

FOR LEASE

1,655 - 4,651 SF

POINCIANA MEDICAL ARTS BUILDING
HCA FLORIDA POINCIANA HOSPITAL CAMPUS
339 CYPRESS PARKWAY | KISSIMMEE, FL 34759



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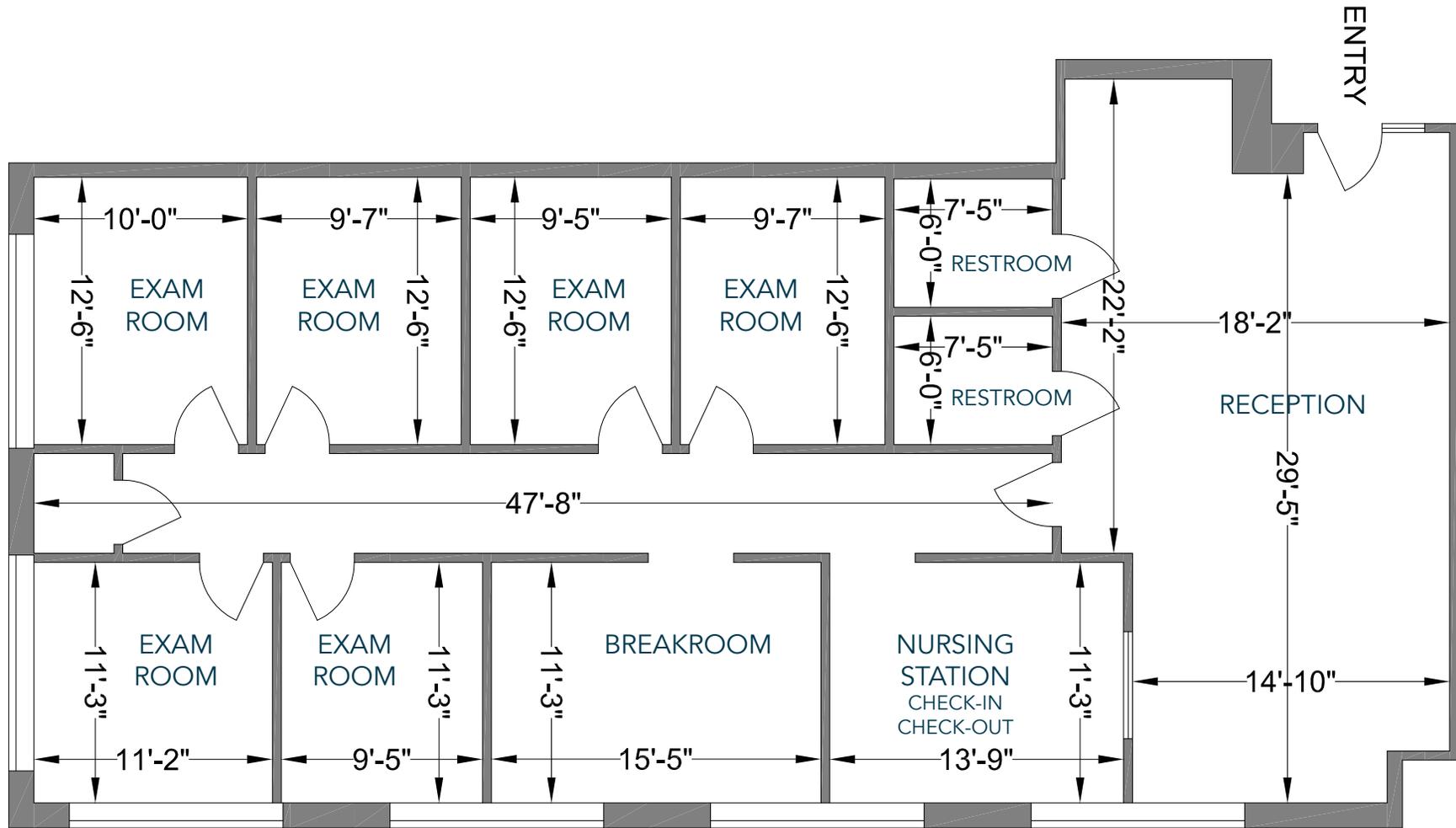
PROPERTY OVERVIEW

This 40,354 SF two-story, Class A medical office building is located on the HCA Florida Poinciana Campus in one of Central Florida's fastest growing communities and offers first-class medical space that can be customized to suit your practices needs. Suites are available from 1,366 to 4,651 SF.

