



PROPERTY DESCRIPTION

1060 Cypress Parkway is a single-story professional and medical office building strategically situated within Osceola County's rapidly expanding Poinciana submarket. Offering seamless regional connectivity, the property provides effortless access to I-4, SR 538, and SR 429, making it a highly accessible hub for patients and staff across Osceola, Polk, and Orange counties. The asset boasts high-visibility street frontage along a major commercial corridor with close proximity to HCA Poinciana with no HCA exclusivity restrictions.

PROPERTY HIGHLIGHTS

- Close proximity to HCA Poinciana
- NO HCA Exclusivity
- Within a highly concentrated medical office corridor

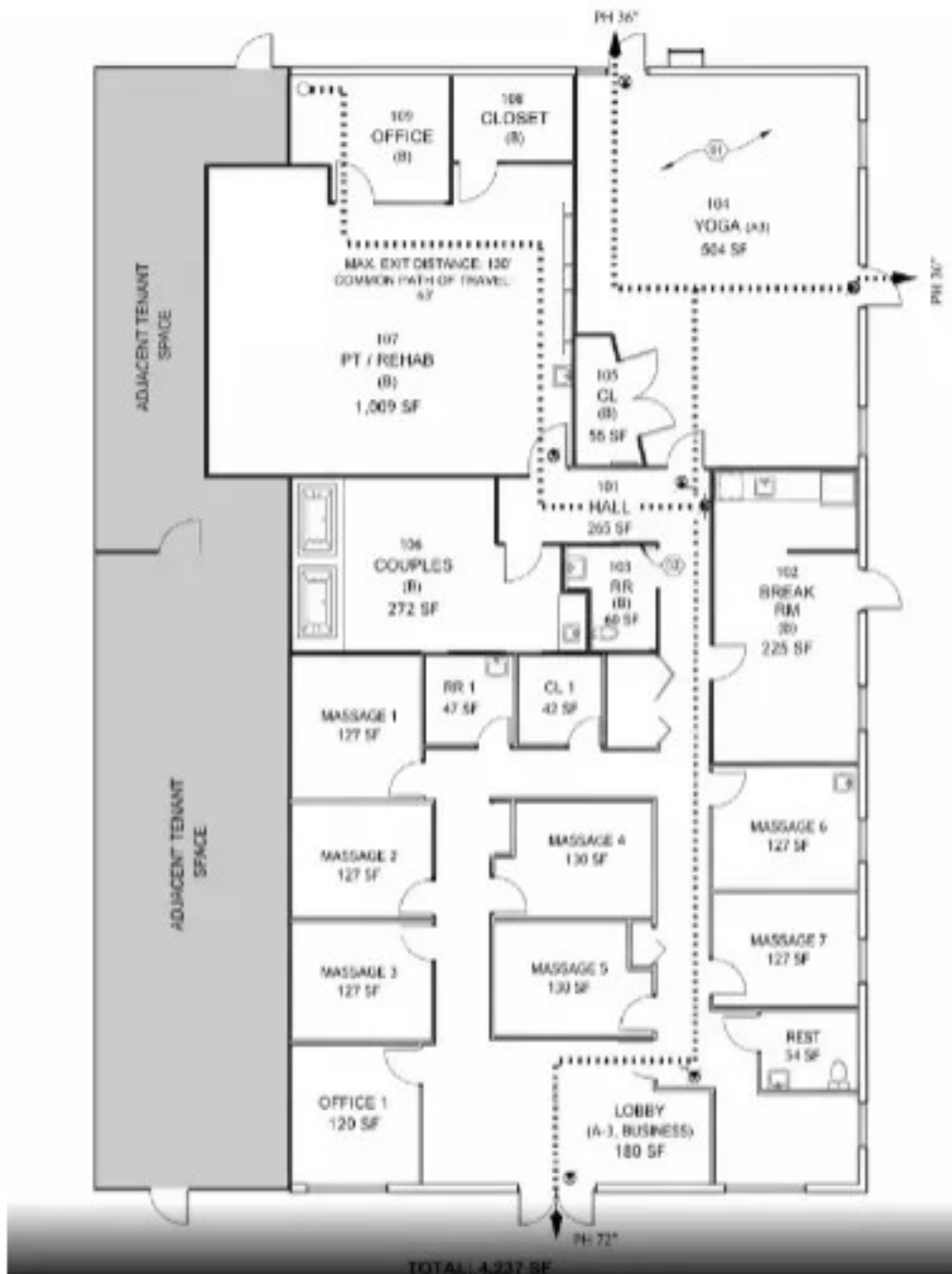
OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	4,237 SF
Lot Size:	10,717 SF
Building Size:	10,717 SF

