

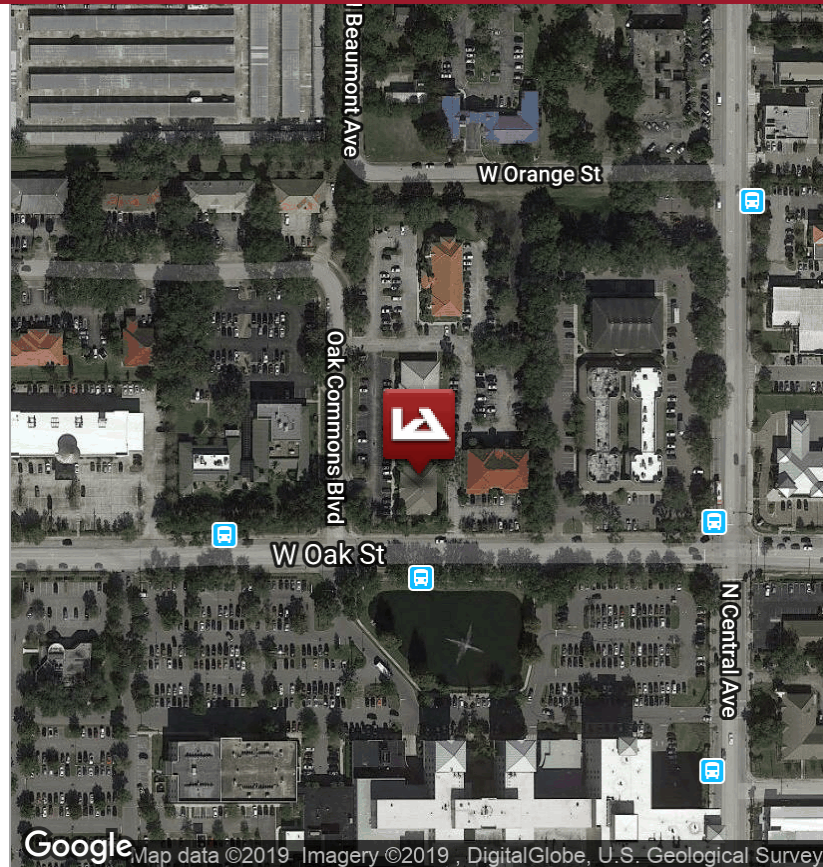


PROPERTY DESCRIPTION

Lee & Associates Central Florida has been retained as the exclusive agent in the sale of 591 Oak Commons Blvd, Kissimmee, FL. Sitting at the northeast corner of West Oak Street and Oak Commons Boulevard, 591 Oak Commons sits directly in front of the main entrance to Osceola Regional Hospital and acts as the gateway to the Oak Commons Medical Park. This offering represents a unique opportunity to acquire a well located medical office building along one of Kissimmee's most active medical corridors with a professional image, abundant parking and existing monument signage.