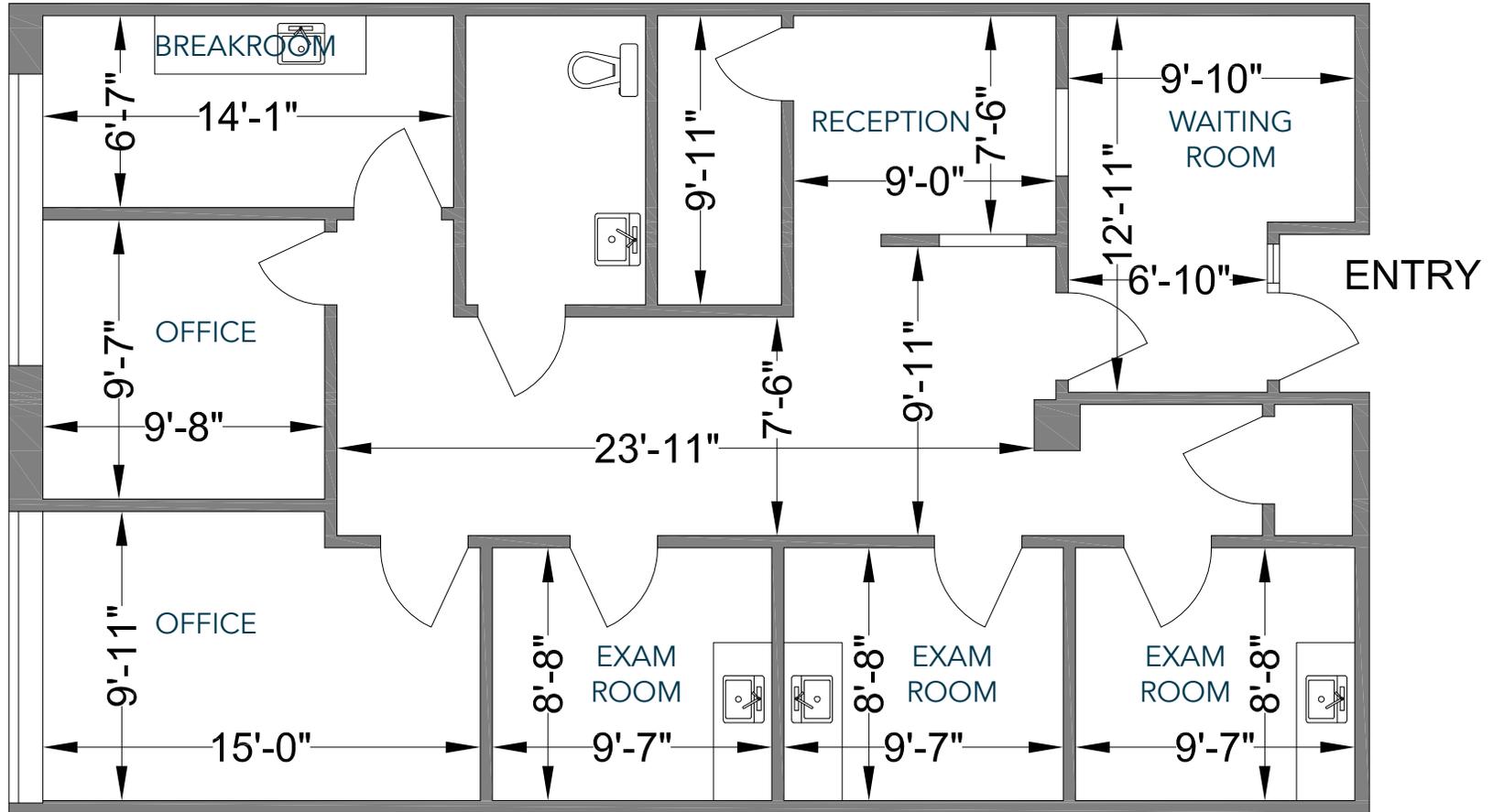
- Parking Ratio: 5/1,000 SF
- HCA Florida Poinciana Hospital is a 76 bed Acute Care Hospital with a 31 bed Emergency Room
- Class A Building Amenities
- Covered patient drop-off area
- **Rate:** Call Broker For Information

