



FOR SALE/LEASE

**Heritage Square Medical
Office Building**

825 E. Oak Street, Kissimmee, FL 34744

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PROPERTY SUMMARY


- 36 dedicated parking spots + plentiful shared parking
- 12 wet exam rooms + 2 procedure rooms — fully plumbed and move-in ready
- Lead-lined imaging room already in place
- HVAC replaced in 2025
- 2nd floor: private offices + break room
- Dedicated lab space and multiple recovery rooms throughout

[CLICK HERE FOR A VIRTUAL TOUR](#)

HIGHLIGHTS

- Sale Price: \$3,600,000
- Price per SF: \$312.39/SF
- Lease Rate: \$25.00/SF NNN
- Building Size: 11,524 SF
- Stories: 2

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**PROFESSIONAL COMMERCIAL
REAL ESTATE SERVICES**

300 S. Orange Ave, Ste 1000
Orlando, FL 32801

www.PROGRESFL.com

PROPERTY PHOTOS



DEDICATED PARKING



RESERVED PARKING

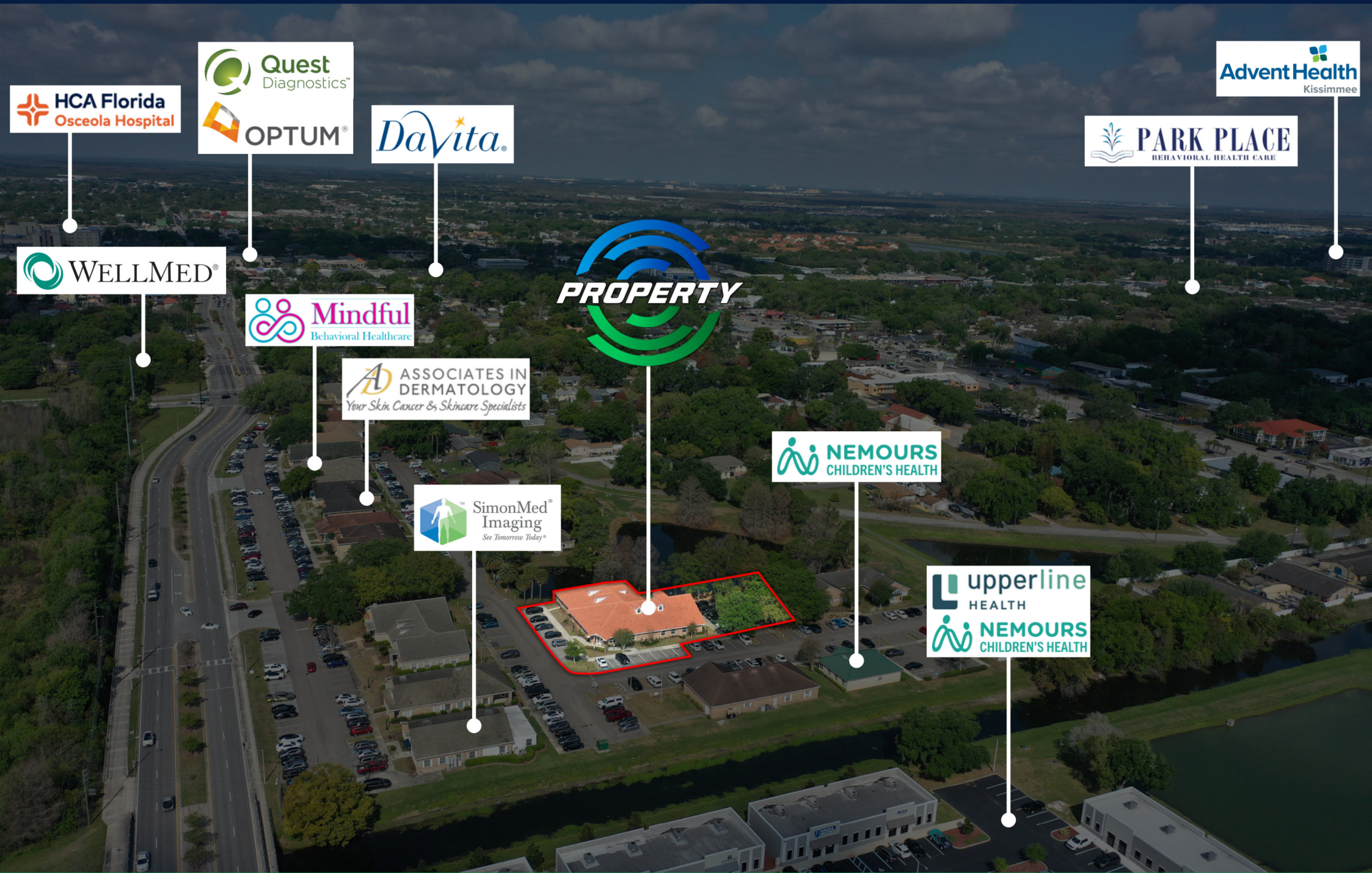
RESERVED PARKING

RESERVED PARKING