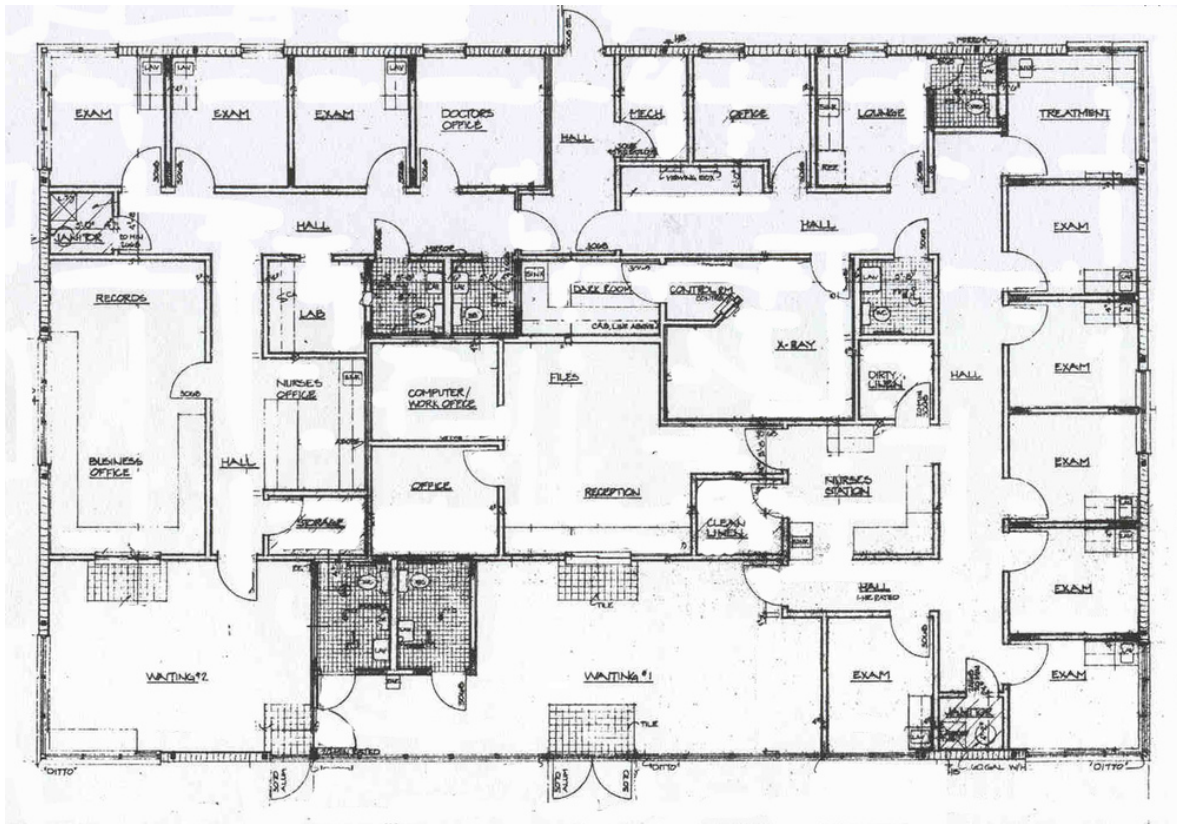
PROPERTY HIGHLIGHTS

- Size: 4,500 SF
- Year Built: 1991 - Complete Interior Renovation 2011
- Lot Size: .55 acres
- Price: \$1,200,000



