

NEW MEDICAL OFFICE CONDOS FOR SALE

KISSIMMEE, FL 34741

N Beaumont Ave



OFFERING SUMMARY

Sale Price:	Negotiable
Building Size:	100,000 SF +/-
Available SF:	3,000 - 100,000 SF +/-
Number of Units:	1
Price / SF:	-
Year Built:	2025
Zoning:	KRC2
Submarket:	Kissimmee Medical Arts District

PROPERTY OVERVIEW

Millenia Partners Healthcare Team is proud to present a brand new 100,000 SF +/-, multi-story medical office building adjacent to HCA Osceola Hospital in Kissimmee.

The property is currently under construction and is set to be delivered in grey shell condition at the end of 2025. Condos are available for sale ranging from 3,000 - 100,000 SF +/- . Build-to-suit options are also available. All medical office specialties are open to purchase in this building but this is a great opportunity for neurologists, cardiologists, and orthopedics to take advantage of the top services offered at HCA Osceola Hospital. First-floor availability to develop an outpatient surgery center is also available.

This building is Phase 3 of The Allen development which includes a 312-unit brand new apartment complex (delivery summer 2024) and a combination of over 200,000 SF +/- of commercial development. The property is located within the Kissimmee Medical Arts District and provides a much-needed state-of-the-art medical office building for the market. Physicians that are in the hospital or have practice locations surrounding have a great opportunity to expand or relocate.

PROPERTY HIGHLIGHTS

- Brand New Medical Office Building For Sale in Kissimmee
- 3,000 - 100,000 SF +/- Condos For Sale - Build to Suit Options Available
- Easy Access to Florida Turnpike, N John Young Parkway, and Osceola Parkway
- Less than 3 Miles From HCA Osceola Hospital and AdventHealth Kissimmee
- Lease Options Also Available

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OFFICE BUILDING
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LOCATION MAP

KISSIMMEE, FL 34741

N Beaumont Ave



Google

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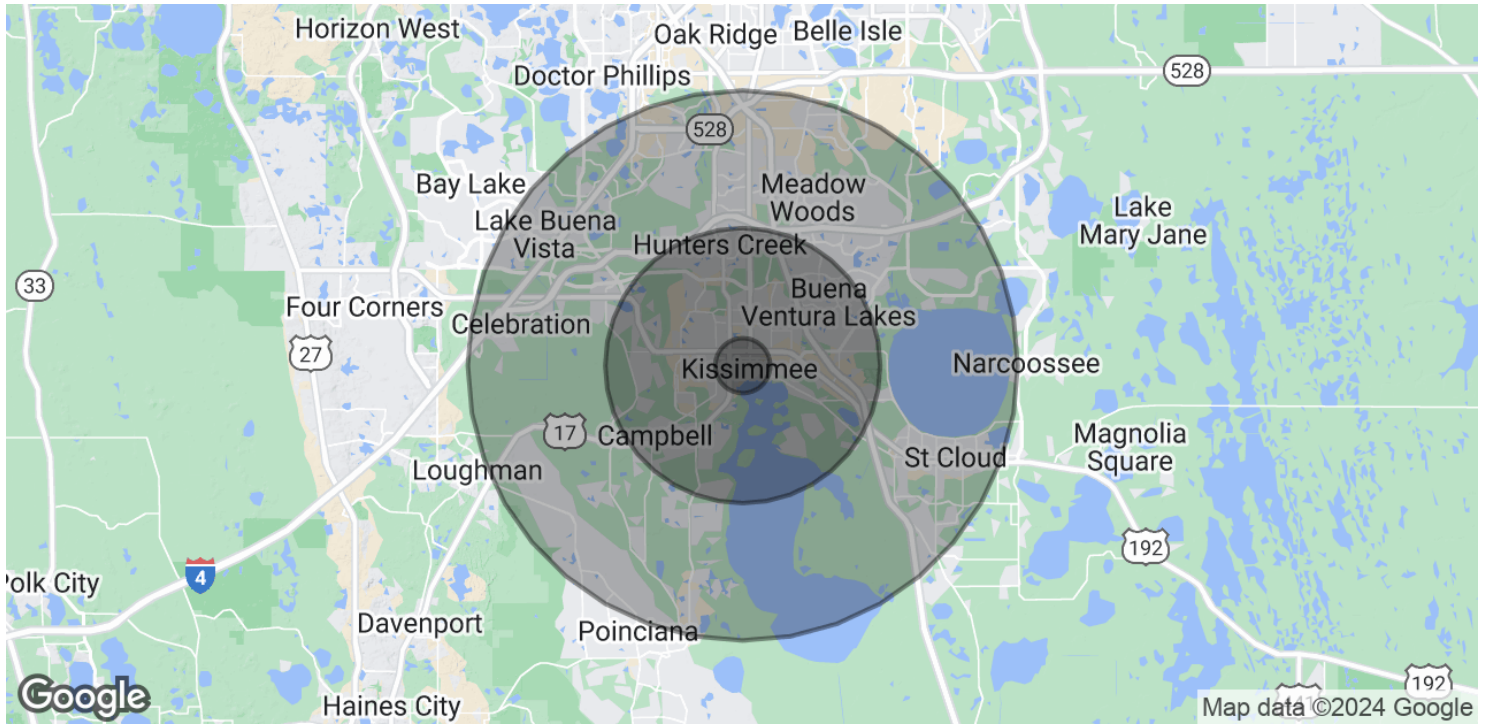
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	10,588	182,211	415,440
Average Age	36.9	37.6	36.9
Average Age (Male)	35.7	36.4	36.6
Average Age (Female)	38.3	39.5	37.5

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	4,980	72,926	174,224
# of Persons per HH	2.1	2.5	2.4
Average HH Income	\$37,669	\$48,578	\$54,977
Average House Value	\$133,413	\$194,338	\$230,469

* Demographic data derived from 2020 ACS - US Census

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