



For Sale

1425 & 1429 Smith St
Kissimmee, FL 34744

Freestanding Flex Building on 0.84 Acres

Rafael Mendez, CCIM
Senior Associate
+1 407 649 8296
rafael.mendez@colliers.com

Nejha Edwards
Senior Client Services Coordinator
+1 407 362 6124
nejha.edwards@colliers.com

Colliers Orlando
255 Orange Ave, Suite 1300
Orlando, Florida 32801
+1 407 843 1723





Freestanding **Flex Building**

Positioned within Osceola County Commercial Corridor with Convenient Regional Access

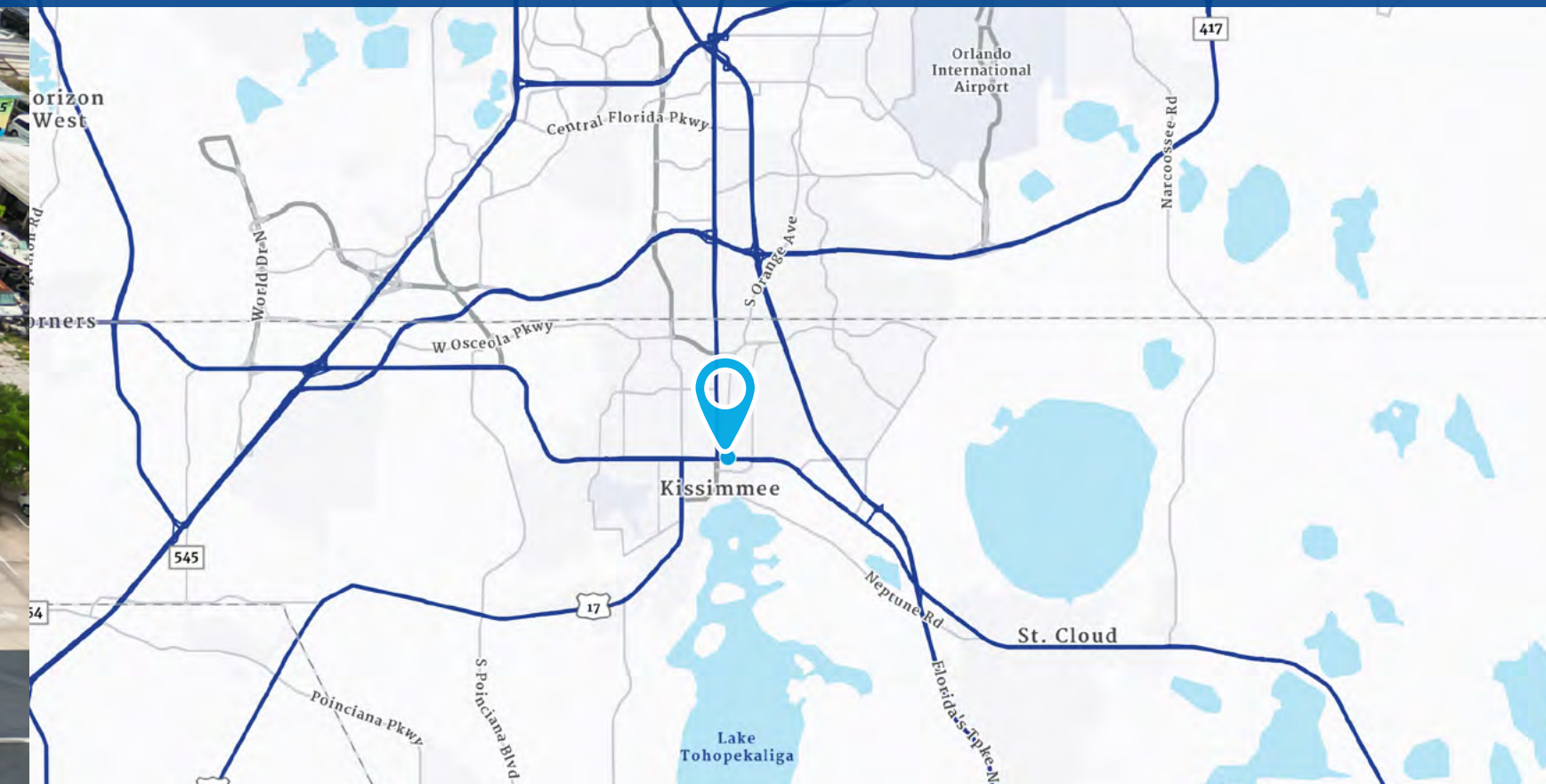
Kissimmee's economic fundamentals are driven by strong population growth in Osceola County and expanding tourism, e-commerce, and service-oriented industries. Anchored by major attractions such as Walt Disney World, the area benefits from steady demand for warehousing, food and beverage distribution, and related "reverse logistics" uses. These dynamics position Kissimmee as a high-growth commercial market with durable demand drivers, strong regional access, and growing appeal to both users and investors.