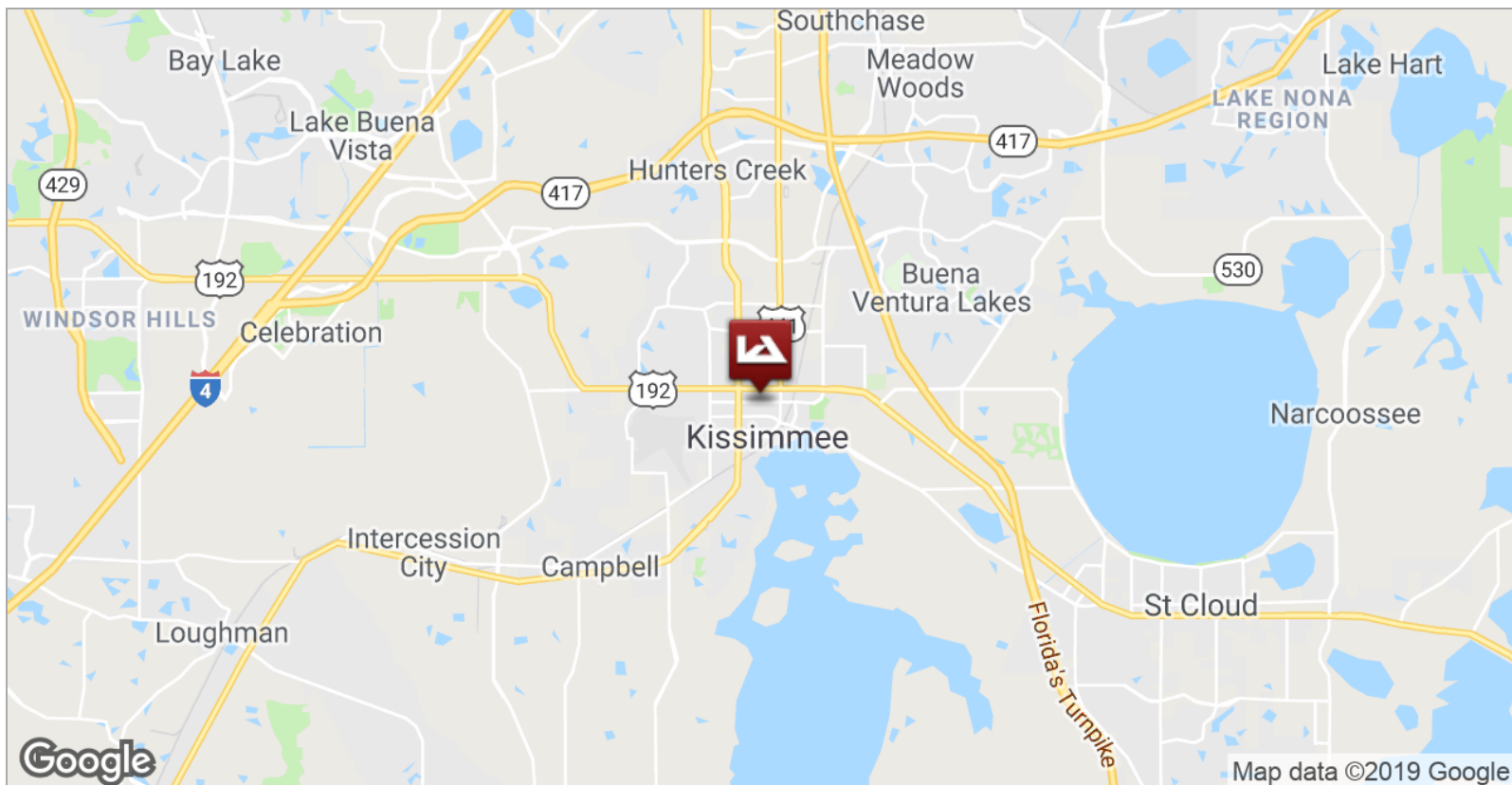
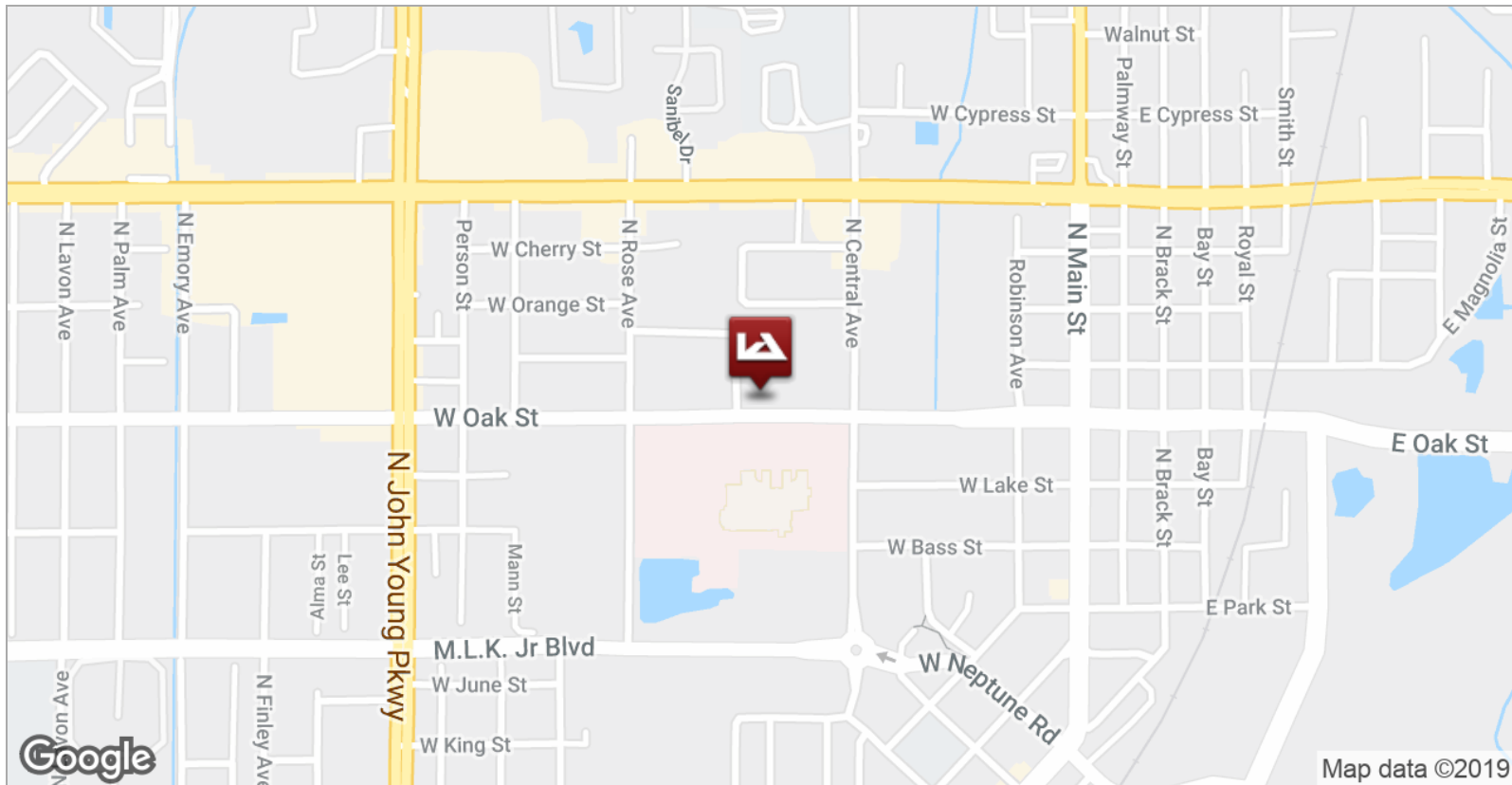
591 OAK COMMONS BLVD. | KISSIMMEE, FL 34741

