

## STANDALONE MEDICAL OFFICE FOR LEASE

KISSIMMEE, FL 34744

# 833 E Oak St



### OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	2,508 SF +/-
Available SF:	2,508 SF +/-
Year Built:	1996
Zoning:	MUPUD

### PROPERTY OVERVIEW

833 E Oak is a 2,508 SF +/- standalone medical office building for lease in the heart of Kissimmee. The building includes reception, large waiting area, admin areas, 3 bathrooms, MA office, drug storage, break room, 3 procedure rooms with sinks, 3 exam rooms with sinks, a consult office, lab, and plenty of storage. The building was previously occupied by Sanitas and has a very efficient medical office flow.

The property is located within Heritage Square and is surrounded by additional medical office specialists. The park is moments from HCA Osceola Hospital and surrounded by several new multifamily developments. Ideal location for any medical practice looking to be in Kissimmee. Parking is 5/1,000.

### PROPERTY HIGHLIGHTS

- Standalone Medical Office Building For Lease in Kissimmee
- Includes 3 Procedure Rooms, 3 Exam Rooms, 3 Bathrooms, and Reception
- Located Within Heritage Square Park
- Easy Access Off E Oak (23,000 Annual Average Daily Traffic)
- 1 Mile from HCA Florida Osceola Hospital

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

OFFICE BUILDING  
**For Lease**

## ADDITIONAL PHOTOS

KISSIMMEE, FL 34744

# 833 E Oak St



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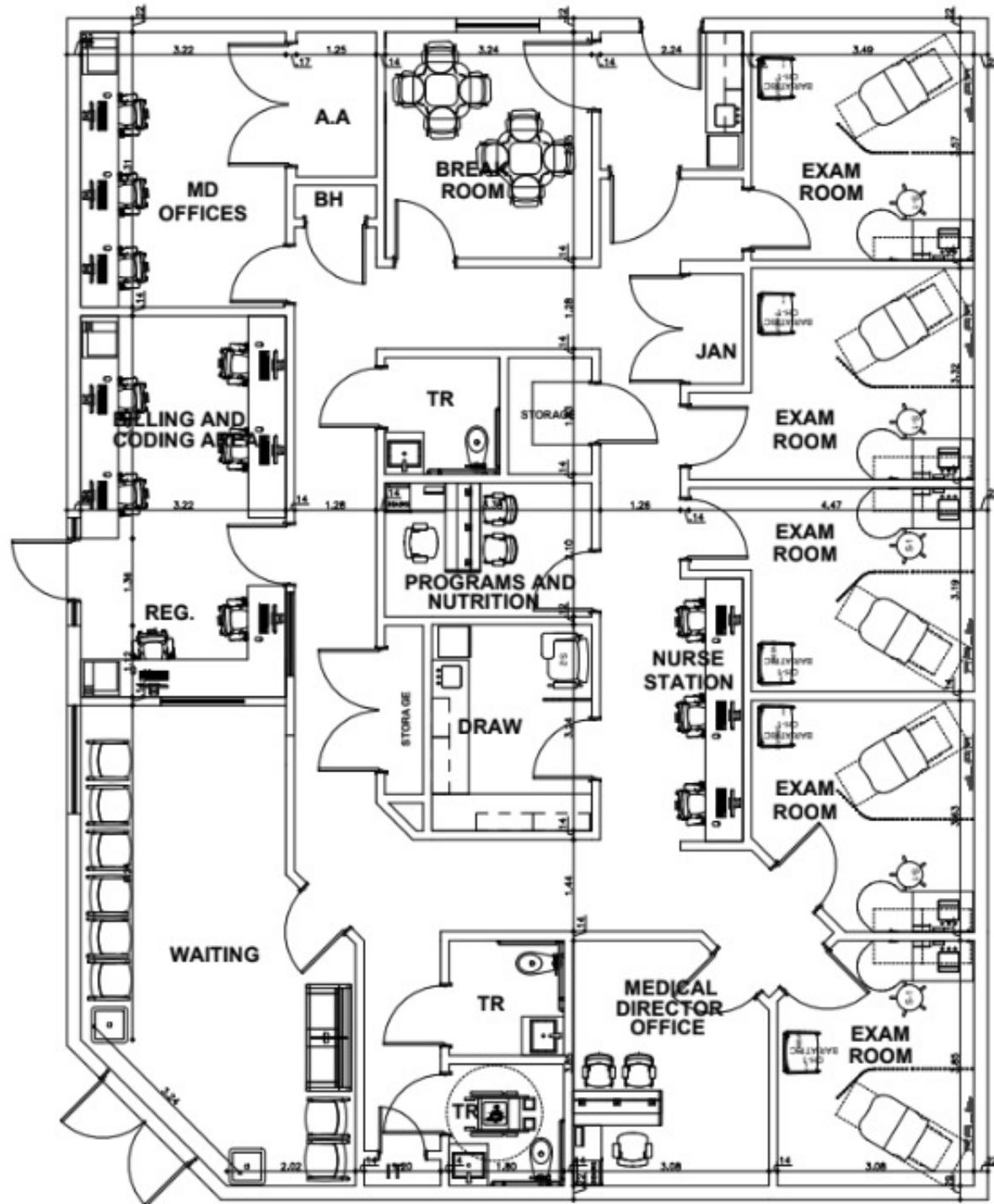
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## FLOOR PLAN

