Columbia Center

2256 W Columbia Avenue, Kissimmee, Florida 34741

NNN LEASED
INVESTMENT OPPORTUNITY

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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COMMERCIAL REAL ESTATE SERVICES

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EXECUTIVE SUMMARY

Lee & Associates I Naples-Fort Myers is pleased to present the exclusive retail condo sale listing at 2256 W Columbia Avenue in Kissimmee, Florida. The condo is NNN leased long-term and located in a multi-tenant retail strip center in Osceola County.

This offering is an excellent investment opportunity, with a stable national credit tenant. The condo is occupied by Cricket Wireless with just under ten (10) years remaining on their lease. The property is zoned Commercial (KHC).

OFFERING SUMMARY

$1,000,000
PRICE

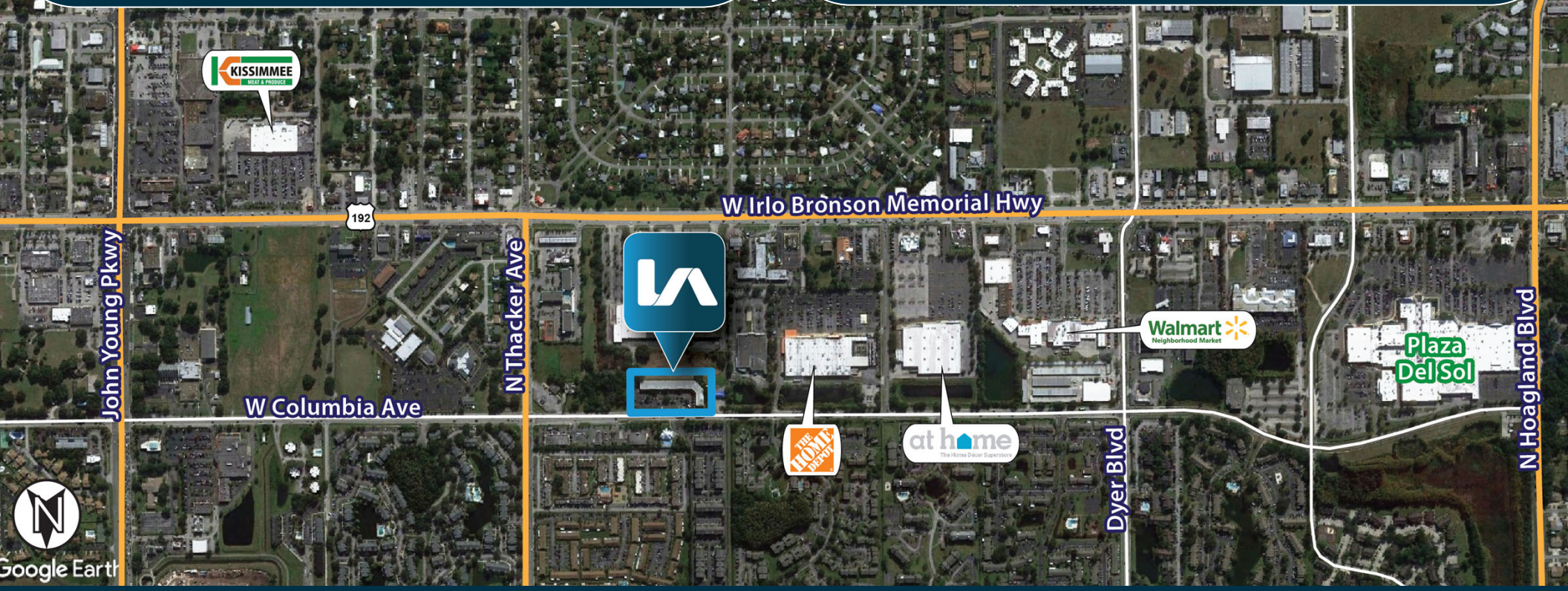
$491.16
PRICE/SF

8.4%
CAP RATE

Interior Unit
LOCATION

2,036
GLA (SF)

