

**City Centre**



**UNDER NEW MANAGEMENT  
& NEW OWNERSHIP**



# OFFICE & RETAIL SPACE FOR LEASE

**222 Broadway Ave, Kissimmee, FL 34741**

Contact: Trey Gravenstein  
Vice President of Brokerage Services

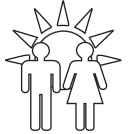
E: [Trey@FCPG.com](mailto:Trey@FCPG.com)  
P: 407.872.0177 ext. 119

Contact: Michael Castrilli  
Senior Sales & Leasing Associate

E: [Michael@FCPG.com](mailto:Michael@FCPG.com)  
P: 407.872.0177 ext. 130

**For Lease: \$24.00 - \$27.00 / SF, NNN**

Availability: ± 2,349 - 12,286 SF



**63,879**  
**2024 DAYTIME**  
**POPULATION**  
WITHIN 5 MINS

City Centre is a centrally-located 3-story retail and office building in the heart of Downtown Kissimmee's Business District surrounded by local shopping and dining

Full exterior and interior remodeling completed in 2024 with upgraded flooring, paint, elevator, and fixtures

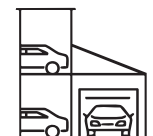
2nd Generation medical and office buildout available on 2nd and 3rd floors with private entrances, reception, waiting rooms, conference, and exam rooms. Square footage can be divided

Located less than 5 minutes from HCA Florida Osceola Hospital and nearby AdventHealth Kissimmee, totaling 644 patient beds

Building includes private parking garage for tenants and customers in addition to street parking surrounding the building on Broadway and E Dakin Ave.



**INTERIOR & EXTERIOR  
REMODEL IN 2024**



**PRIVATE PARKING  
GARAGE INCLUDED**

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# THE NEIGHBORHOOD



## 2024 DEMOGRAPHICS



Total Population

5 Mins 6,039  
10 Mins 59,850  
15 Mins 156,832



Total Households

2,189  
20,128  
52,979



Average HH Income

\$64,753  
\$65,386  
\$74,646

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# LOCATION

## Drive Times & Traffic Counts



2 minutes  
(0.7 miles)



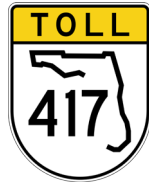
4 minutes  
(0.9 miles)



5 minutes  
(1.4 miles)



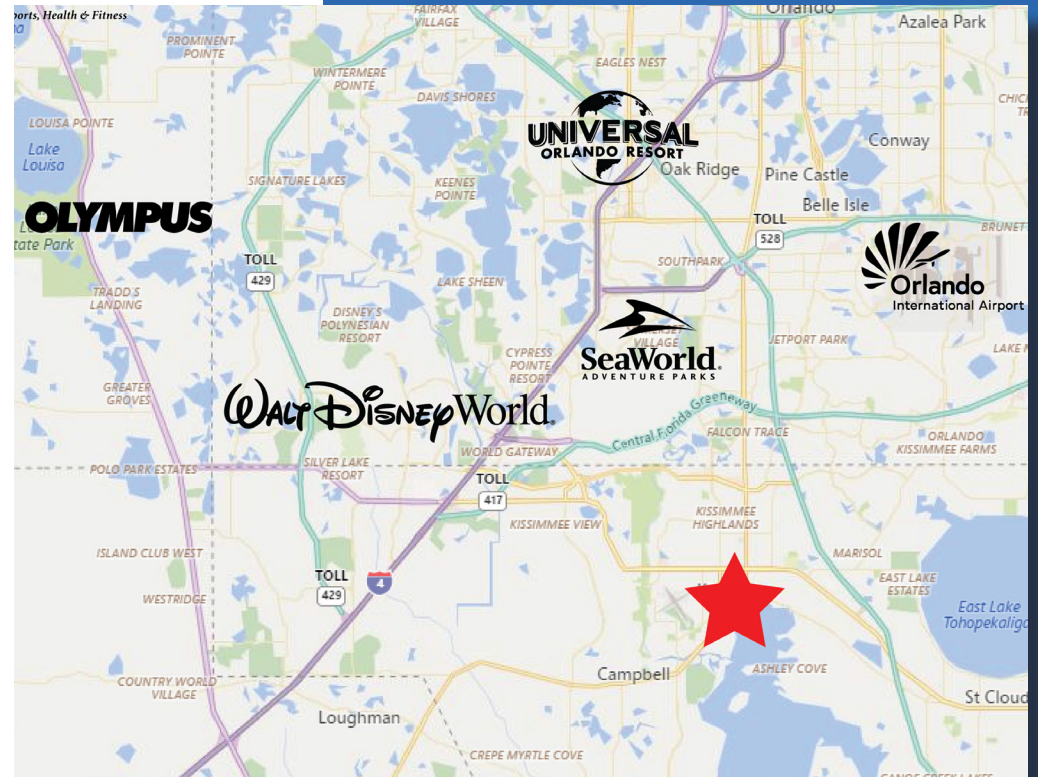
10 minutes  
(4.7 miles)