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# OFFICE BUILDING For Lease

## LOCATION MAP

KISSIMMEE, FL 34744

# 833 E Oak St



Map data ©2026 Google Imagery ©2026 Airbus,  
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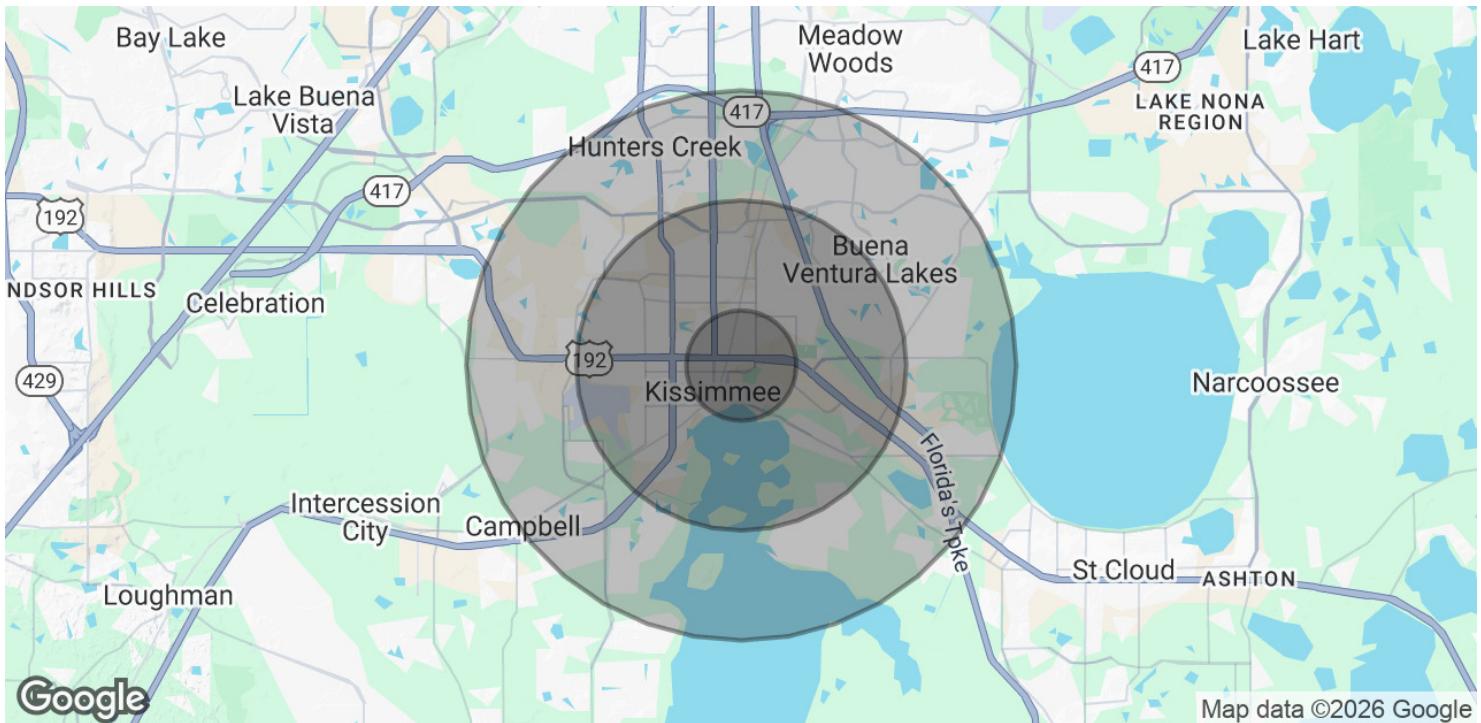
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## DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,485	91,184	222,383
Average Age	41	39	39
Average Age (Male)	39	38	38
Average Age (Female)	43	41	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,928	31,275	74,046
# of Persons per HH	2.9	2.9	3
Average HH Income	\$60,977	\$66,488	\$77,440
Average House Value	\$236,249	\$331,468	\$339,683

Demographics data derived from AlphaMap

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