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

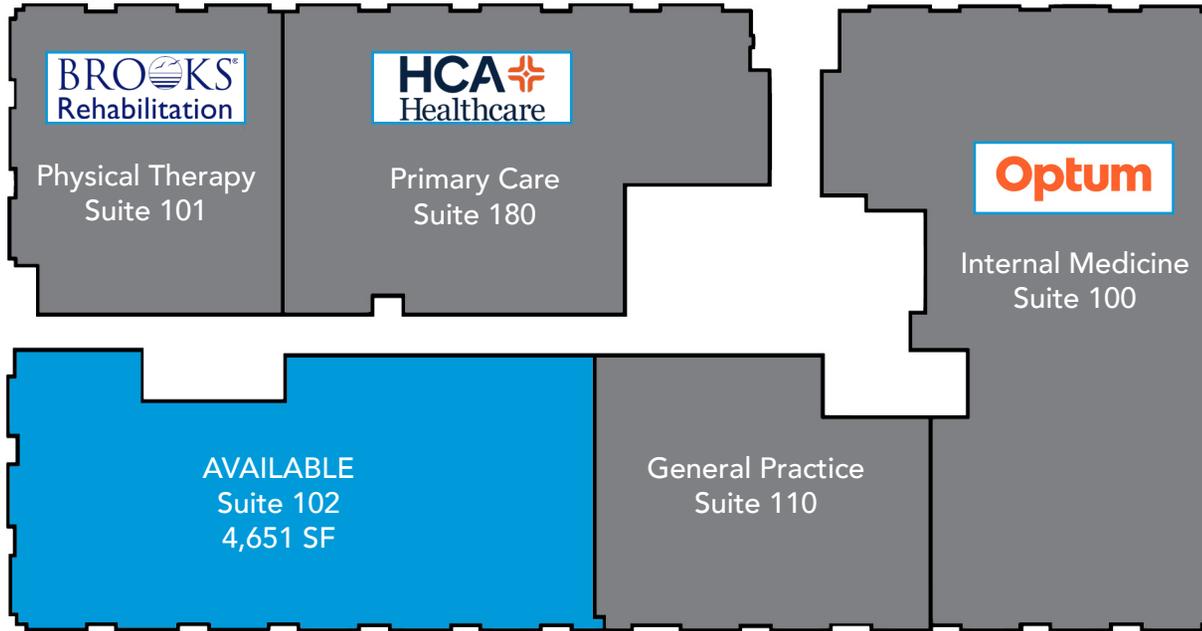
Suite 200 | ± 2,284 SF



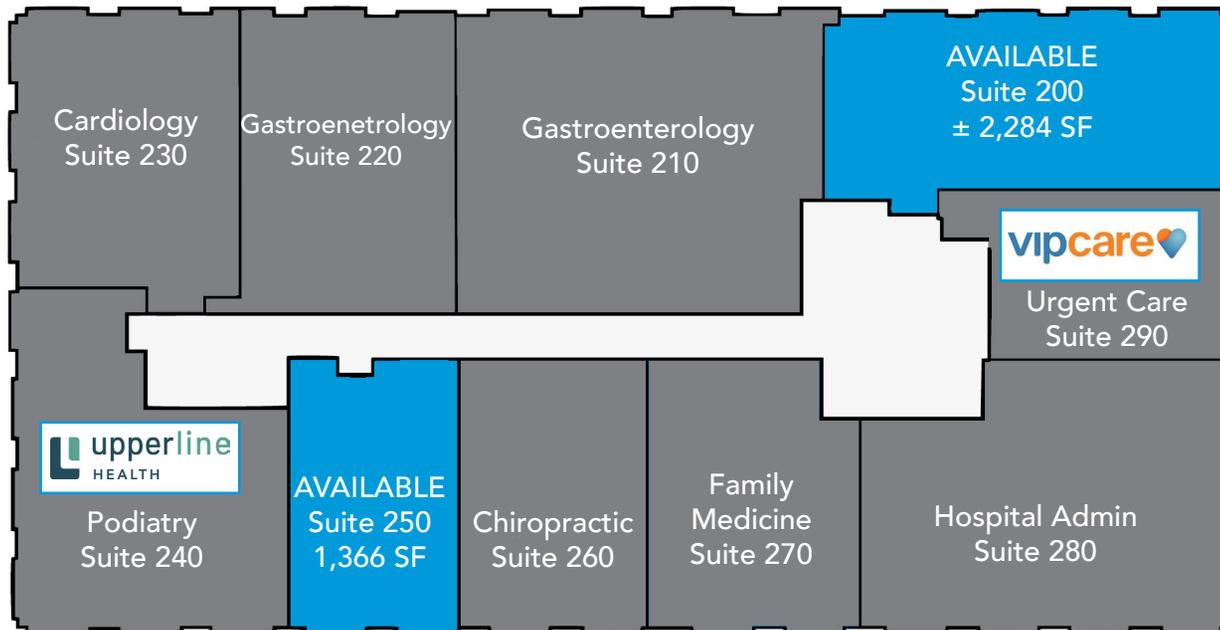
Suite 250 | ± 1,366 SF

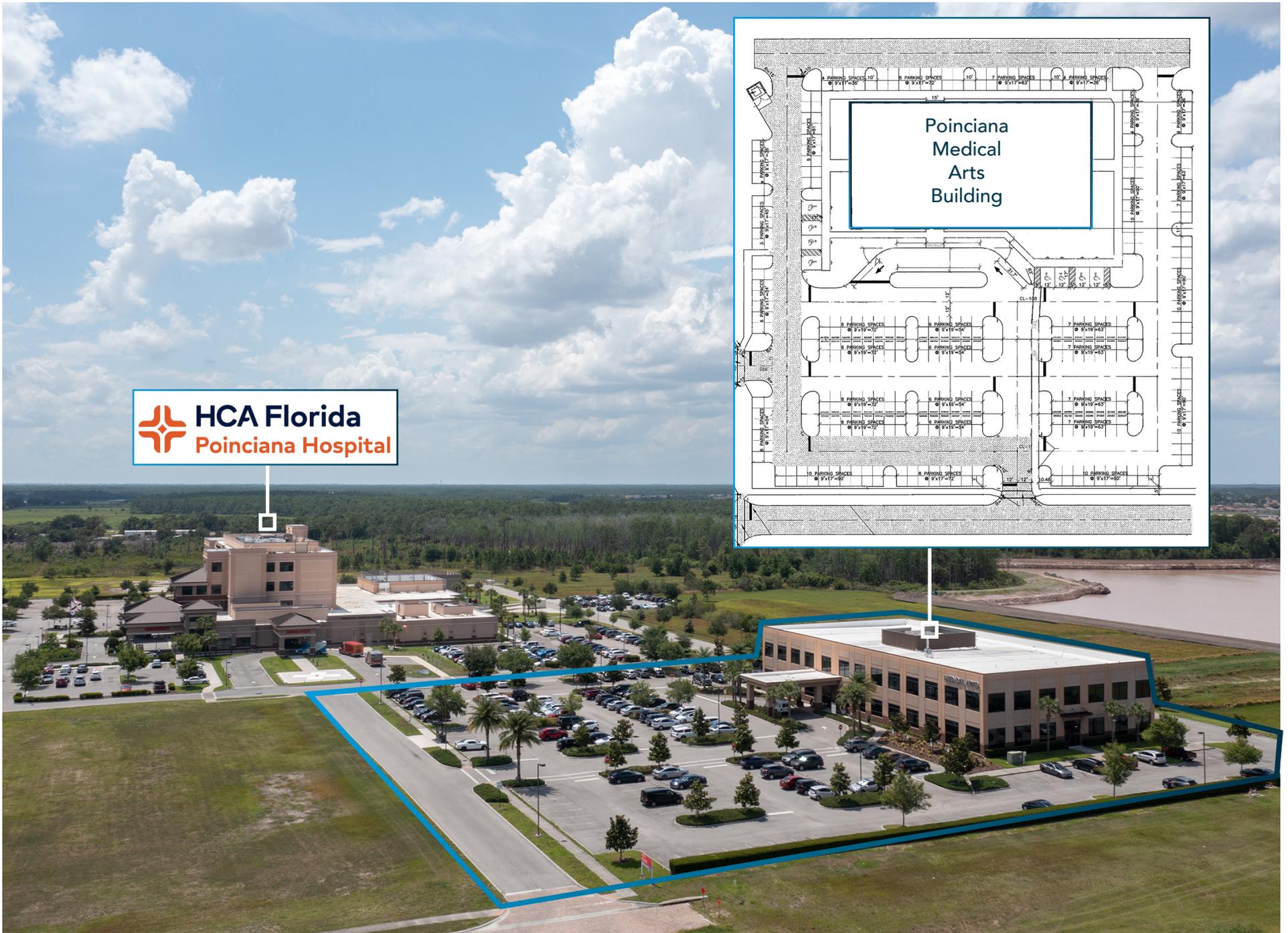


First Floor

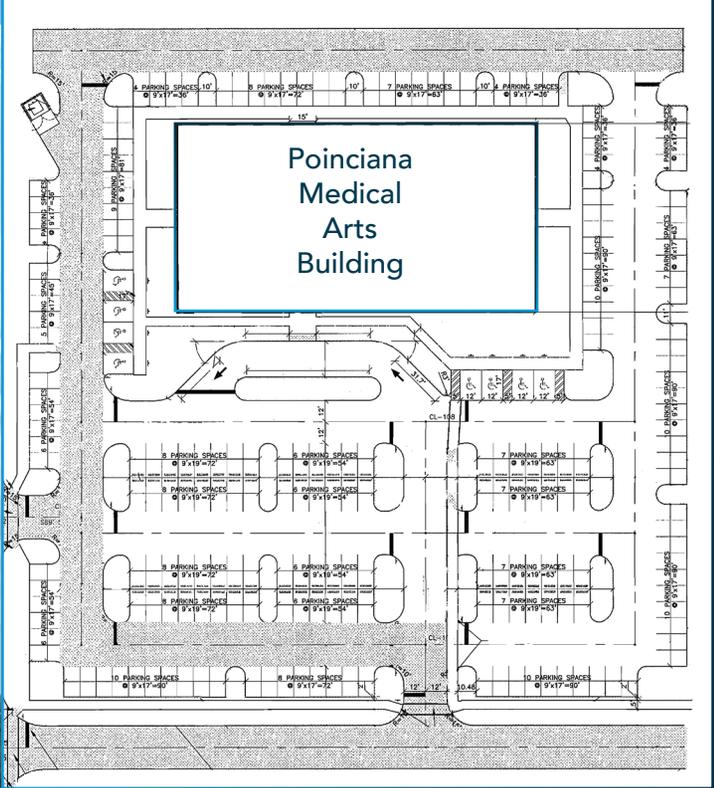


Second Floor





 **HCA Florida**
Poinciana Hospital





