471	\$338,400	\$359,756

Demographics data derived from AlphaMap

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OFFICE BUILDING
For Sale