***Plus Additional Shared Parking Throughout the Office Park**

AERIAL PHOTOS





HCA Florida
Osceola Hospital

Quest
Diagnostics™
OPTUM®

Davita

AdventHealth
Kissimmee

PARK PLACE
BEHAVIORAL HEALTH CARE

WELLMED®

Mindful
Behavioral Healthcare

PROPERTY

ASSOCIATES IN
DERMATOLOGY
Your Skin Cancer & Skincare Specialists

NEMOURS
CHILDREN'S HEALTH

SimonMed
Imaging
See Tomorrow Today®

upperline
HEALTH
NEMOURS
CHILDREN'S HEALTH

AERIAL TRADE MAP



N MAIN ST

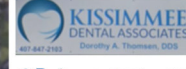
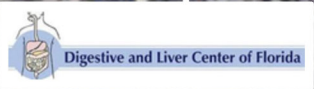
US-192 56,000 cars per day

33,500 cars per day

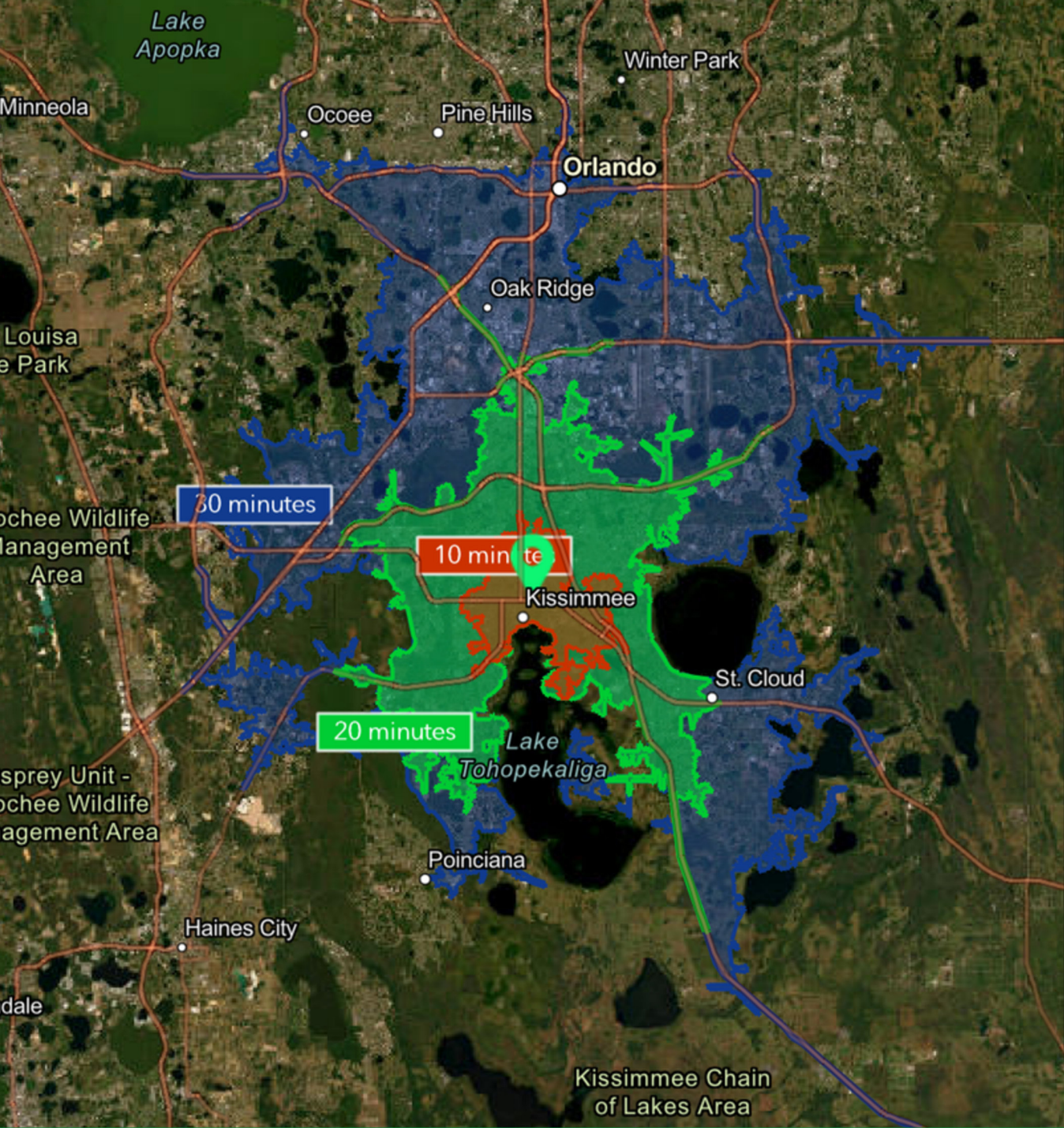
23,000 cars per day

E OAK ST

Greenberg Dental & Orthodontics



RETAIL TRADE AREA



2025 Estimated Population

10 minutes	66,222
20 minutes	358,016
30 minutes	908,175

2025 Total Households

10 minutes	22,365
20 minutes	117,179
30 minutes	321,286

2025 Average Household Income

10 minutes	\$73,823
20 minutes	\$93,591
30 minutes	\$102,599



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