

**FOR
SALE**

2.78 AC KISSIMMEE MEDICAL ARTS DISTRICT

772 N. Central Ave., Kissimmee, FL 34741



AVERAGE DAILY TRAFFIC COUNTS (2019)

- 1 **8,100** E on MLK Blvd (Thacker Ave to Broadway)
- 2 **1,700** N on Central Ave (Lakeshore Blvd to Orange Blossom Trl)

ABOUT THE PROPERTY

- SIZE** 2.78 acres
- AREA** Corner of Central Ave and MLK Blvd in downtown Kissimmee
- ZONING** Prime Commercial
- UTILITIES** Located at site. Electric is provided by Kissimmee Utility Authority and water/sewer is provided by Toho Water Authority
- DESCRIPTION** Prime property, part of the City of Kissimmee's Medical Arts District. Located next to Osceola Regional Medical Center. Property offers a great location for an unlimited commercial use to include retail, medical office, apartments, etc.
- INCENTIVES** The City of Kissimmee offers many incentives for the Medical Arts District to drive economic development in the region. See attached page for more details.

34741 DEMOGRAPHICS (US CENSUS 7/2019)

- POPULATION** 72,717
- MEDIAN HH INCOME** \$40,826

MAURY L. CARTER & ASSOCIATES, INC.

Licensed Real Estate Brokers | www.maurycarter.com | 407-422-3144



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KISSIMMEE MEDICAL ARTS DISTRICT

The City of Kissimmee is home to the third largest medical cluster in Central Florida as well as two growing hospitals in Florida Hospital Kissimmee and Osceola Regional Medical Center. To encourage continued growth, the City Commission has approved an incentive package for medical businesses within the Kissimmee Medical Arts District.

MEDICAL ARTS DISTRICT INCENTIVES

- Development Review Fee Deduction
- Building Permit Fee Reimbursement
- Medical Equipment Grants
- Free TV Commercial Production
- Hire Local Grant - \$5,000 towards hiring personnel



REGIONAL MAP

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