



Kissimmee Medical Clinic

1821 ARMSTRONG BLVD, KISSIMMEE, FL 34741

Property Highlights

- Minutes from Advent Health Hospital
- Surrounded by Medical Providers
- Across the street from Kissimmee Gateway Airport
- Close to Orlando International Airport
- Customizable space for your practice's needs
- Anchored by an Ambulatory Surgery Center

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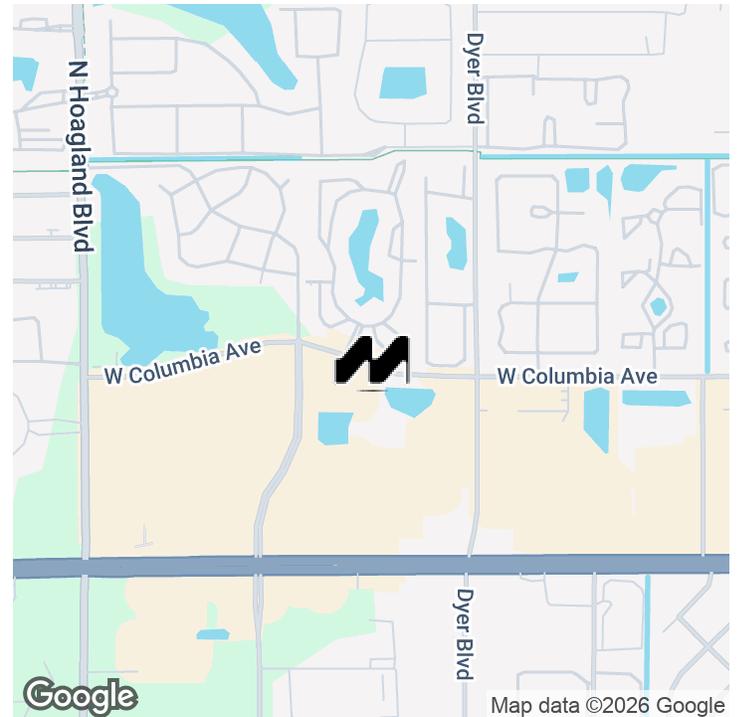
PRESENTED BY
LUKE SAWYER
321.205.6544
lsawyer@millenia-partners.com

JESSICA FLEMING
407.455.2829
jfleming@millenia-partners.com

EXECUTIVE SUMMARY

1821 ARMSTRONG BLVD, KISSIMMEE, FL 34741

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OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	38,000 SF
Available SF:	2,500 - 17,000 SF
Lot Size:	2.81 Acres
Year Built:	1988
Renovated:	2026
Zoning:	Office/Professional
Market:	Orlando
Submarket:	Kissimmee

PROPERTY OVERVIEW

This is a fantastic opportunity to join a state-of-the-art facility designed to accommodate modern healthcare practices. The space offers flexibility to suit a range of medical disciplines, with premium infrastructure and patient-focused amenities. Anchored by a surgery center, future tenants include a cardiologist and gastroenterologist with a total of ~17,000sf of second floor space available for build-to-suite spaces.

LOCATION OVERVIEW

Medical building located off US 192 and Armstrong in Kissimmee Florida. Moments away from multiple medical facilities and less than 3 miles from the hospital, this is the ideal location for any company that wants to take advantage of all that the South Orlando MSA has to offer.