14.5 MILES FROM INTERSTATE 4



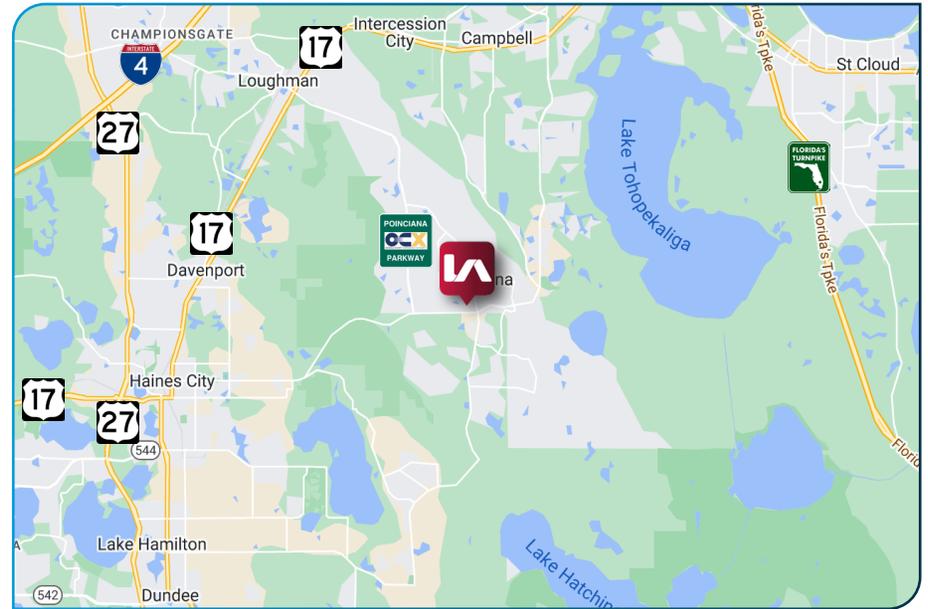
17.3 MILES FROM US HIGHWAY 27



9.8 MILES FROM US HIGHWAY 17-92



2.5 MILES FROM NEW POINCIANA PARKWAY I-4 EXTENSION CORRIDOR



Population

1 Mile: 6,503
3 Mile: 41,556
5 Mile: 66,824



Households

1 Mile: 2,393
3 Mile: 16,043
5 Mile: 25,466



Age

20 - 34 (20.7%)
35 - 54 (22%)
55 - 74 (25.7%)



Avg Household Income

1 Mile: \$50,185
3 Mile: \$52,119
5 Mile: \$54,282

Health Care & Insurance

339 Cypress Pkwy, Kissimmee, Florida, 34759
Ring of 3 miles

This infographic provides a set of key demographic and health care indicators. [Learn more about this data](#)



