

# Oak Street Commerce

323 & 325 W Oak St. Kissimmee, FL 34741

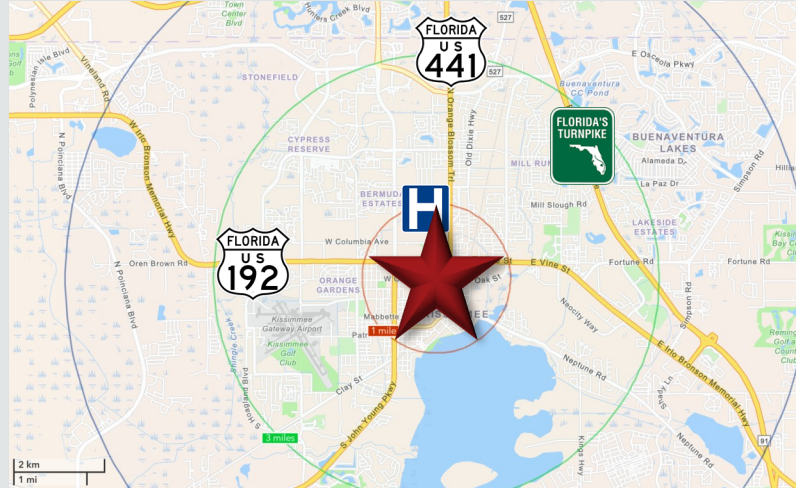
**Palkiper**  
Commercial Real Estate Services  
Licensed Real Estate Broker



**Lease Rate: \$19 NNN**

## LOCATION DETAILS

Located within Kissimmee's Medical District on W Oak Street, just south of US Hwy 192, with a traffic count of +6,900 cars per day. It is centrally located between S John Young Pkwy and US Hwy 441 (Downtown Kissimmee's Main Street), and is less than 3 miles from Florida's Turnpike. Across from HCA Florida Osceola Hospital, and less than 5 minutes from AdventHealth Kissimmee, providing convenient access to a variety of healthcare facilities.



## LISTING DETAILS

- **±5,250 SF Office Condo** located in the first building of the Oak Street Commerce business center
- Property is zoned T5-M (Mixed-Use Center) with the city of Kissimmee
- **Variety of uses allowed**
- Ample shared parking
- **Recently updated with fresh paint**

2023 DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
Population	10,309	87,268	211,983
Average HH Income	\$54,453	\$65,814	\$76,083
Median HH Income	\$34,181	\$47,108	\$54,178

### For More Information:

**Cindy Hall**

(407) 925-5976

CindyHall@palkiper.com

In Cooperation With:

