

FOR LEASE | 501 E Oak St, suite F Kissimmee, FL 34744



OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (NNN)
Building Size:	1,611 SF
Available SF:	1,611 SF
Lot Size:	19,502 SF
Year Built:	1989
Zoning:	KMPU
Market:	Downtown Kissimmee

PROPERTY OVERVIEW

eXp Commercial is proud to exclusively offer this end cap medical office unit for LEASE, located just East of Kissimmee's Medical Arts District. With direct frontage to E Oak St, the new tenant can expect an AADT flow of 19,000 and plenty of visibility from the main road. This unit is in the same building with Select Physical Therapy, Beattie Family Orthodontics, and is surrounded by a host of healthcare specialties within the Heritage Square Office Condos development. The space is currently occupied by 22Health, a Chiropractic practice, and features a waiting area, a reception, 2 bathrooms, an open space, front and rear entrance, and 5 exam rooms. The unit will be available for occupancy on April 1st and is ideal for another healthcare specialty or professional office use. There is plenty of parking space available.

PROPERTY HIGHLIGHTS

- Frontage on Oak St with AADT of 19,000
- Surrounded by Great Tenants
- End Cap Unit with Generous Parking Available
- Less than 2 miles from Kissimmee's Medical Arts District

Marcos Peres

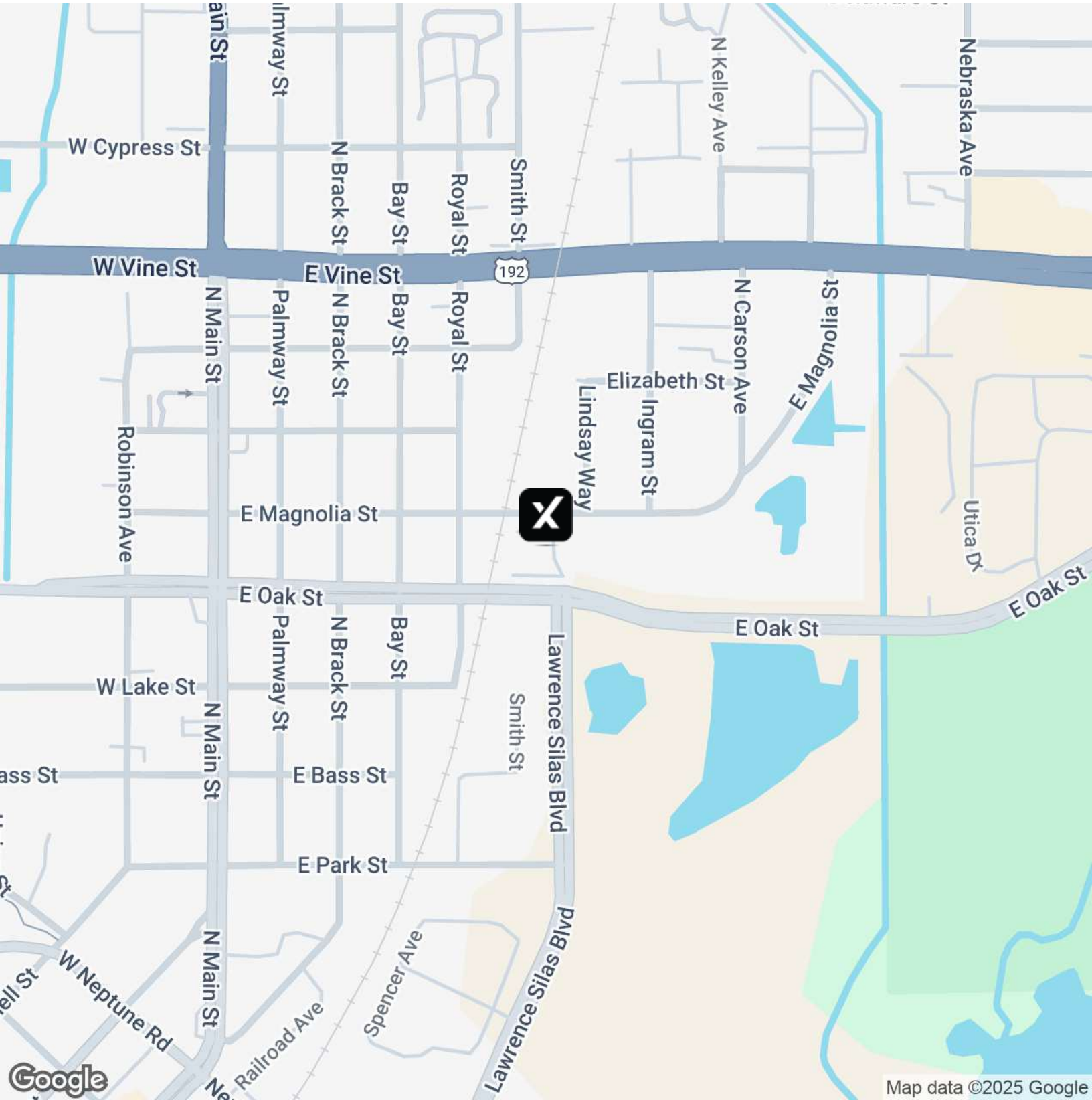
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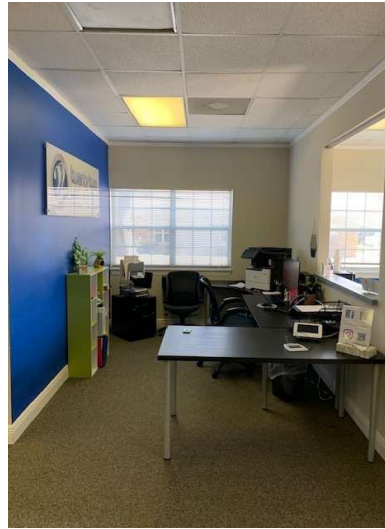