12 minutes  
(5.6 miles)



16 minutes  
(10.6 miles)



## Average Annual Daily Trips

**2023**

Broadway Ave	24,500
US 17 (John Young PKW)	60,500

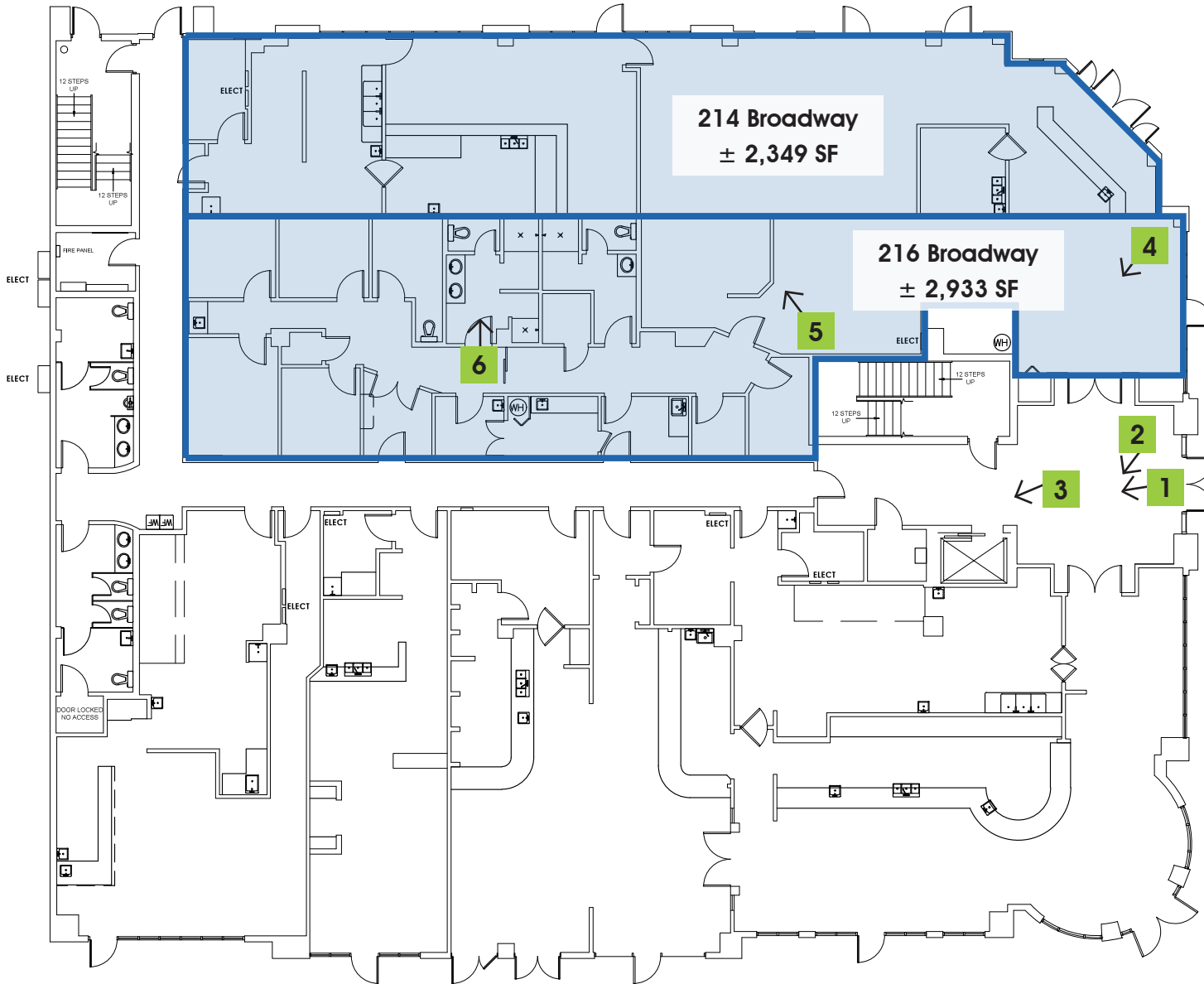
## Surrounding Businesses

2024	5 Mins	10 Mins	15 Mins
Retail Businesses	166	661	1,222