FOR SALE



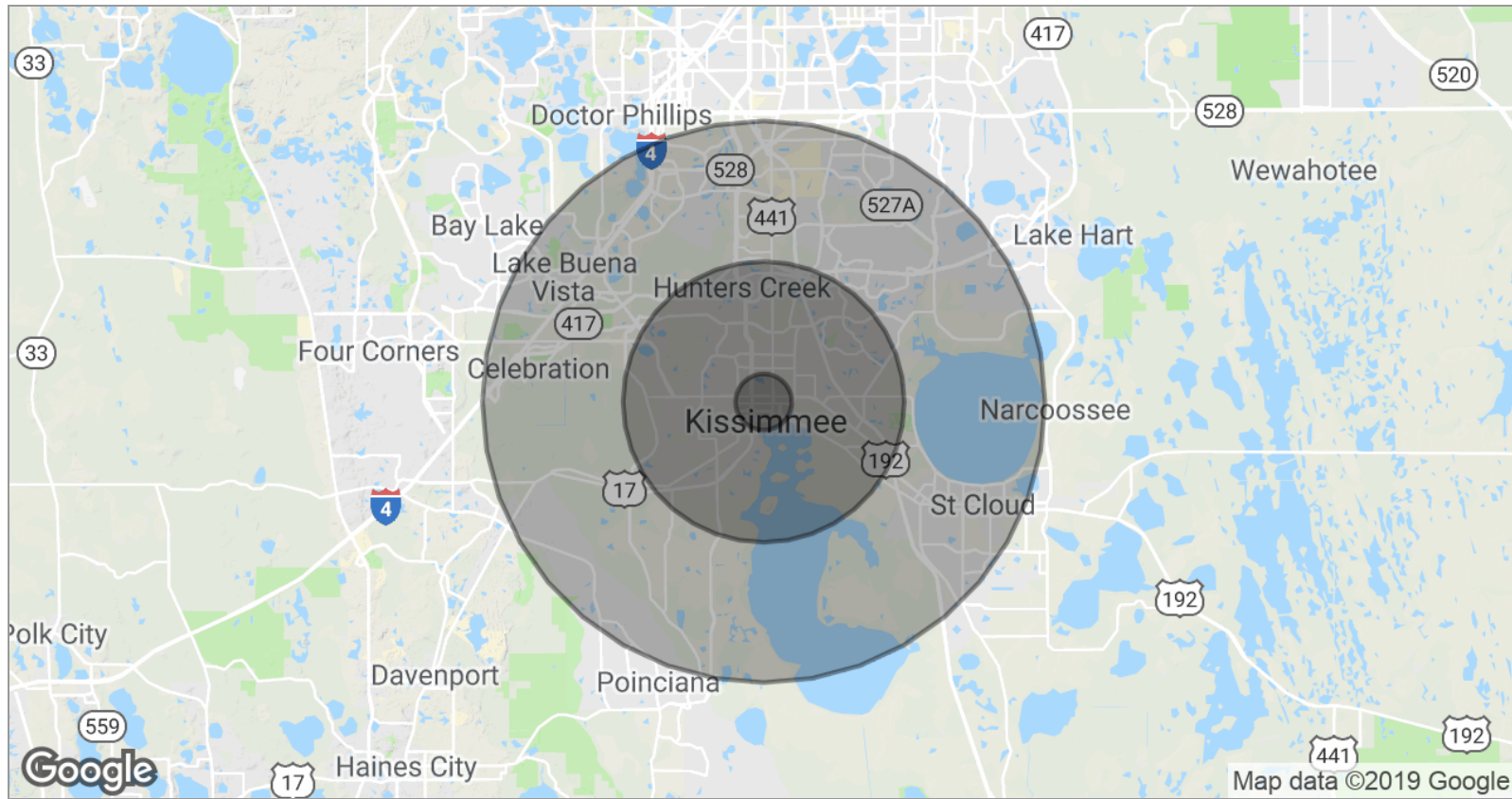
591 OAK COMMONS BLVD. | KISSIMMEE, FL 34741

FOR SALE



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FOR SALE



POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	7,617	142,393	344,155
MEDIAN AGE	32.5	33.5	34.3
MEDIAN AGE (MALE)	31.4	32.0	33.3
MEDIAN AGE (FEMALE)	33.6	34.8	35.3

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	2,910	50,659	120,491
# OF PERSONS PER HH	2.6	2.8	2.9
AVERAGE HH INCOME	\$39,992	\$53,053	\$59,284
AVERAGE HOUSE VALUE	\$132,171	\$213,926	\$272,256

RACE

	1 MILE	5 MILES	10 MILES
% WHITE	70.3%	68.7%	70.7%
% BLACK	11.2%	11.5%	10.6%
% ASIAN	4.9%	4.6%	5.1%
% HAWAIIAN	0.5%	0.3%	0.2%
% INDIAN	0.7%	0.2%	0.2%
% OTHER	8.5%	10.2%	9.4%

ETHNICITY

	1 MILE	5 MILES	10 MILES
% HISPANIC	49.5%	52.6%	45.7%

* Demographic data derived from 2010 US Census