100% Leased
OCCUPANCY



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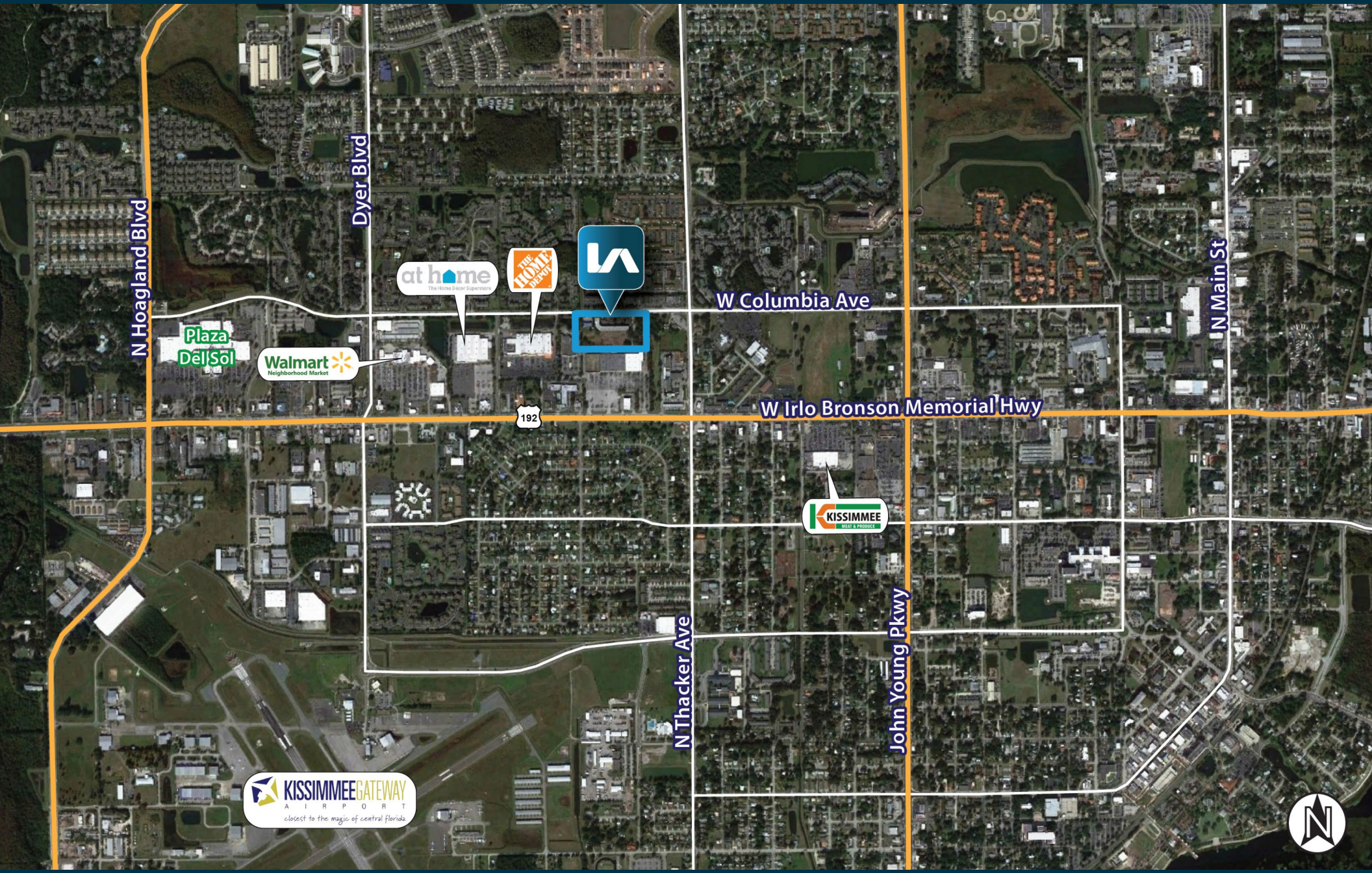
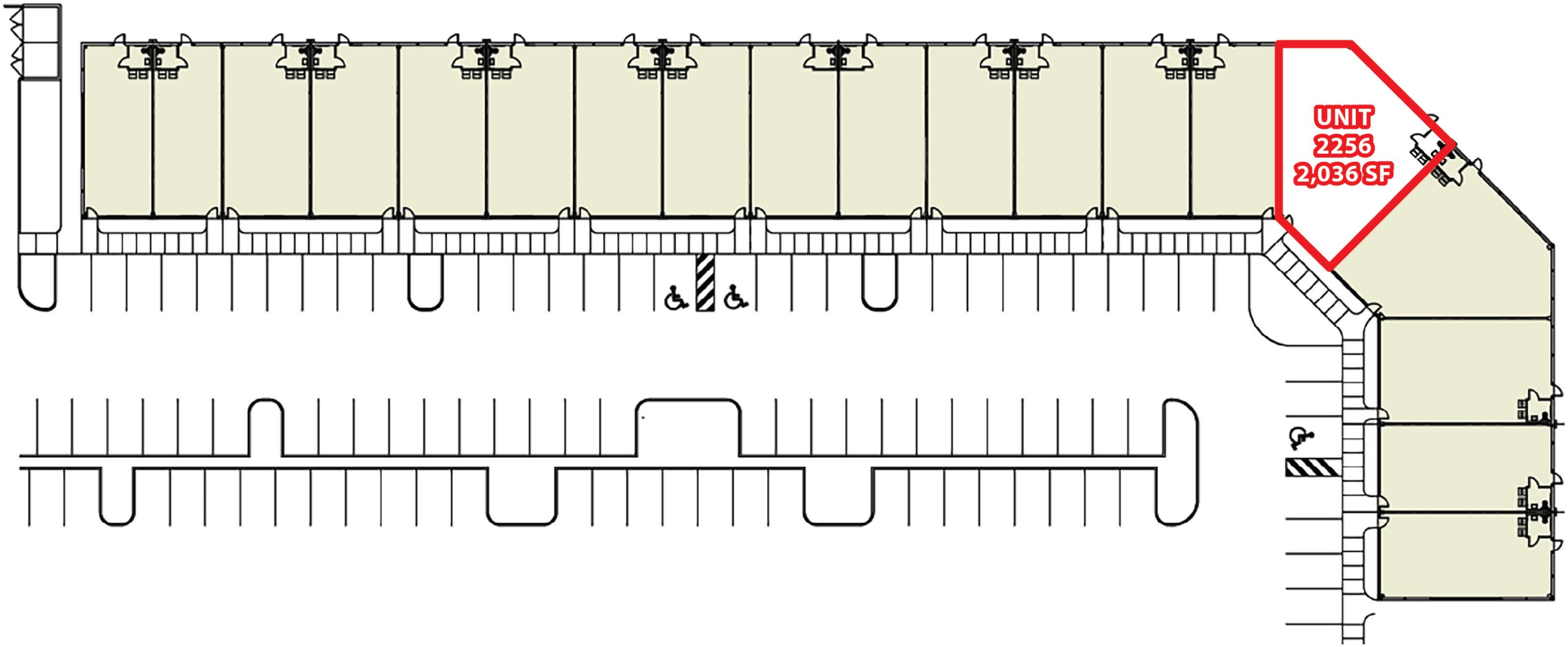
PROPERTY INFORMATION