Food & Drink Businesses	54	183	357

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# 1ST FLOOR FLOORPLAN



**AVAILABLE**

**For Lease: \$27.00 / SF, NNN**

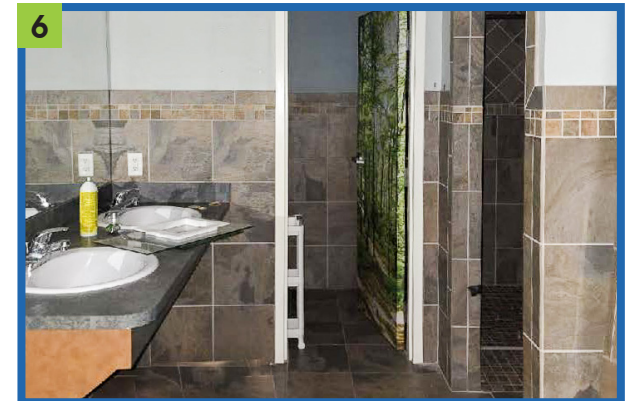
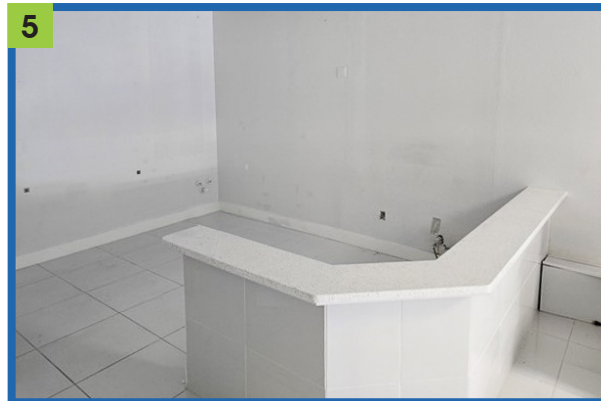
214 Broadway: ± 2,349 SF