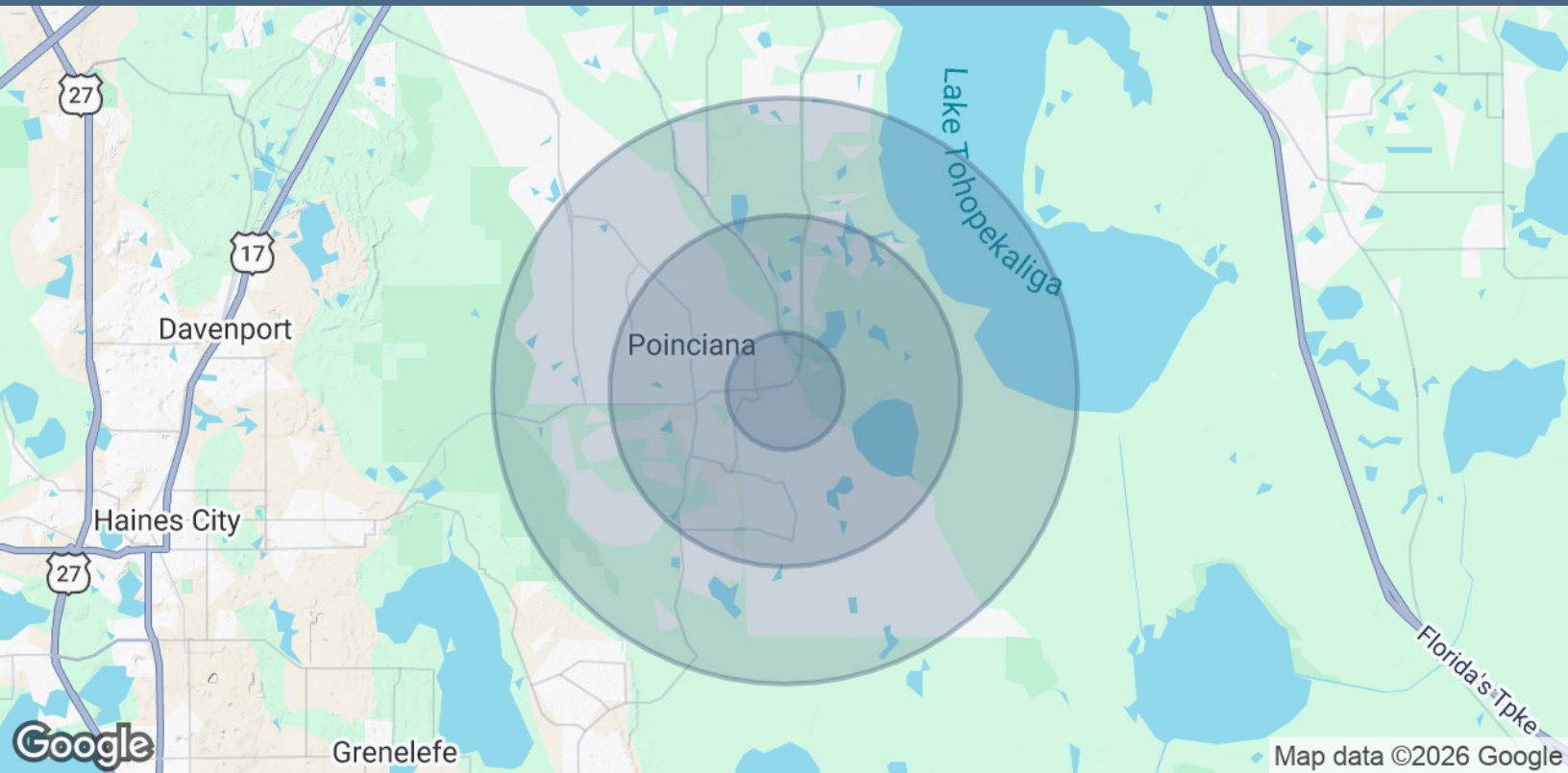
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,320	11,215	22,394
Total Population	4,761	34,976	69,484
Average HH Income	\$70,700	\$78,664	\$87,424



FIRST FLOOR – SPACE PLAN







POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,761	34,976	69,484
Average Age	30.5	38.5	39.4
Average Age (Male)	29.3	37.0	37.7
Average Age (Female)	30.9	39.4	40.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,320	11,215	22,394
# of Persons per HH	3.6	3.1	3.1
Average HH Income	\$70,700	\$78,664	\$87,424
Average House Value	\$258,815	\$336,496	\$342,760

2023 American Community Survey (ACS)