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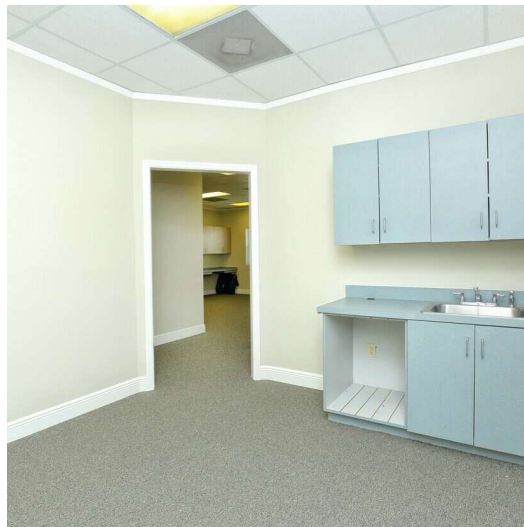
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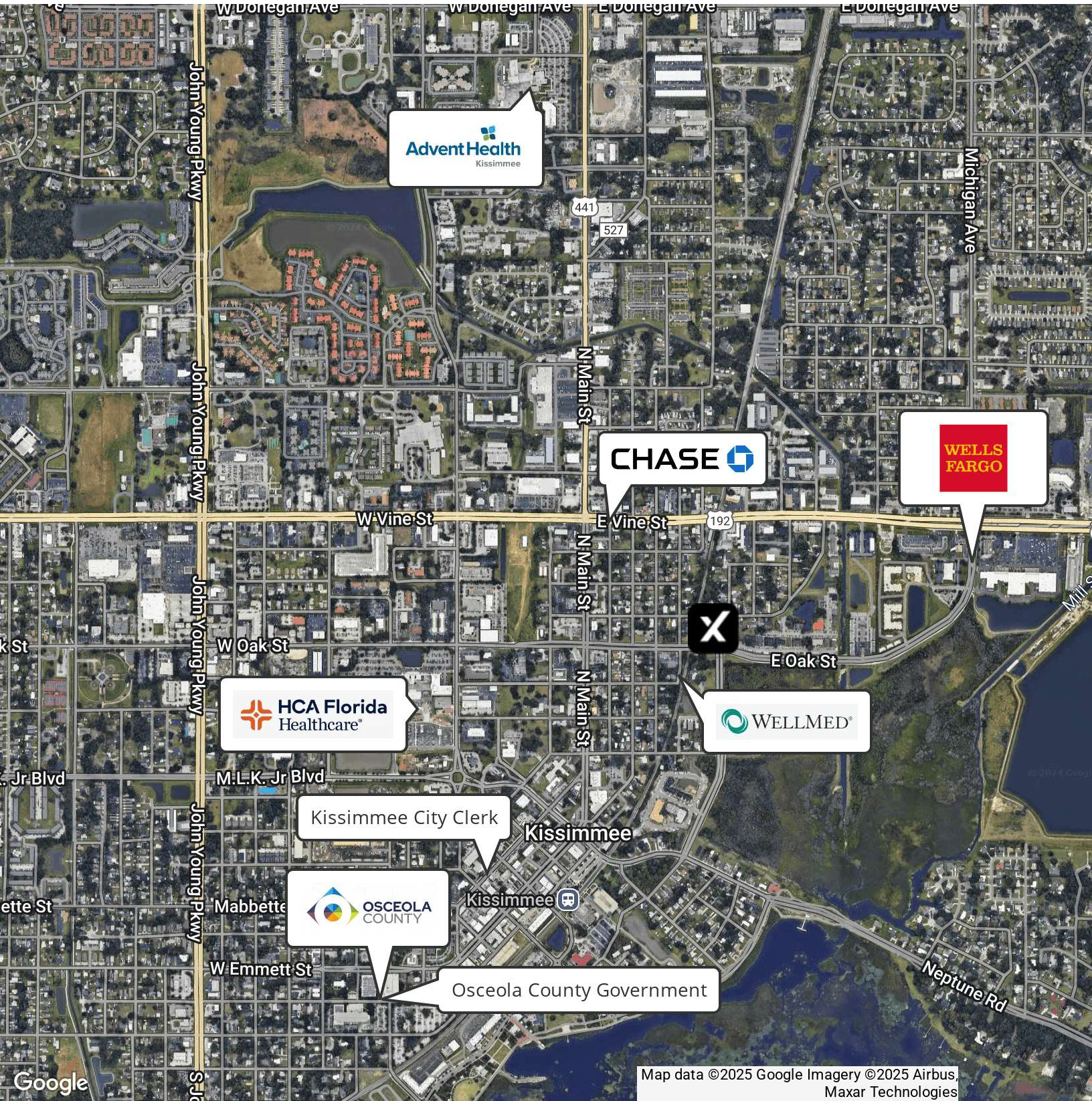