216 Broadway: ± 2,933 SF

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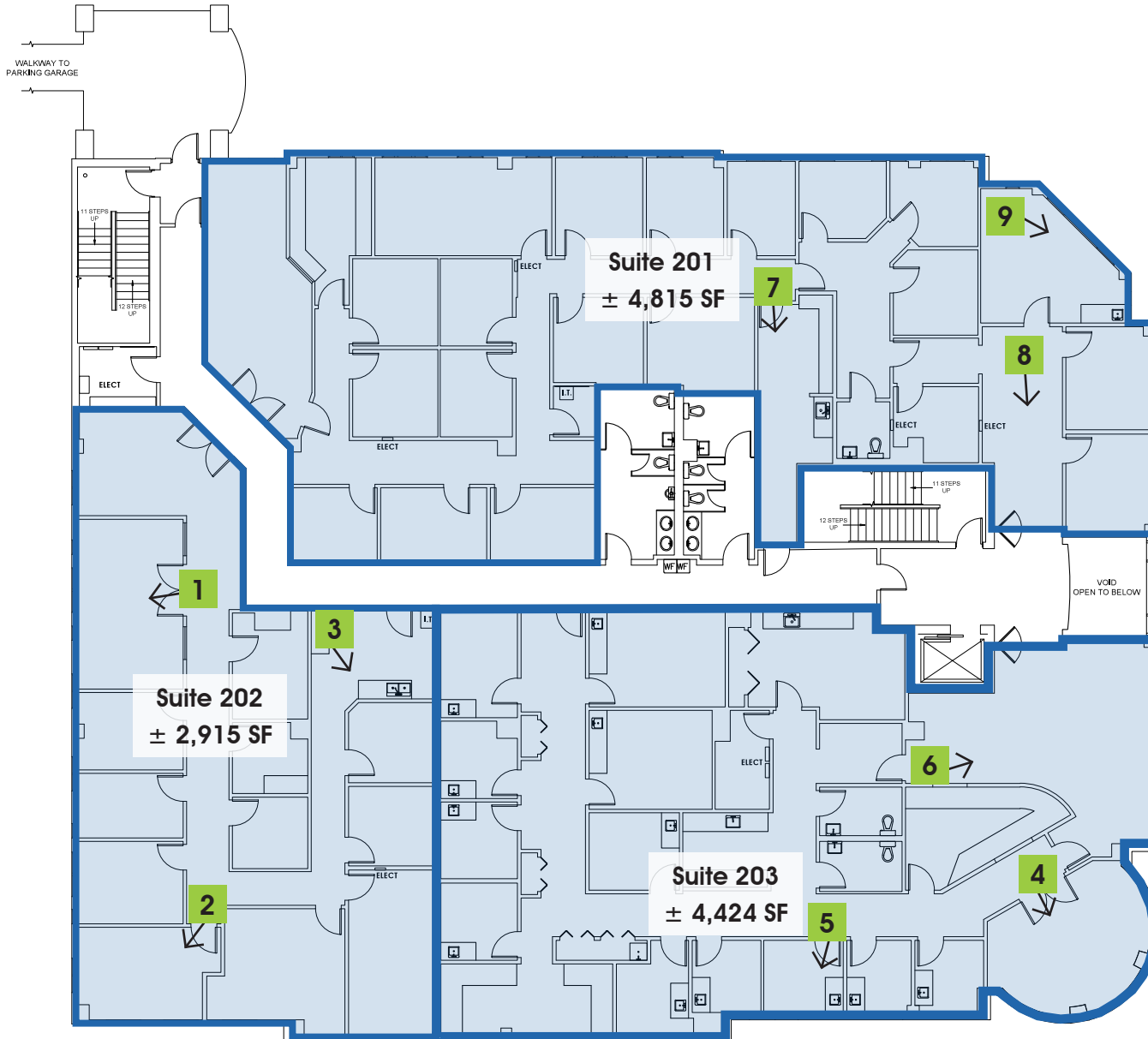
# 1ST FLOOR IMAGES



