



eXp COMMERCIAL



FOR SALE

LISTED AT **\$4,366,500** | **6.00% Cap Rate**

Davita Dialysis Kissimmee

802 John Young Parkway, Kissimmee, FL 34741

Property Highlights

- 20+ year occupancy at Location
- 17 Year Total Lease Term, corporate guarantee (7-Year extension term + Two 5-Year Renewals)
- Minimal owner / landlord responsibilities
- 3% percent annual rent increase per legacy lease
- 9,000 Sq. Ft.; Built in 2002
- Concrete block and steel frame construction
- Standing seam metal roof

Location Highlights

- Outparcel with in Park Hill Place Medical Center within Park Hill Place PUD.
- Next to Lab Corp, AdventHealth Cancer Institute
- John Young Pkwy - 48,500+ cars per day
- Within 2 miles from two area hospitals: HCA Osceola & AdventHealth Kissimmee
- Minutes from downtown Kissimmee & City Hall

ABOUT



DaVita Dialysis Kissimmee at 802 N John Young Parkway represents a high-quality, mission-critical healthcare investment located in the heart of Kissimmee's medical corridor. This facility has the largest footprint in the south Orlando market and offers patients In-Center Hemodialysis and Disaster Related Expenditures.

DaVita Inc. (NYSE: DVA) – Investment-grade equivalent (BBB-) one of the nation's leading providers of renal care services under a long-term NNN lease structure. The facility delivers consistent cash flow backed by a Fortune 500 tenant with a proven operating history and essential-service business model. one of the largest U.S. providers of kidney care and dialysis services. Operating more than 3,000 outpatient clinics nationwide, DaVita serves over 200,000 patients annually with life-sustaining treatments for end-stage renal disease (ESRD).



If you would like to see the OM, please reach out.

LISTED EXCLUSIVELY BY:

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