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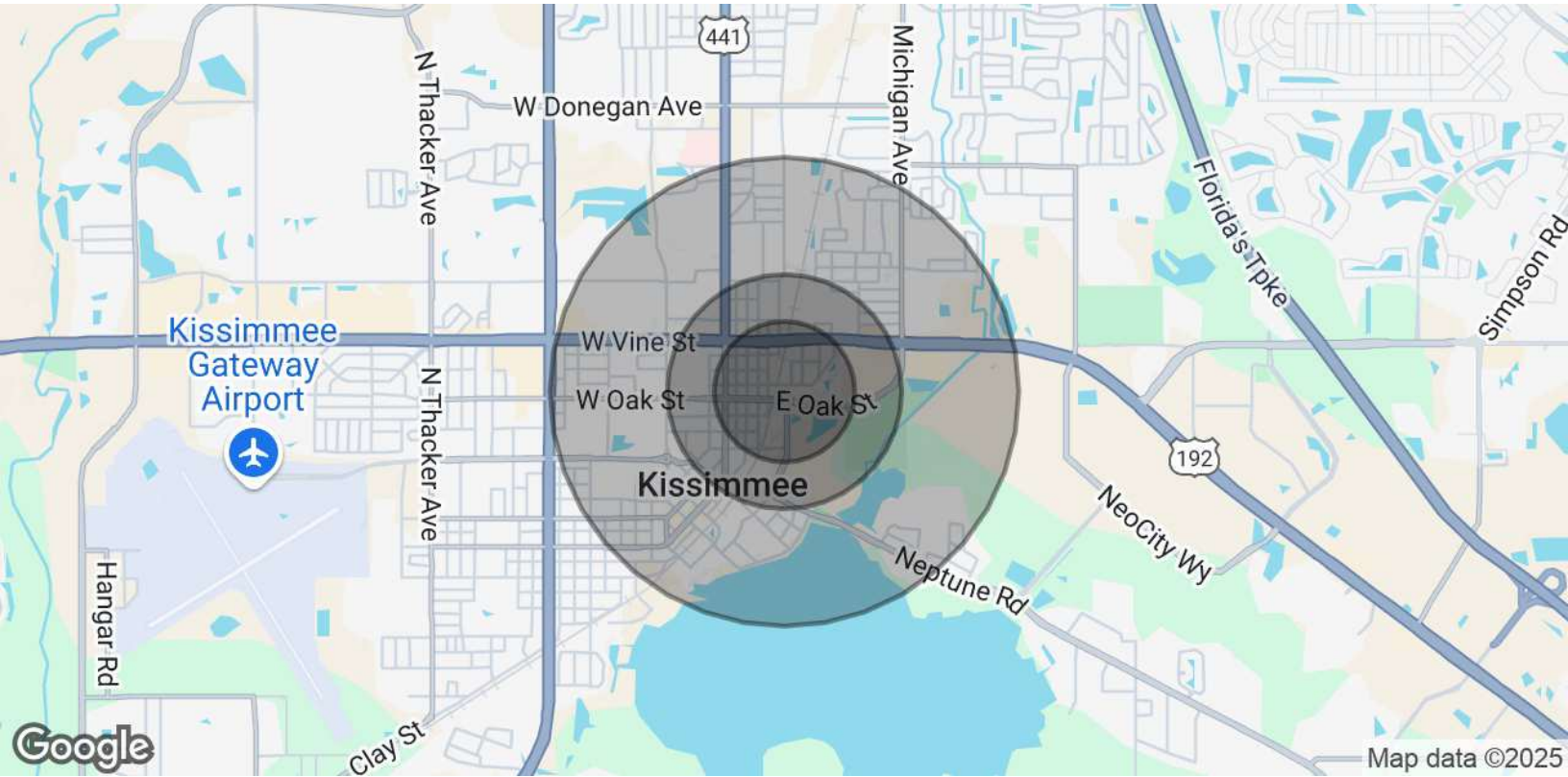


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	695	1,515	9,936
Average Age	43	42	40
Average Age (Male)	41	40	38
Average Age (Female)	45	45	42
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	239	516	3,466
# of Persons per HH	2.9	2.9	2.9
Average HH Income	\$56,399	\$53,056	\$57,007
Average House Value	\$267,296	\$222,544	\$237,115

Demographics data derived from AlphaMap

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