Located in the established commercial corridor of Kissimmee, the freestanding flex building at 1429 Smith Street offers a highly functional and accessible presence for a range of commercial and service users. The property is well-positioned with convenient access to major thoroughfares, supporting efficient distribution, storage, and day-to-day operations. Featuring adaptable flex space suitable for a wide range of commercial uses, or owner-user occupancy, the building presents a strong opportunity for both investors and owner-users seeking a foothold in the growing Osceola County market. Surrounded by complementary and diverse commercial trade areas, the property benefits from a business-friendly setting with proximity to Central Florida's key employment and logistics hubs.

Positioned for **Success**

*Close Proximity to
Kissimmee downtown
corridor.*

- Close Proximity to NeoCity, Orlando City Training Facility Sunrail Station, and Downtown Kissimmee
- Easy Access to US Hwy 441, FL Turnpike, I-4, 192, and 417
- Vine Street CRA District located inside the Vine Community Redevelopment Area





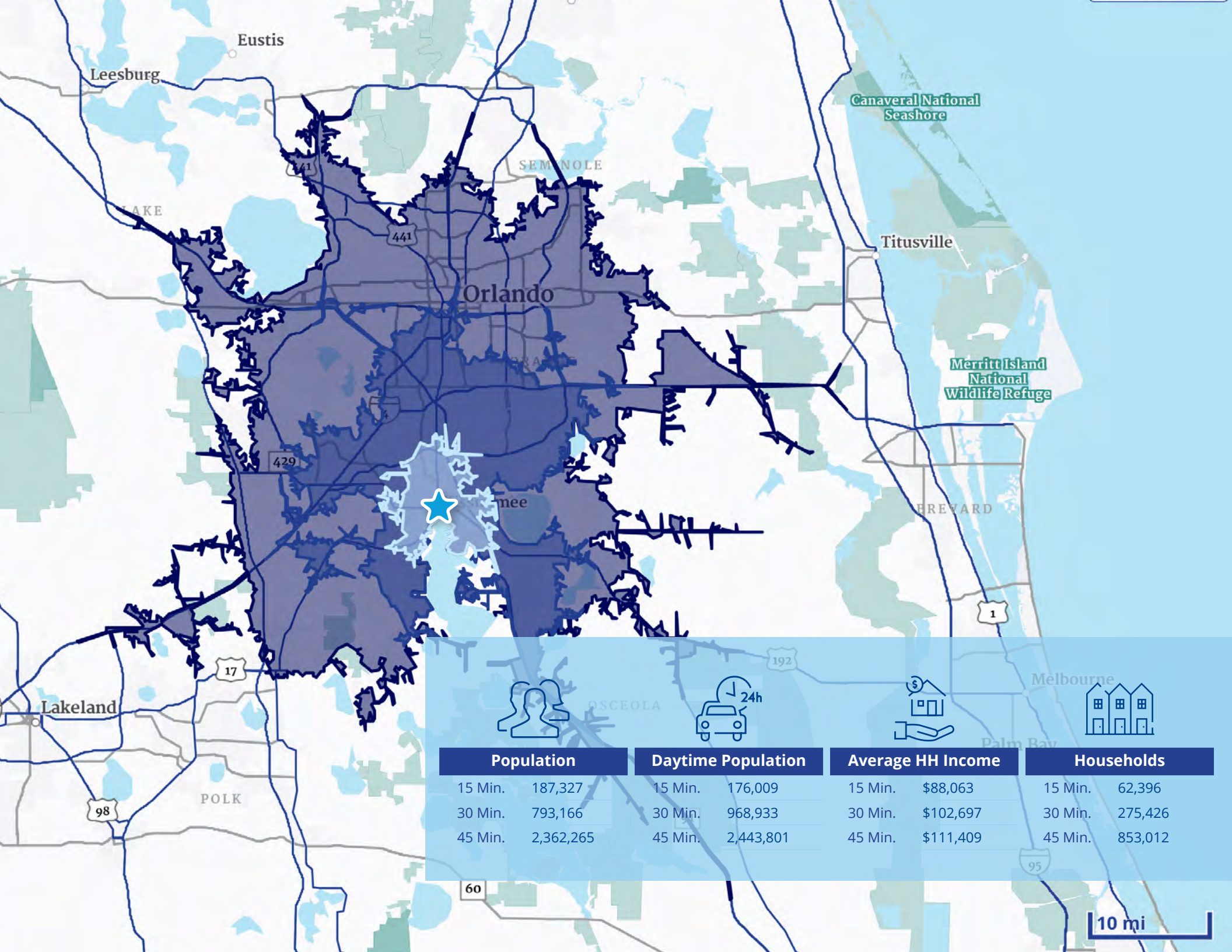
Offering Summary

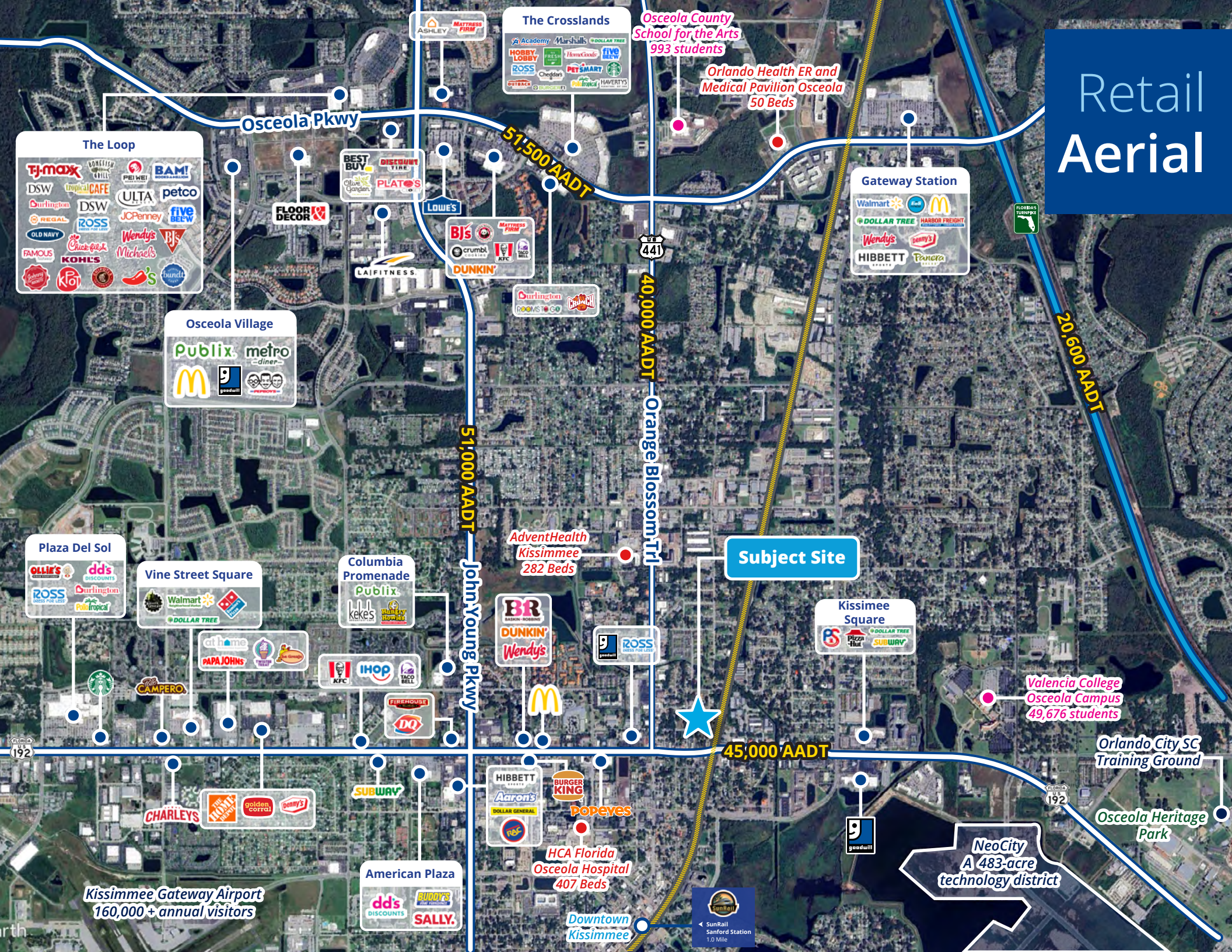
- **KB3 zoning** allows for retail, restaurants, services, and more
- **Versatile two-story** flex building suitable for a range of uses
- **Grade-level** loading door providing efficient access
- **Concrete surface** parking for durability and low maintenance
- **Fully fenced** parking and lot offering added security