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# 2ND FLOOR FLOORPLAN



**AVAILABLE**

**For Lease: \$24.00 / SF, NNN**

Suite 201: ± 4,815 SF

Suite 202: ± 2,915 SF

Suite 203: ± 4,424 SF

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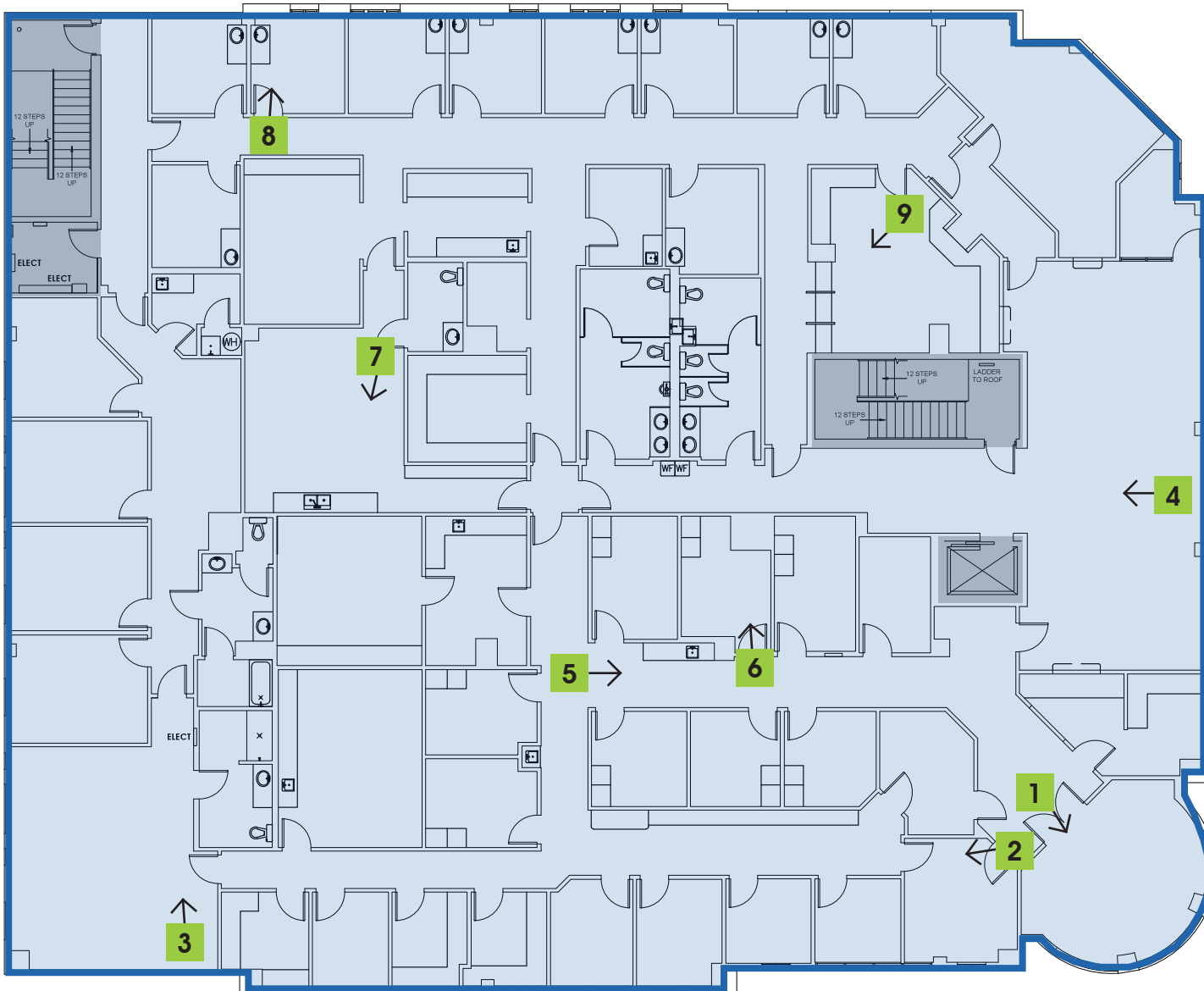
## 2ND FLOOR IMAGES



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# 3RD FLOOR FLOORPLAN



**AVAILABLE**

**For Lease: \$24.00 / SF, NNN**

Suite 300: ± 12,286 SF  
Full Floorplate

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# 3RD FLOOR IMAGES



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