

City Centre

OFFICE & RETAIL SPACE FOR LEASE

222 Broadway Ave, Kissimmee, FL 34741

Contact: Trey Gravenstein
Vice President of Brokerage Services

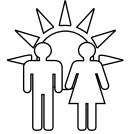
E: Trey@FCPG.com
P: 407.872.0177 ext. 119

Contact: Michael Castrilli
Vice President of Brokerage Services

E: Michael@FCPG.com
P: 407.872.0177 ext. 130

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

Availability: ± 2,349 - 12,286 SF



68,810
2025 DAYTIME
POPULATION
WITHIN 10 MINS

**UNDER NEW MANAGEMENT
& NEW OWNERSHIP**

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

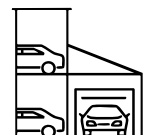
2nd Generation medical and office buildout available on 2nd and 3rd floors with private entrances, reception, waiting rooms, conference, and exam rooms. Square footage can be divided

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**




■ 615 E. Colonial Dr., Orlando, FL 32803 ■ Phone: 407.872.0177 ■ www.FCPG.com ■

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THE NEIGHBORHOOD



2025 DEMOGRAPHICS

	 Total Population	 Total Households	 Average HH Income
5 Mins	6,251	2,238	\$77,456
10 Mins	62,670	21,028	\$76,398
15 Mins	150,826	50,616	\$85,019

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LOCATION

Drive Times & Traffic Counts



2 minutes
(0.7 miles)



4 minutes
(0.9 miles)



5 minutes
(1.4 miles)



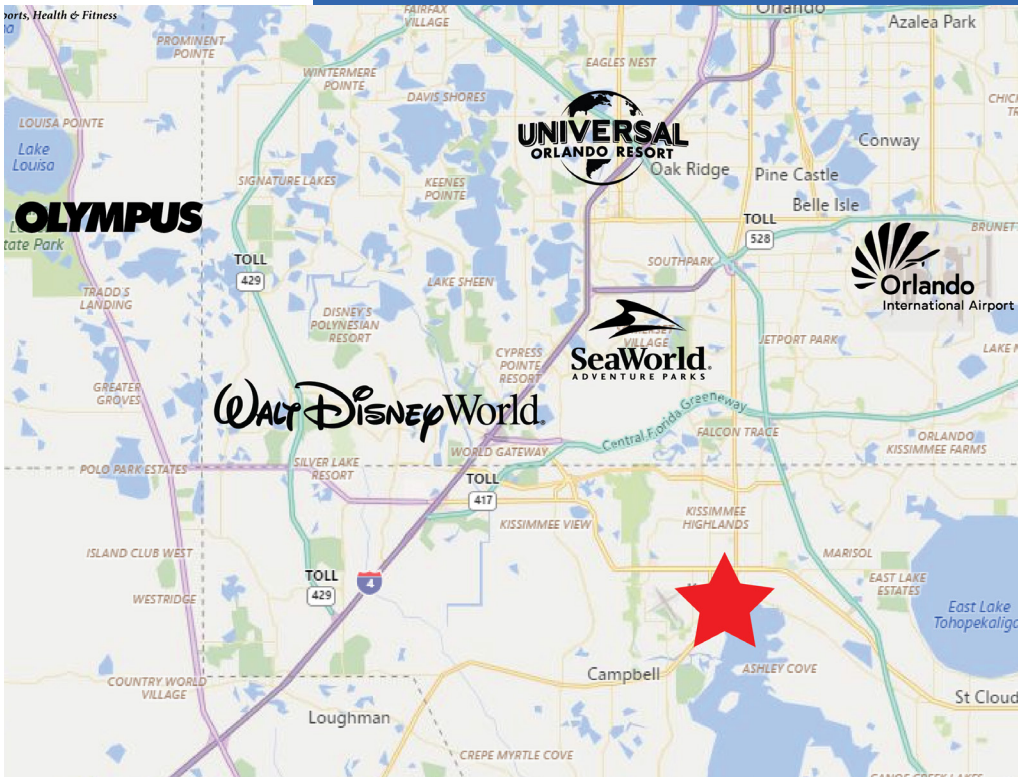
10 minutes
(4.7 miles)



12 minutes
(5.6 miles)