Health Care Expenditure



4,175
Medicare Only

820
Direct-Purch & Medicare

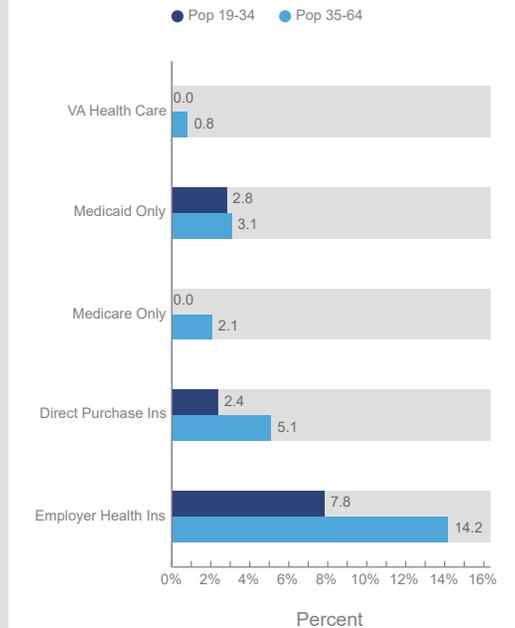
2,088
Employer & Medicare

1,107
Medicare & Medicaid

Health Care (Consumer Spending)

Health Care (Consumer Spending)	Annual Expenditure
Blue Cross/Blue Shield	\$957.8
Medicare Payments	\$767.4
Physician Services	\$199.7
Dental Services	\$340.4
Eyecare Services	\$68.1
Lab Tests/X-rays	\$53.1
Hospital Room & Hospital Service	\$181.1
Convalescent/Nursing Home Care	\$21.6

Health Insurance Coverage (ACS)



Population



Exercise (Percent of Adults)



esri | THE SCIENCE OF WHERE®
Source: This infographic contains data provided by ACS (2017-2021), Esri-U.S. BLS (2023), Esri-MRI-Simmons (2023).
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2020 Census Summary

339 Cypress Pkwy, Kissimmee, Florida, 34759
Ring of 5 miles



The 2020 Census data includes information on population and housing as well as detailed data on age, sex, race, Hispanic origin, household and family type, relationship to householder, group quarters population, housing occupancy, and tenure.

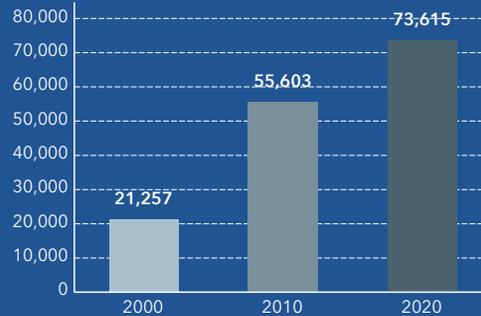
KEY FACTS

73,859 Total Population	26,437 Housing Units	940.5 Population Density	3.07 Average Household Size	23,944 Total Households	87.8 Diversity Index
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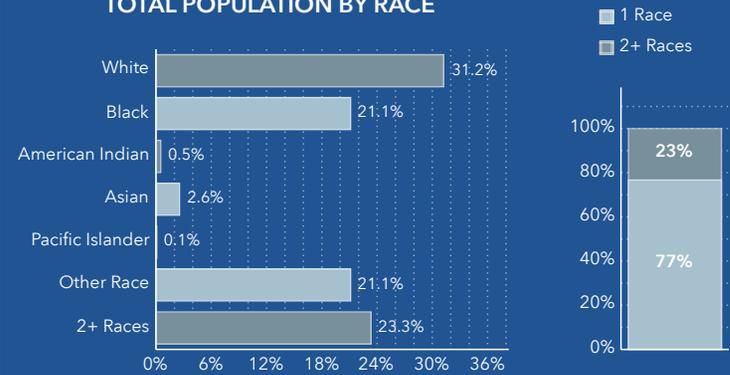
2010-2020 ANNUAL GROWTH RATE