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OFFICE BUILDING

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ADDITIONAL PHOTOS

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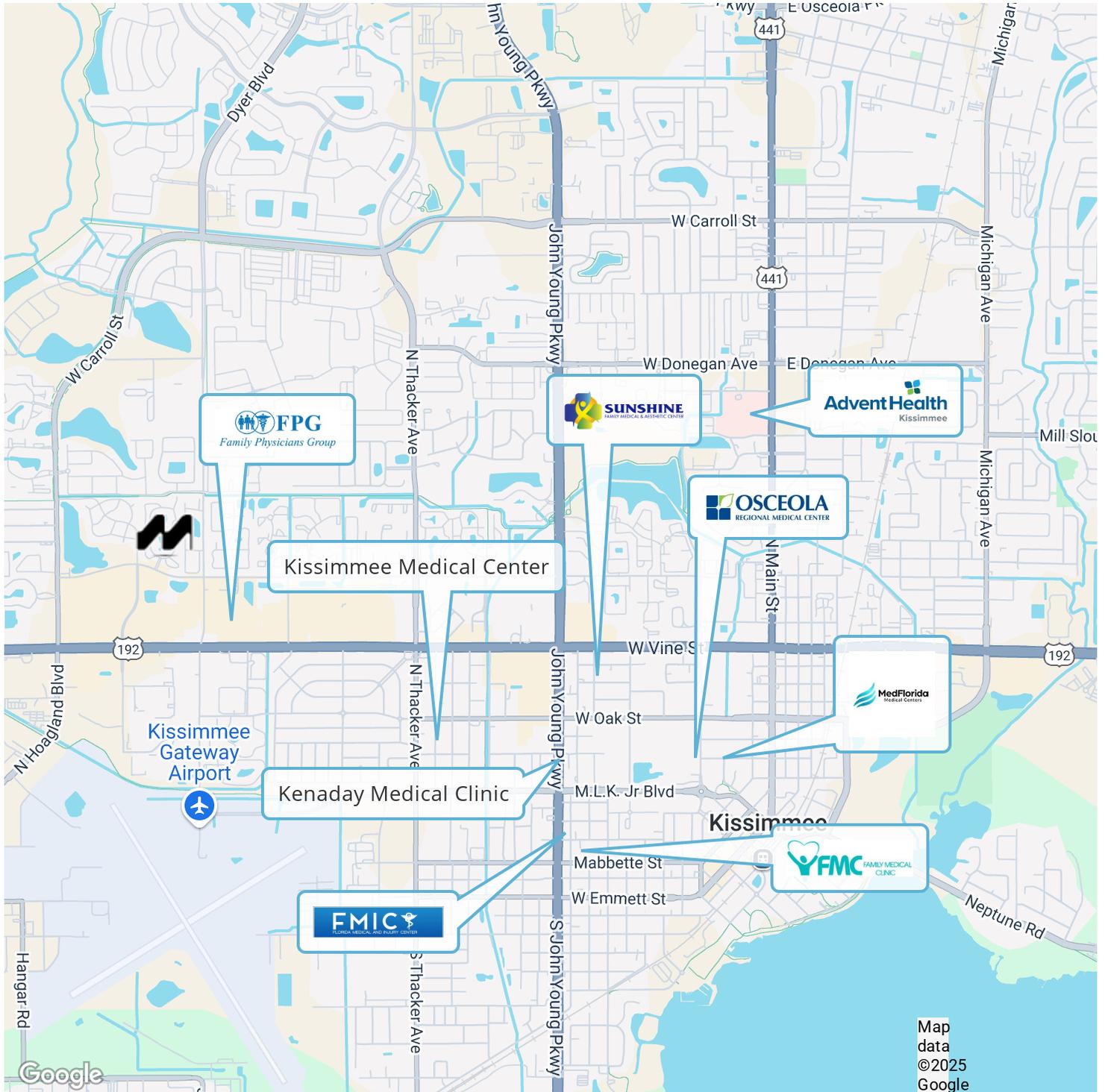
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RETAILER MAP