16 minutes
(10.6 miles)



Average Annual Daily Trips

2024	
Broadway Ave	24,500
US 17 (John Young PKW)	61,500

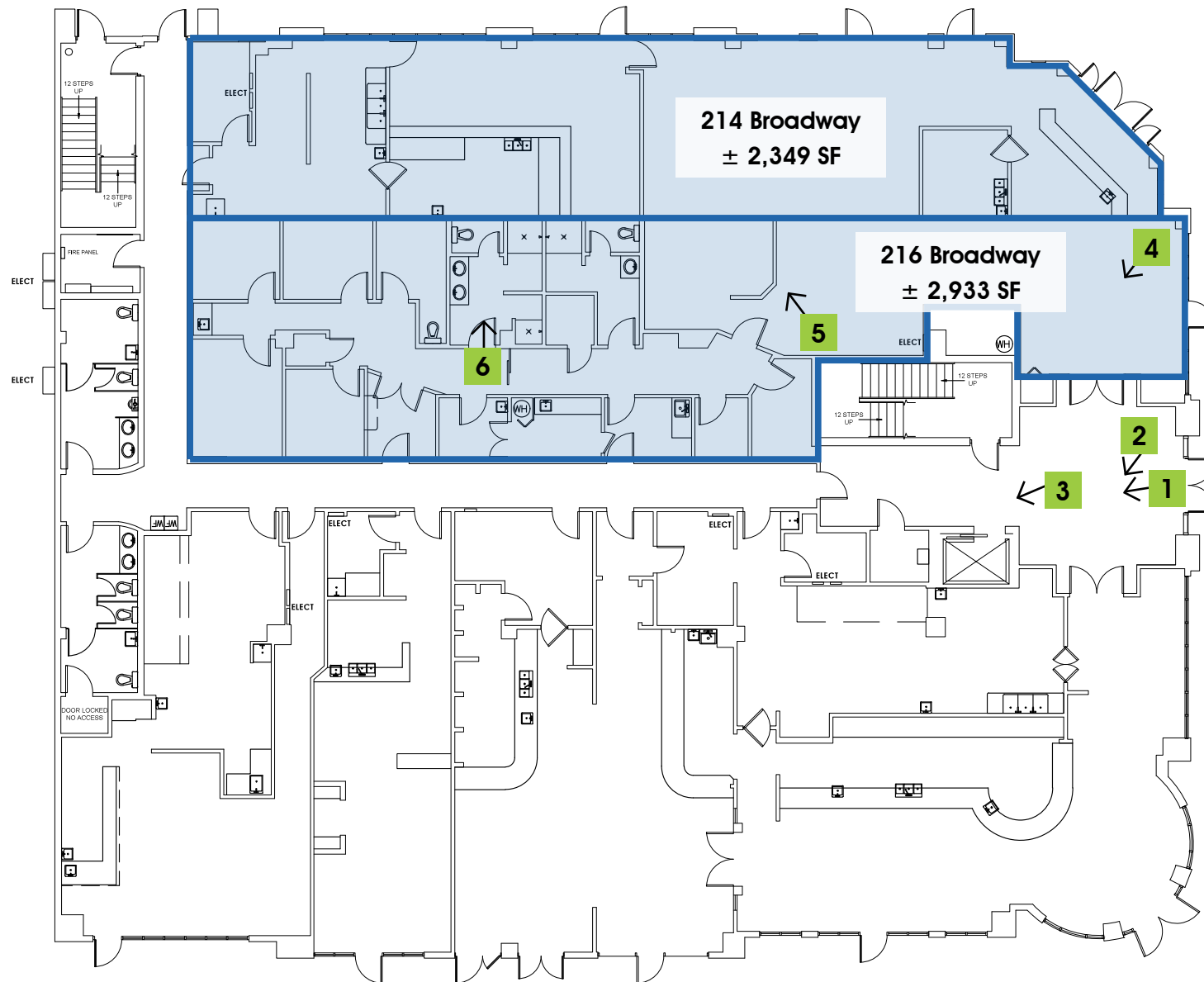
Surrounding Businesses

2025	5 Mins	10 Mins	15 Mins
Retail Businesses	167	664	1,178
Food & Drink Businesses	55	191	340