Sale Price

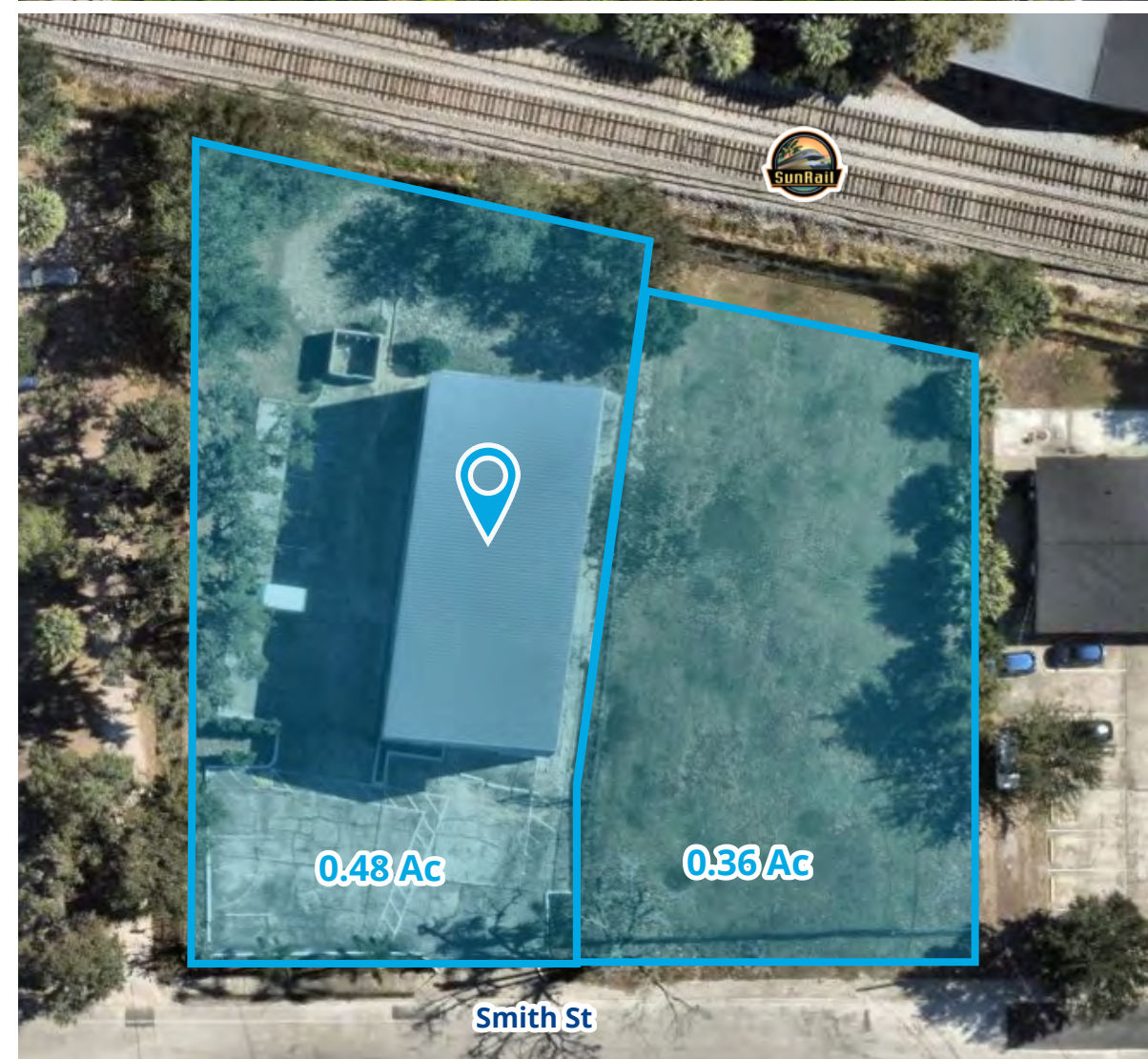
\$1,800,000 (\$256.41 PSF)

Parcel ID(s):	15-25-29-2232-0001-0010 15-25-29-1050-00YL-0030
Building Sf:	7,020± sf
Lot Size:	0.84± Ac
Year Built:	1992
Zoning:	Commercial
Frontage:	150 ± Smith St
Market:	Orlando-Kissimmee-Sanford, FL
Submarket:	Osceola County
Traffic Count:	41,500± VPD on US 192





Retail Aerial





Colliers

Colliers Orlando

255 Orange Ave, Suite 1300
Orlando, Florida 32801
+1 407 843 1723

Rafael Mendez, CCIM

Senior Associate
+1 407 649 8296
rafael.mendez@colliers.com

Nejha Edwards

Senior Client Services Coordinator
+1 407 362 6124
nejha.edwards@colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2026. All rights reserved.