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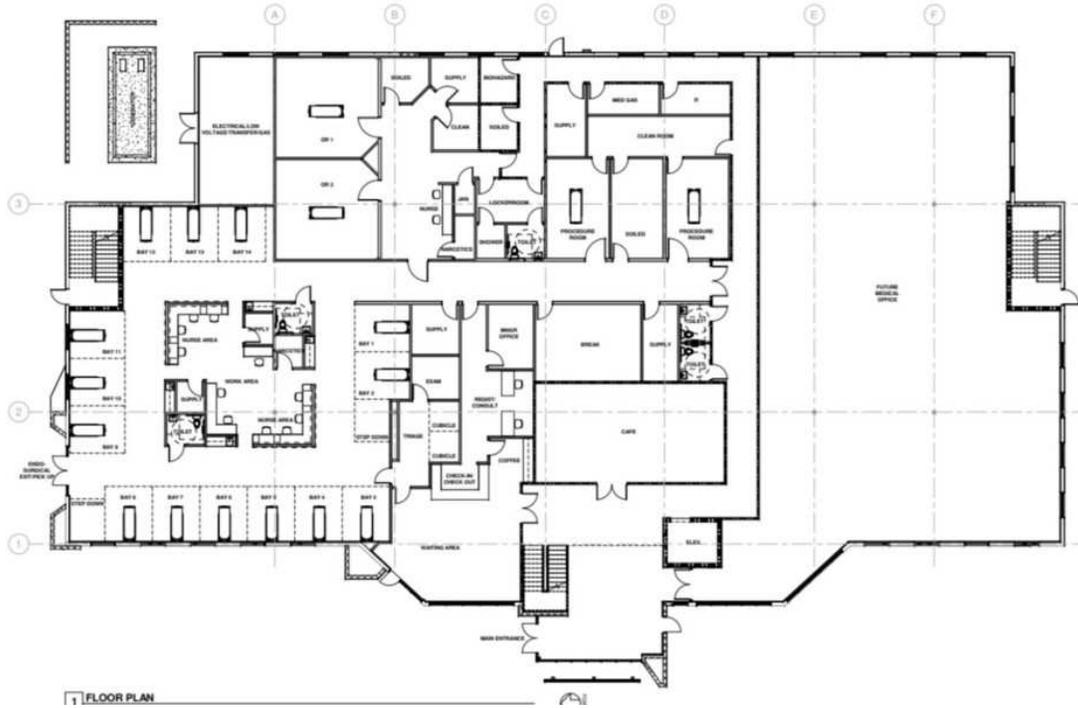
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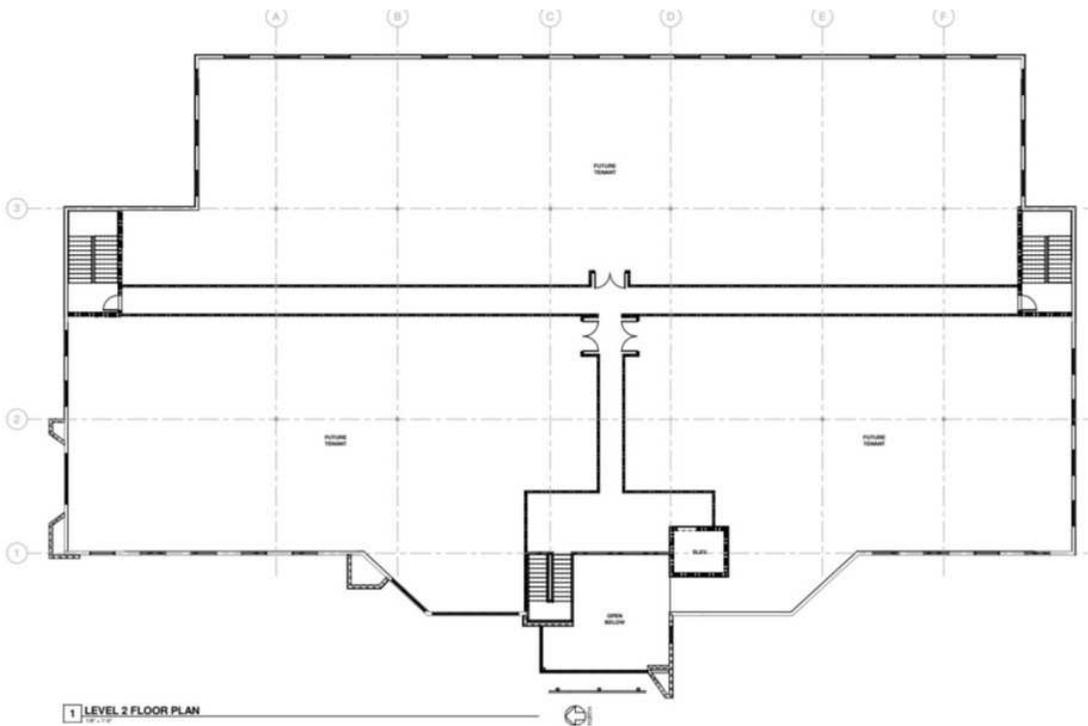
FLOOR PLANS