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1ST FLOOR FLOORPLAN



AVAILABLE

For Lease: \$27.00 / SF, NNN

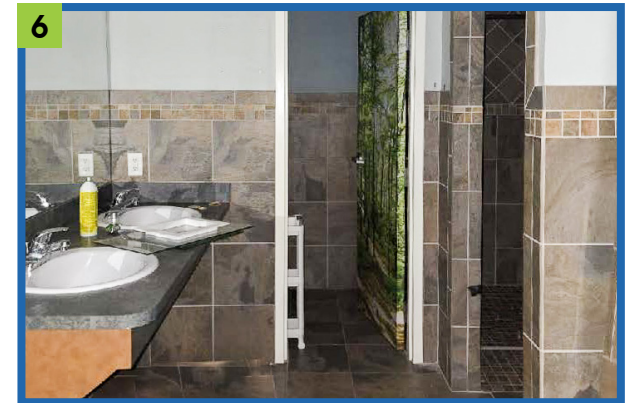
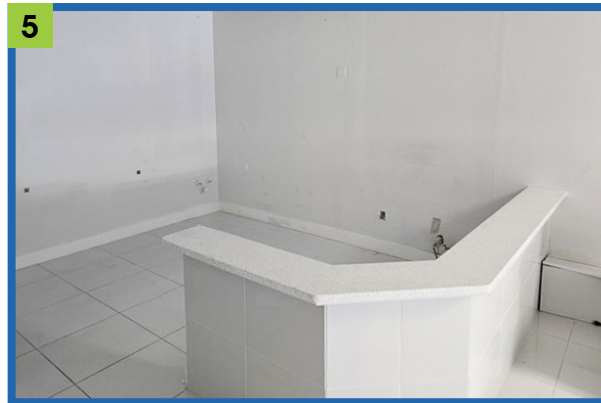
214 Broadway: ± 2,349 SF

216 Broadway: ± 2,933 SF

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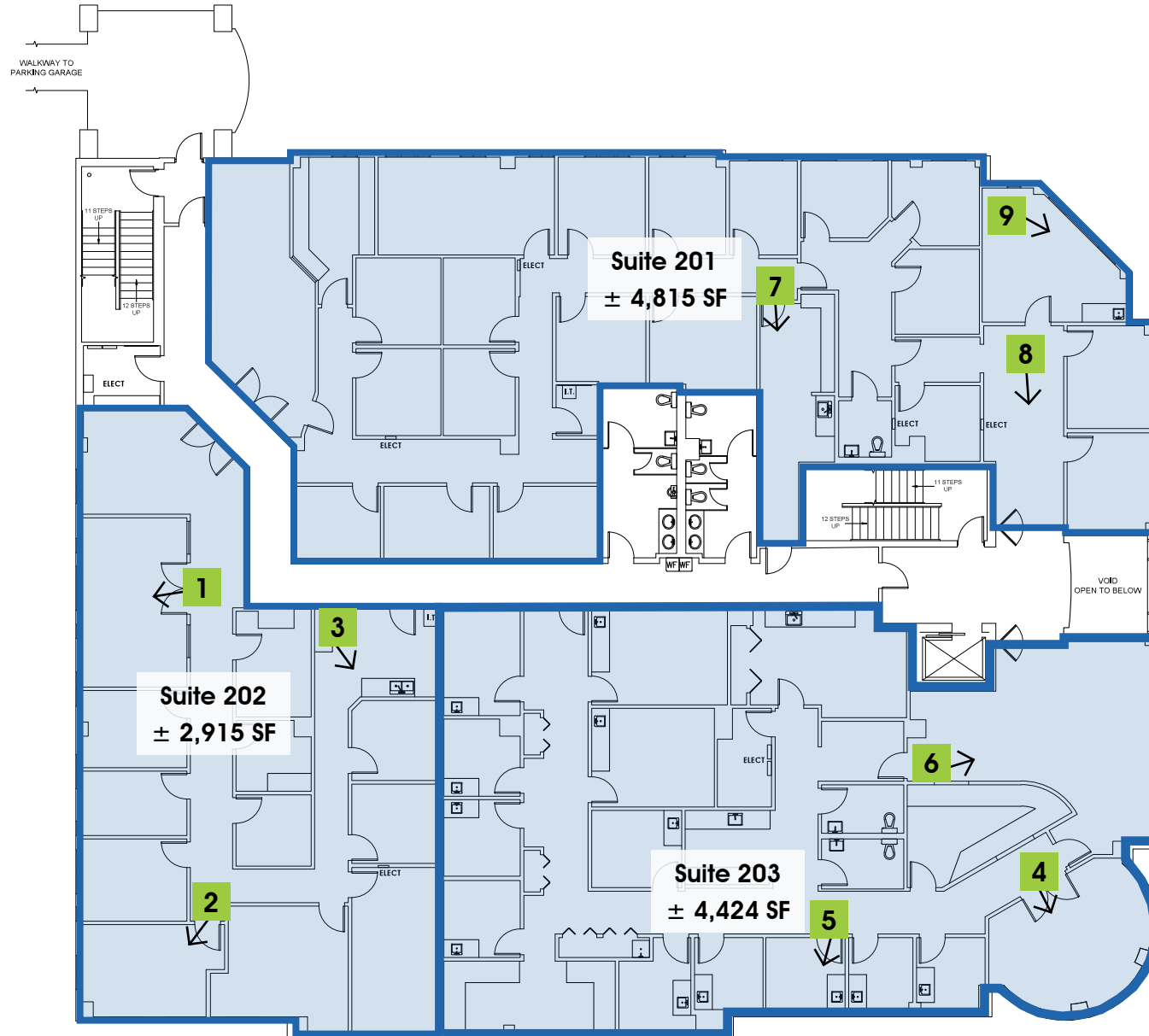
1ST FLOOR IMAGES