**Alkarim Ibrahim**

(407) 782-8453

AlIbrahimRealEstate@gmail.com



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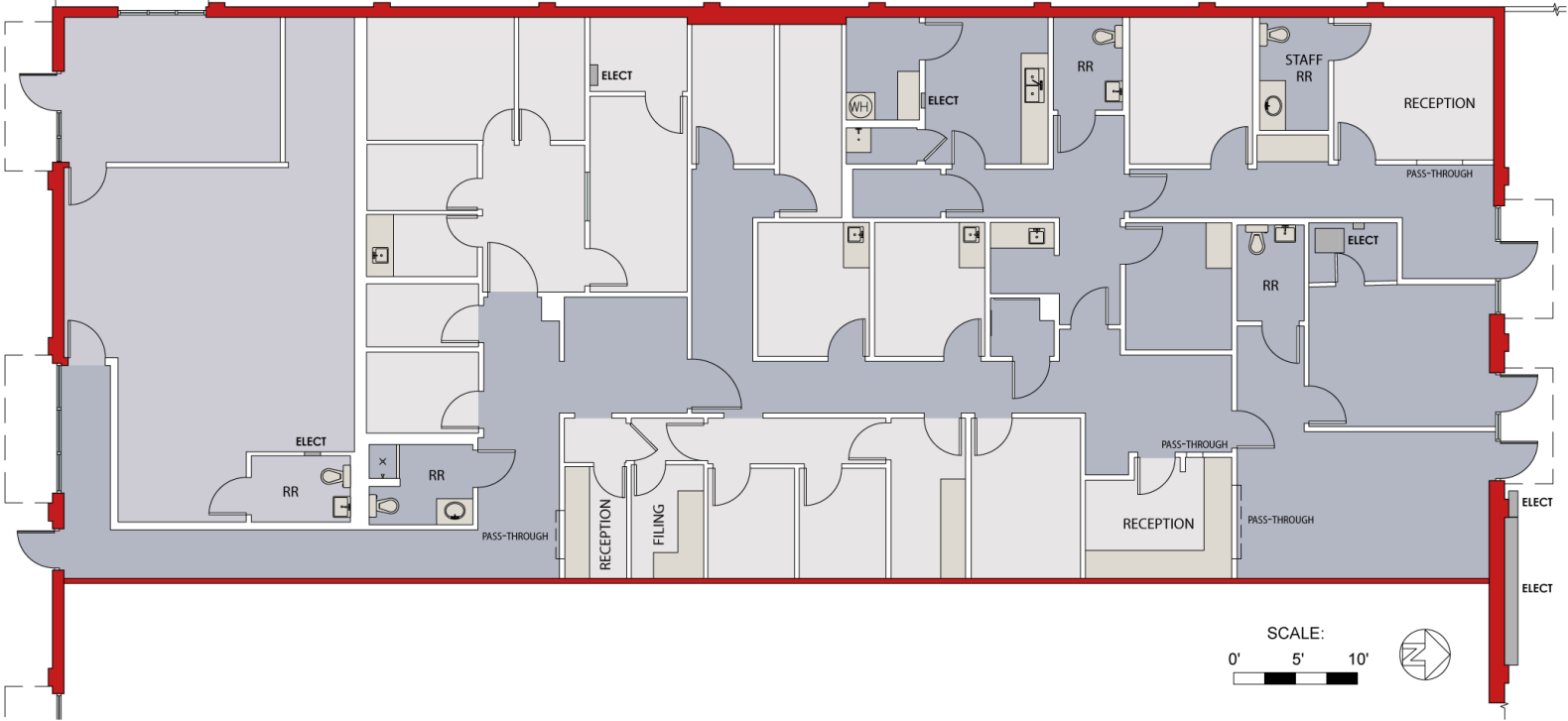
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SCALE:  
0' 5' 10'



ORLANDO  
407.971.8688  
TAMPA  
727.546.9595  
[www.measureDYNAMICS.COM](http://www.measureDYNAMICS.COM)

PREPARED FOR: PALKIPER PROPERTY MANAGEMENT SERVICES, LLC.

225 SOUTH SWOOPE AVENUE  
SUITE 207  
MAITLAND, FLORIDA 32751

PROJECT NAME:

MEDICAL OFFICE SPACE

323 & 325 WEST OAK STREET  
KISSIMMEE, FLORIDA 34741

PROJECT NUMBER: 24-0904

DRAWN BY: BJM

CHECKED BY: LAC

DATE: SEPTEMBER 2024

SCALE: 1/8" = 1'-0"

