

8298 W IRLO BRONSON MEMORIAL HWY
REGENCY MEDICAL CENTER



2,000 - 82,000 SF ±



PROPERTY OVERVIEW

Nestled in the Northeast corner of the master-planned community of Everest Place is the brand-new Regency Health Center development. It is located within Orlando's growing tourism corridor, right off W Irlo Bronson Memorial Hwy (56,500 Annual Average Daily Traffic) and SR 429 (Western Beltway) (37,400 AADT) only 4 miles from Walt Disney World. It seamlessly connects to five top hospital systems, including Orlando Health at Horizon West and Advent Health Celebration.

Regency Health Center will have frontage on Everest Place, allowing convenient access and high visibility off W Irlo Bronson Memorial Hwy. Regency Health Center has options both for sale and for lease including one brand new medical office building, one brand new retail building, and a new 308-space parking garage. The delivery condition for both the medical and retail office buildings in Regency Health Center will be grey shell condition with an estimated delivery of mid-2025.

Medical Office Building: 3,000 - 82,000 SF +/- For Sale and For Lease - 4 Floors (20,500 SF +/- Floor Plates). The first floor will be able to accommodate both an ASC and imaging center with lab and clinical space available as well. Perfect for a variety of specialists.

Retail Building: 2,000 - 20,000 SF +/- For Lease - 2 Floors (10,000 +/- Floor Plates) Ideal for "medi-tail" practices such as medical spas, dentistry, pharmacy, physical therapy, etc.

UNIQUE BUILDING ATTRIBUTES

- Brand New Medical Office/Retail Development in Kissimmee
- Flexible SF Suites Available (2,000 - 20,500 SF +/-)
- Delivery Mid-2025
- Part of the New Master Planned Development
- Close Proximity to Walt Disney World and Margaritaville Resort
- Adjacent to SR 429 Western Beltway (37,400 AADT) and W Irlo Bronson Memorial Hwy (56,500 AADT) Interchange

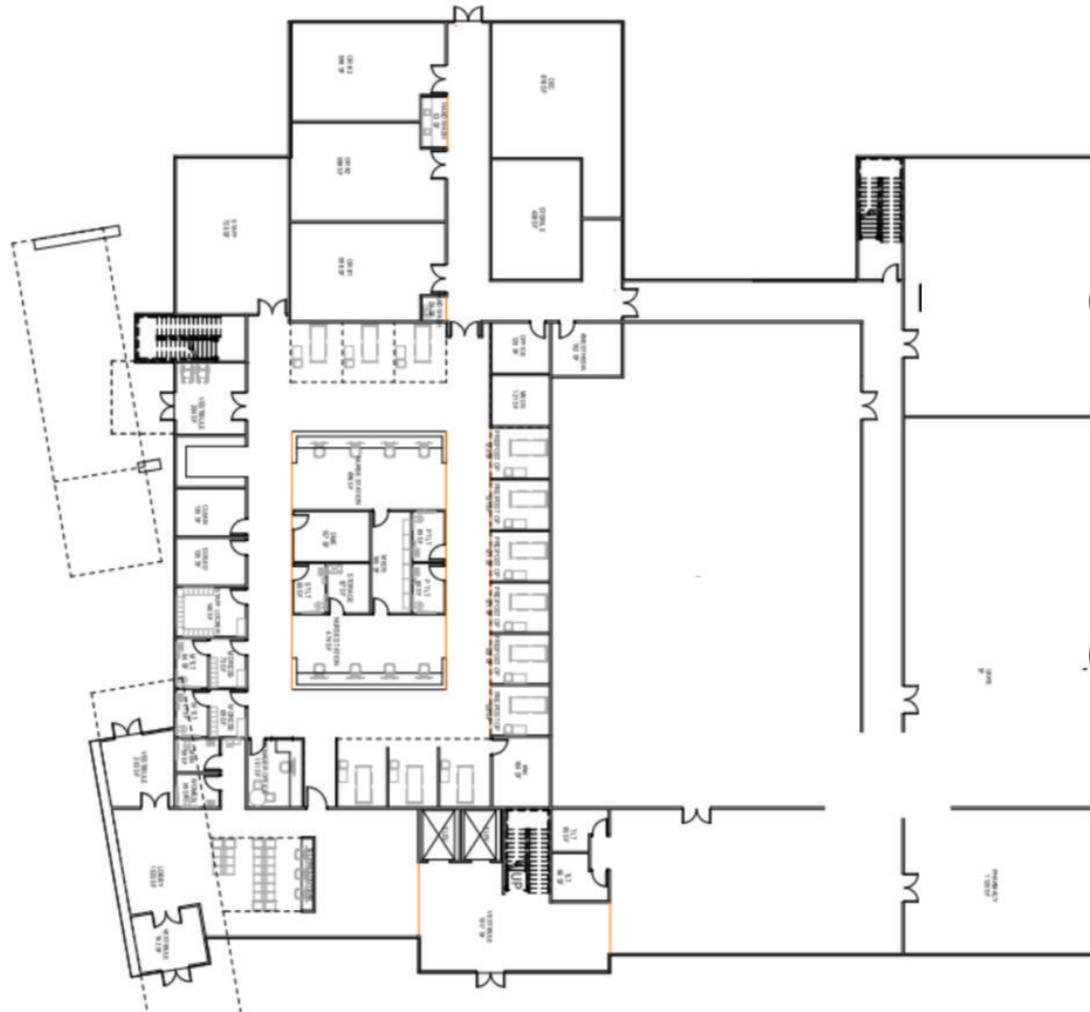


FIRST FLOOR

32' BAYS

18' HEIGHT FIRST FLOOR

CAST IN PLACE
CONCRETE WALLS



AVAILABLE LOT



NEIGHBORHOOD DEMOGRAPHICS



POPULATION

| | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| TOTAL POPULATION | 1,960 | 35,210 | 237,841 |
| AVERAGE AGE | 38.6 | 36.4 | 35.6 |
| AVERAGE AGE (MALE) | 37.2 | 36.4 | 35.0 |
| AVERAGE AGE (FEMALE) | 39.4 | 36.5 | 36.4 |

HOUSEHOLDS & INCOME

| | 1 MILE | 5 MILES | 10 MILES |
|----------------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 803 | 13,862 | 87,646 |
| # OF PERSONS PER HOUSEHOLD | 2.4 | 2.5 | 2.7 |
| AVERAGE HOUSEHOLD INCOME | \$100,917 | \$81,119 | \$70,229 |
| AVERAGE HOUSE VALUE | \$535,576 | \$421,577 | \$340,565 |

* Demographic data derived from 2010 US Census



FLAMINGO CROSSINGS VILLAGE



SITE



PRIME REAL ESTATE

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**FOR MORE
INFORMATION**