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2ND FLOOR FLOORPLAN



AVAILABLE

For Lease: \$24.00 / SF, NNN

Suite 201: \pm 4,815 SF

Suite 202: \pm 2,915 SF

Suite 203: \pm 4,424 SF

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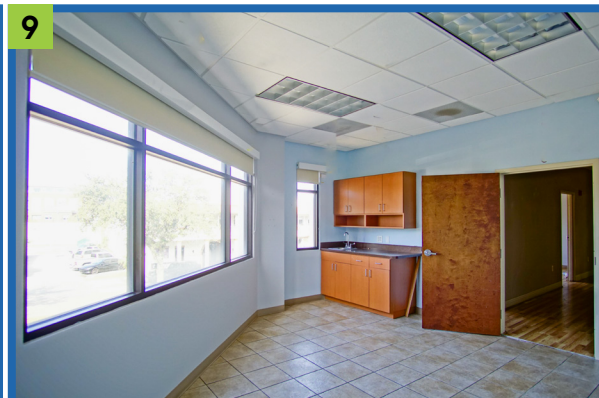
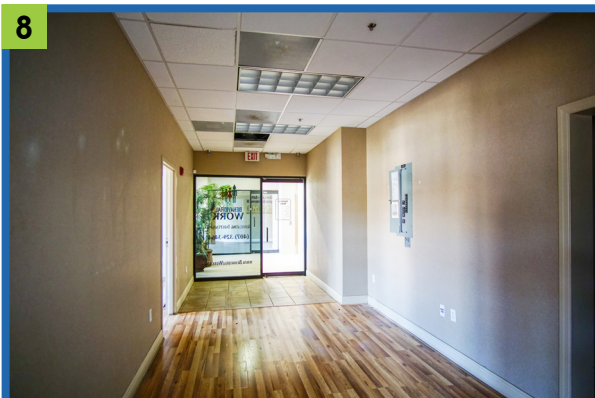
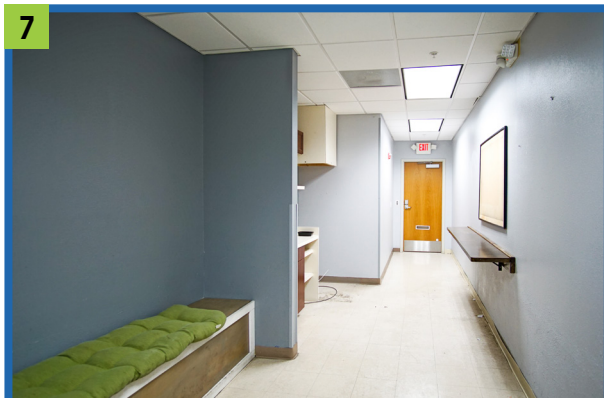
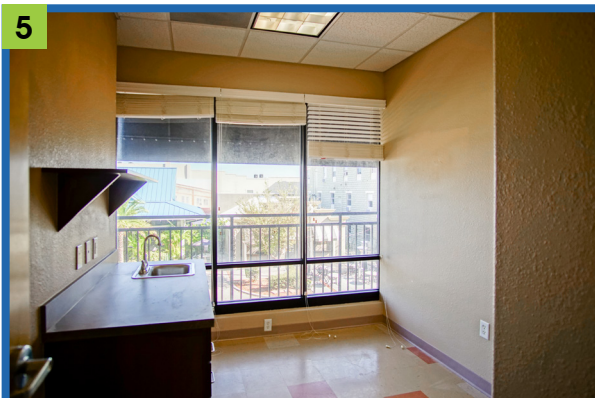
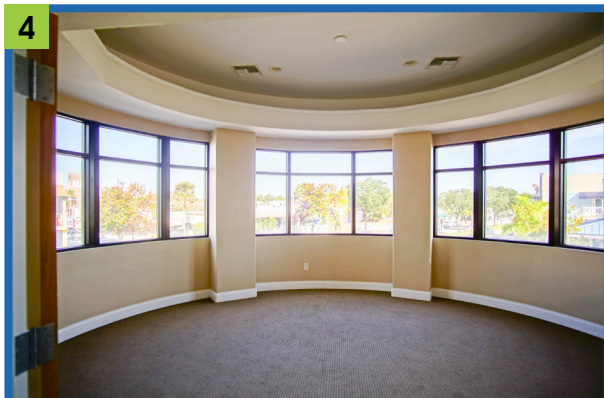
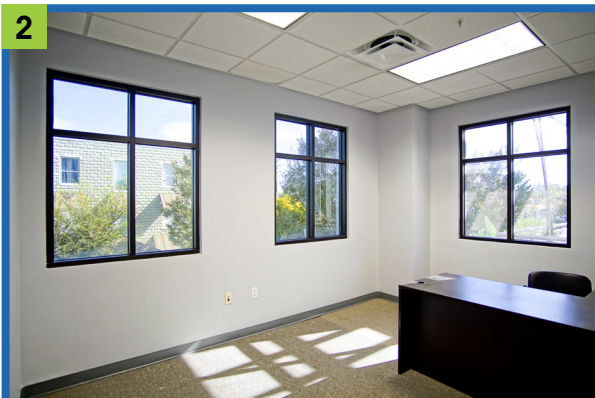
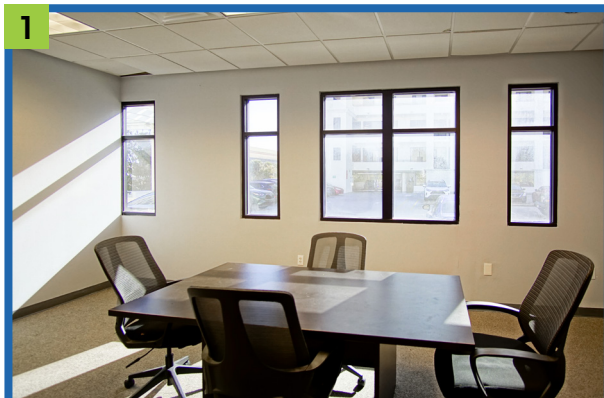
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Property Group**