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1 FLOOR PLAN



1 LEVEL 2 FLOOR PLAN

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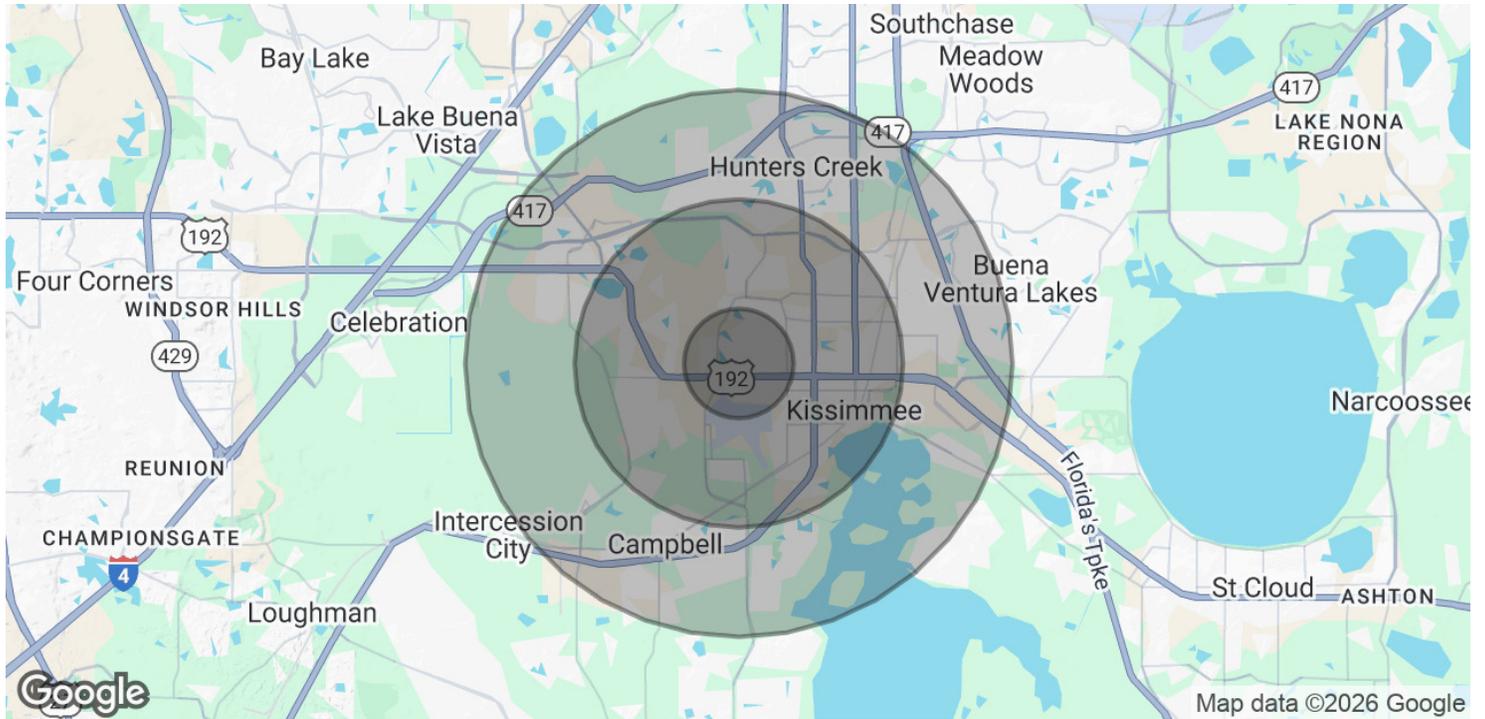
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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,659	53,208	114,401
Average age	32.0	32.3	34.3
Average age (Male)	31.0	31.2	33.4
Average age (Female)	33.6	33.5	35.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,594	20,438	42,162
# of persons per HH	2.4	2.6	2.7
Average HH income	\$41,895	\$44,652	\$54,474
Average house value	\$116,364	\$134,044	\$221,820

* Demographic data derived from 2020 ACS - US Census

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