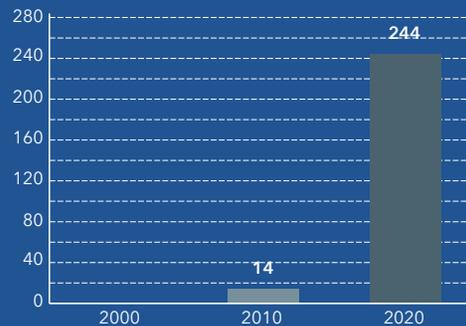
HOUSEHOLD POPULATION



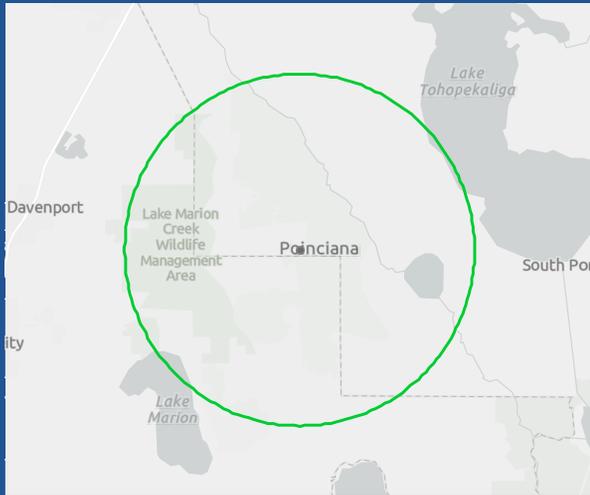
TOTAL POPULATION BY RACE



GROUP QUARTERS



POPULATION BY AGE AND RACE	Less Than 18 Years	18 Years and Older
Total	17,176	56,683
1 Race	12,919	43,708
White	4,196	18,857
Black	4,207	11,406
American Indian/Alaska Native	102	290
Asian	304	1,584
Pacific Islander	23	41
Some Other Race	4,086	11,530
2 or More Races	4,257	12,975



Source: This infographic contains data provided by U.S. Census (2000, 2010, 2020).

2020 Census Summary

339 Cypress Pkwy, Kissimmee, Florida, 34759
Ring of 5 miles

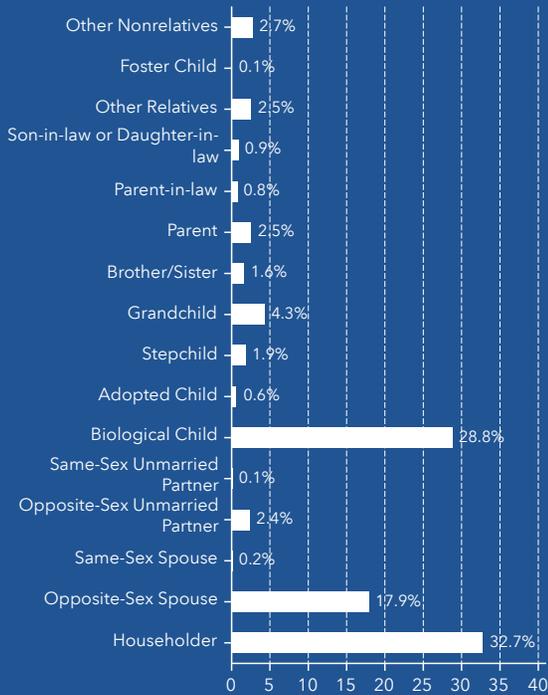


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KEY FACTS

73,859	26,437	940.5	3.07	23,944	87.8
Total Population	Housing Units	Population Density	Average Household Size	Total Households	Diversity Index

Population by Relationship



Source: This infographic contains data provided by U.S. Census (2000, 2010, 2020).

HISPANIC POPULATION BY AGE AND RACE	Less Than 18 Years	18 Years and Older	Total
Total	10,625	29,665	40,291
1 Race	6,997	18,126	25,123
White	2,489	6,024	8,514
Black	606	961	1,567
American Indian/Alaska Native	87	211	299
Asian	32	31	64
Pacific Islander	12	18	30
Some Other Race	3,770	10,881	14,651
2 or More Races	3,629	11,539	15,167

NON-HISPANIC POPULATION BY AGE AND RACE	Less Than 18 Years	18 Years and Older	Total
Total	6,551	27,017	33,568
1 Race	5,922	25,581	31,504
White	1,707	12,833	14,540
Black	3,602	10,445	14,047
American Indian/Alaska Native	14	79	93
Asian	272	1,552	1,825
Pacific Islander	11	23	34
Some Other Race	316	649	965
2 or More Races	629	1,436	2,064