Commercial Real Estate Services

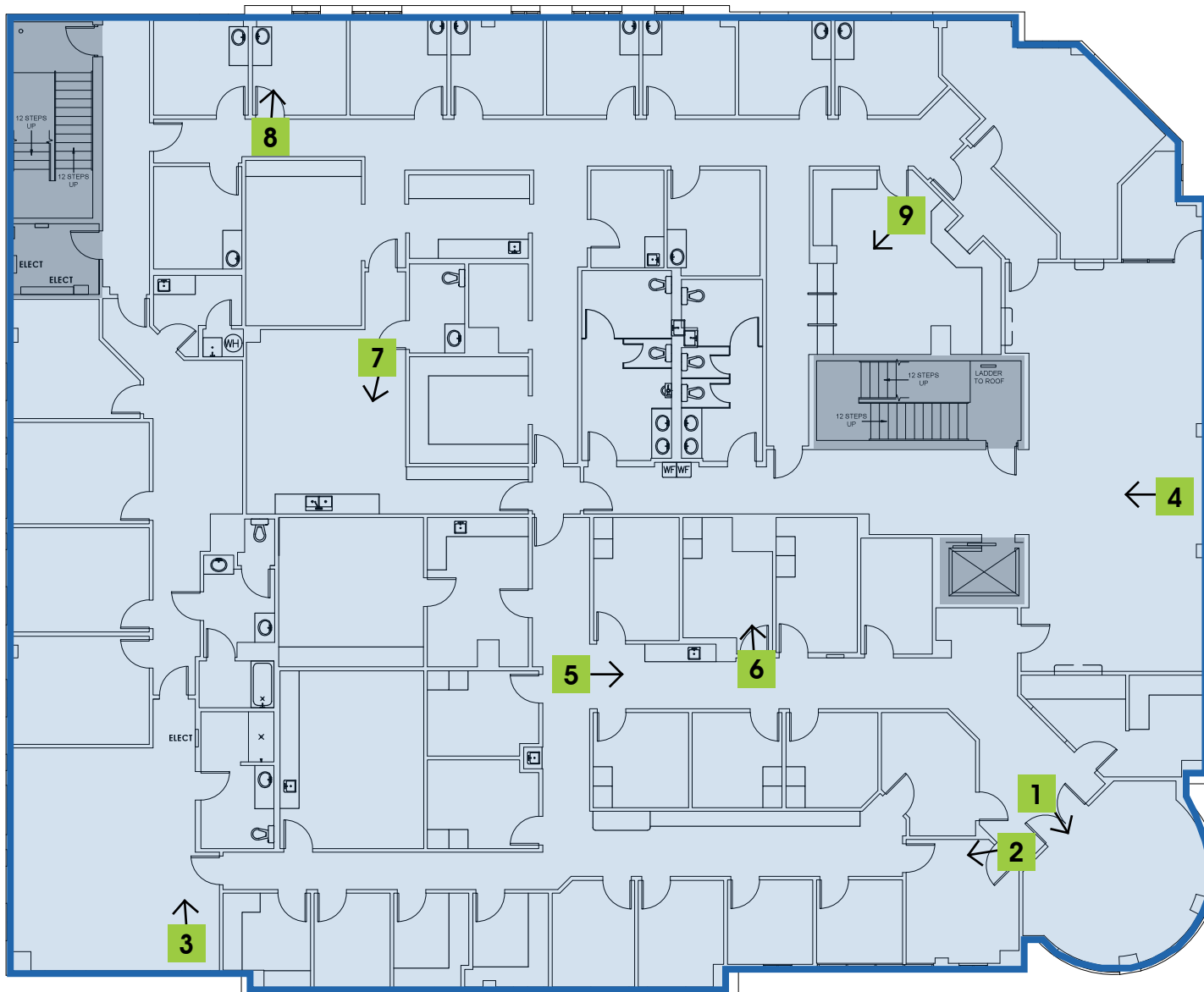
2ND FLOOR IMAGES



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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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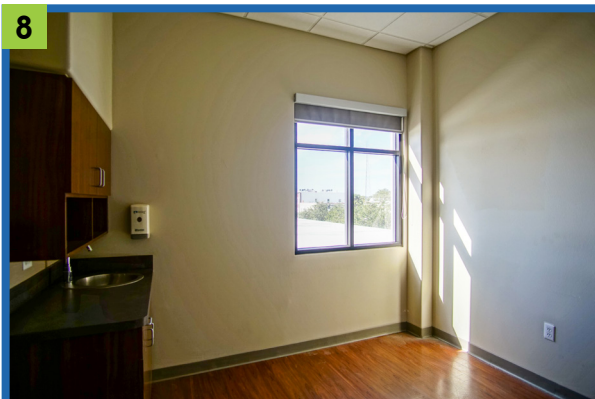
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