

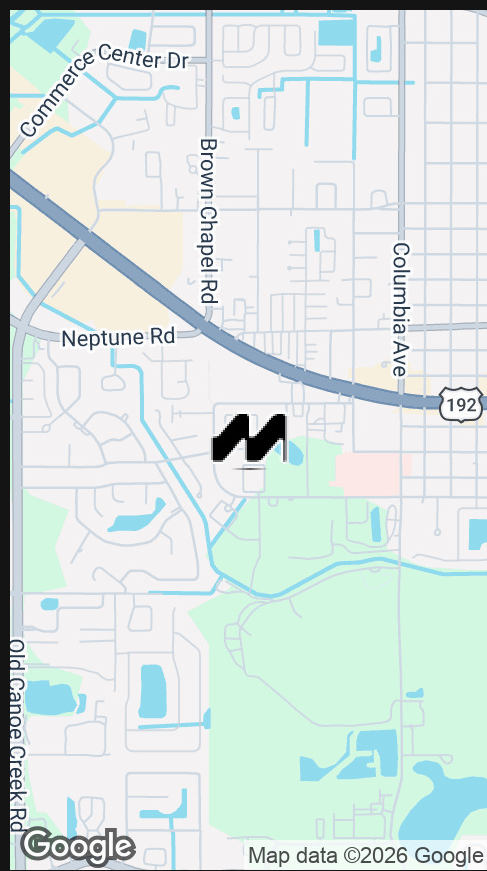


Liberty Square Medical Office

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 | [MILLENNIA-PARTNERS.COM](https://millenia-partners.com)

PRESENTED BY
DANIELLE KOVIE

407.214.4846
dkovie@millenia-partners.com



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.

PRESENTED BY
DANIELLE KOVIE

407.214.4846
dkovie@millenia-partners.com

OFFICE BUILDING

For Sale

ADDITIONAL PHOTOS

3108 17TH STREET, ST. CLOUD, FL 34769

Liberty Square Medical Office



Liberty Square
MEDICAL OFFICE

PRESENTED BY
DANIELLE KOVIE
407.214.4846
dkovie@millenia-partners.com

OFFICE BUILDING
For Sale

LOCATION MAP

3108 17TH STREET, ST. CLOUD, FL 34769

Liberty Square Medical Office



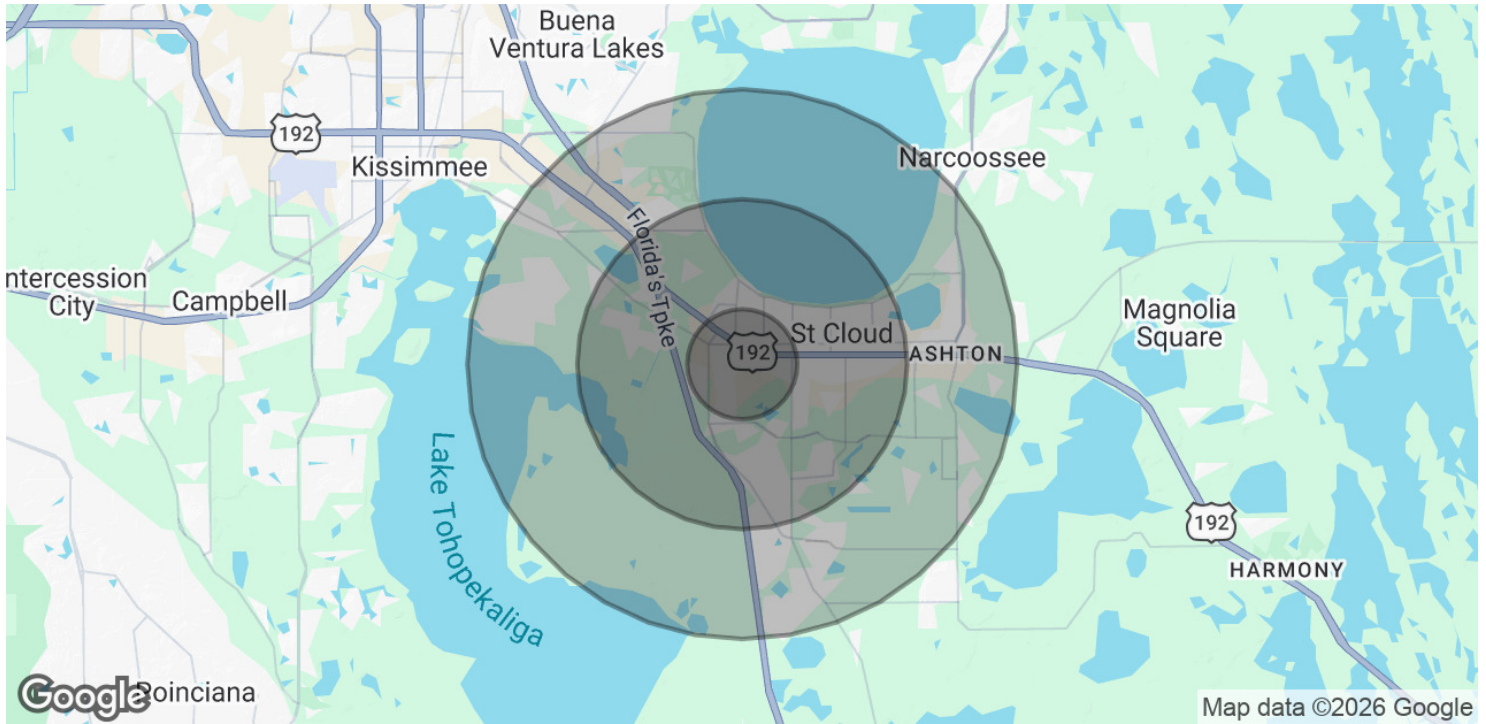
PRESENTED BY
DANIELLE KOVIE
407.214.4846
dkovie@millenia-partners.com

OFFICE BUILDING
For Sale

DEMOGRAPHICS MAP & REPORT

3108 17TH STREET, ST. CLOUD, FL 34769

Liberty Square Medical Office



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

PRESENTED BY
DANIELLE KOVIE

407.214.4846
dkovie@millenia-partners.com

OFFICE BUILDING

For Sale