SHEET TITLE: FLOOR PLAN

SHEET NUMBER: A-1



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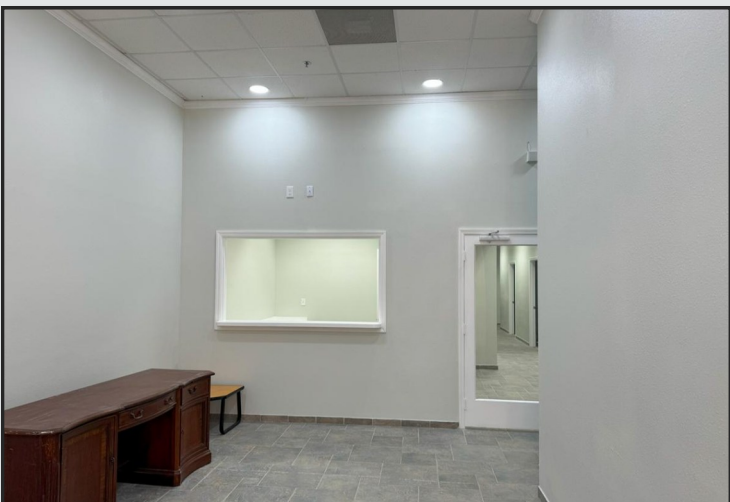
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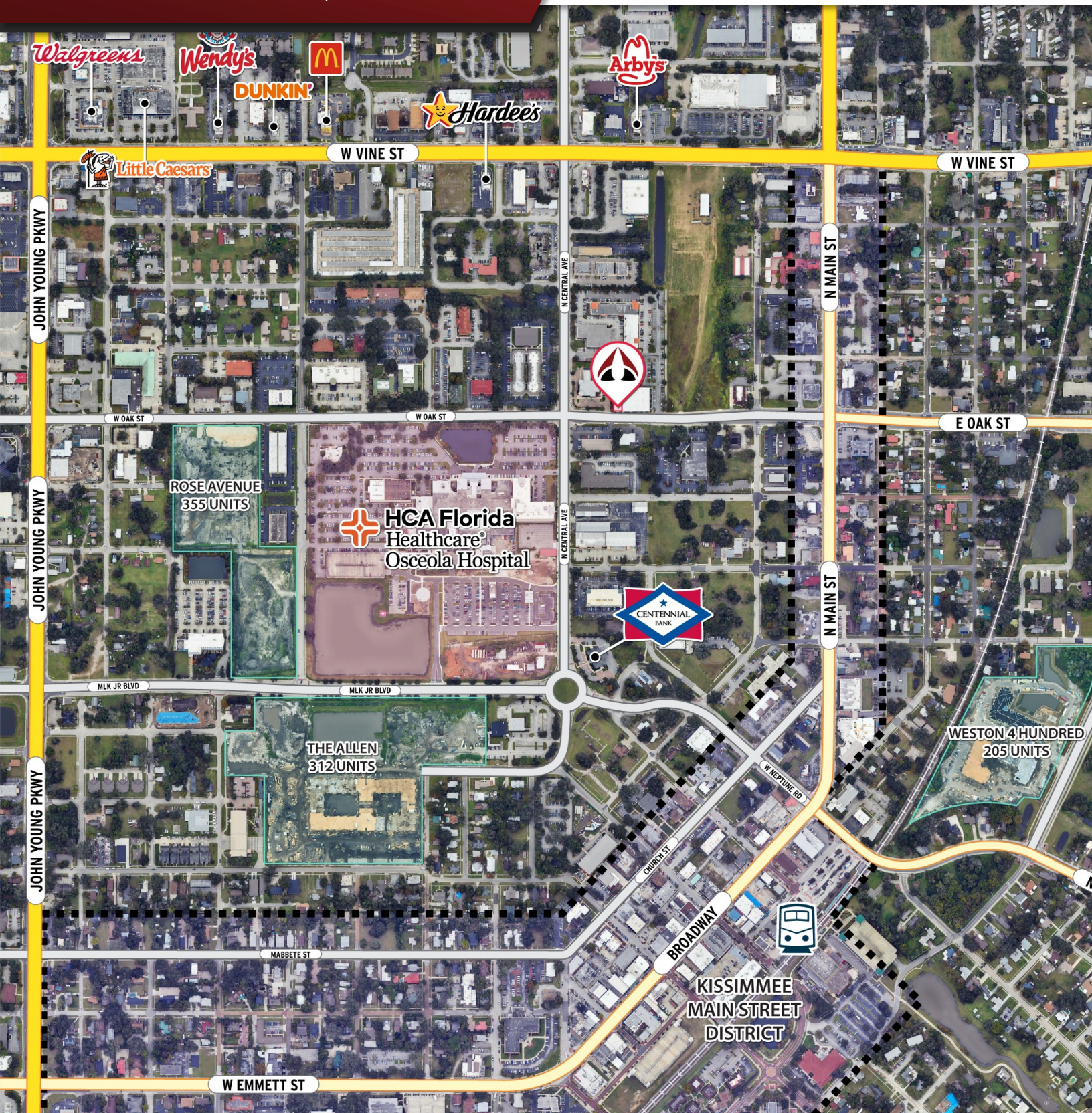
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