2020 Census Summary

339 Cypress Pkwy, Kissimmee, Florida, 34759
Ring of 5 miles



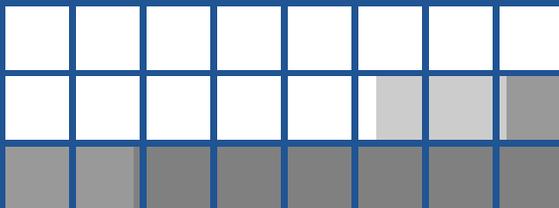
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KEY FACTS

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Total Population	Housing Units	Population Density	Average Household Size	Total Households	Diversity Index

Households by Size	Number	Percent
Total Households	23,944	-
1-Person Household	3,628	15%
2-Person Household	8,176	34%
3-Person Household	4,060	17%
4-Person Household	3,931	16%
5-Person Household	2,362	10%
6-Person Household	1,094	5%
7+ Person Household	694	3%
Average Household Size	3.07	-

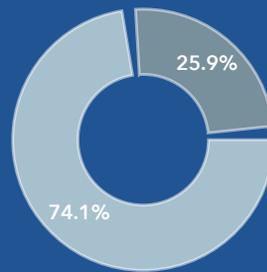
Households by Type



- Married Couple (55%)
- Cohabiting Couple (8%)
- Male Householder: No Spouse (12%)
- Female Householder: No Spouse (25%)

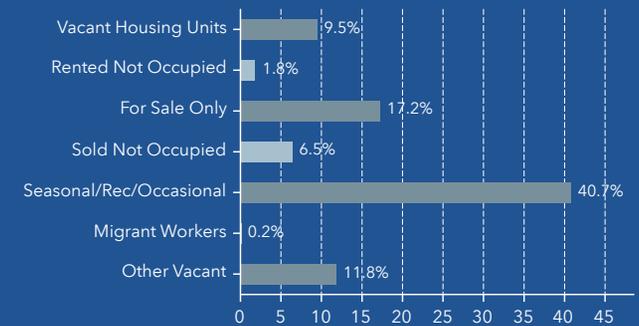
Source: This infographic contains data provided by U.S. Census (2000, 2010, 2020).

Total Housing Units by Occupancy

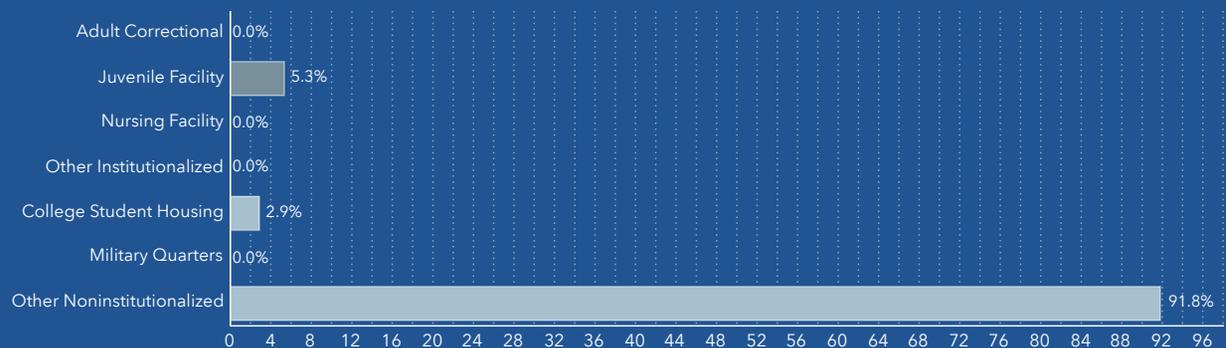


● Owner Occupied HUs ● Renter Occupied HUs

Total Housing Units by Vacancy



Group Quarters Population



POINCIANA MEDICAL ARTS BUILDING

POINCIANA OCEX PARKWAY

VALENCIA COLLEGE
Poinciana Campus

Publix

BELLALAGO

Pleasant Hill Road

SPROUTS FARMERS MARKET

OUTBACK STEAKHOUSE

FIRST WATCH THE DAYTIME CAFE

COLD STONE CREAMERY

Bojangles

Little Caesars

Walmart+

tropical CAFE SMOOTHIE

7 ELEVEN

TWISTEE TREAT

KFC

CVS

Domino's

TACO BELL

CHIPOTLE MEXICAN GRILL

HCA Florida Poinciana Hospital

SOLIVITA 55+ Community

The Grille at Stonelake Golf Club

Publix DOLLAR TREE

ALDI

SONIC

Wendy's

ZAXBY'S

Denny's

BURGER KING

DUNKIN'

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