PROPERTY NAME	COLUMBIA CENTER
SITE ADDRESS	2256 W COLUMBIA AVE KISSIMMEE, FL 34741
PROPERTY TYPE	RETAIL (STRIP CENTER)
GLA (SF)	25,072
YEAR BUILT	2007
GROSS LAND SIZE	2.55 AC
ZONING	KHC - COMMERCIAL
UNIT OCCUPANCY	100%
TENANT	CRICKET WIRELESS
CONSTRUCTION	MASONRY
PARKING RATIO	3.99± / 1,000 SF
FRONTAGE	400'± ON W COLUMBIA AVE
CURB CUTS	(4) ONE ON COLUMBIA AND THREE ON SIDE ACCESS STREET
COUNTY	OSCEOLA
PARCEL ID	17-25-29-1244-0001-0150

AERIAL


N Hoagland Blvd
Dyer Blvd
Plaza Del Sol
Walmart
Neighborhood Market
at home
The Home Decor Superstore
THE HOME DEPOT
W Columbia Ave
192
W Irlo Bronson Memorial Hwy
N Main St
KISSIMMEE
MEAT & PRODUCE
N Thacker Ave
John Young Pkwy
KISSIMMEE GATEWAY
AIRPORT
closest to the magic of central florida.

FLOOR PLAN



FINANCIALS

cricket™

CRICKET WIRELESS RENT SCHEDULE			
Lease Term: 10 Years			
Annual Escalation: 3.0%			
Average Rate of Return: ~ 9.6%			
Year	Size (SF)	Monthly	Annually
1	2,036	$7,000.00	$84,000.00
2	2,036	$7,210.00	$86,520.00
3	2,036	$7,426.30	$89,115.60
4	2,036	$7,649.09	$91,789.07
5	2,036	$7,878.56	$94,542.74
6	2,036	$8,114.92	$97,379.02
7	2,036	$8,358.37	$100,300.39
8	2,036	$8,609.12	$103,309.40
9	2,036	$8,867.39	$106,408.69
10	2,036	$9,133.41	$109,600.95

DEMOGRAPHICS

Kissimme, Florida

Demographics below include data 3-mile, 5-mile, and 10-mile radius from the subject property.

POPULATION	3 MILES	5 MILES	10 MILES
2025 POPULATION	21,039	93,238	203,756
2030 POPULATION PROJECTION	23,474	109,300	230,551
2025 MEDIAN AGE	34.6	36.7	37.9
HOUSING			
2025 HOUSEHOLDS	7,398	31,432	67,997
2030 HOUSEHOLD PROJECTION	8,239	36,426	76,657
AVERAGE HOUSEHOLD SIZE	2.83	2.94	2.97
INCOME			
2025 AVG HOUSEHOLD INCOME	$70,889	$79,319	$89,945
MEDIAN HOUSEHOLD INCOME	$54,868	$61,653	$69,975
MEDIAN HOME VALUE	$357,692	$352,856	$378,659

2.21%
Projected Population Growth 2025-2030 in 3-mile Radius

3.04%
Projected Population Growth 2025-2030 in 5-mile Radius

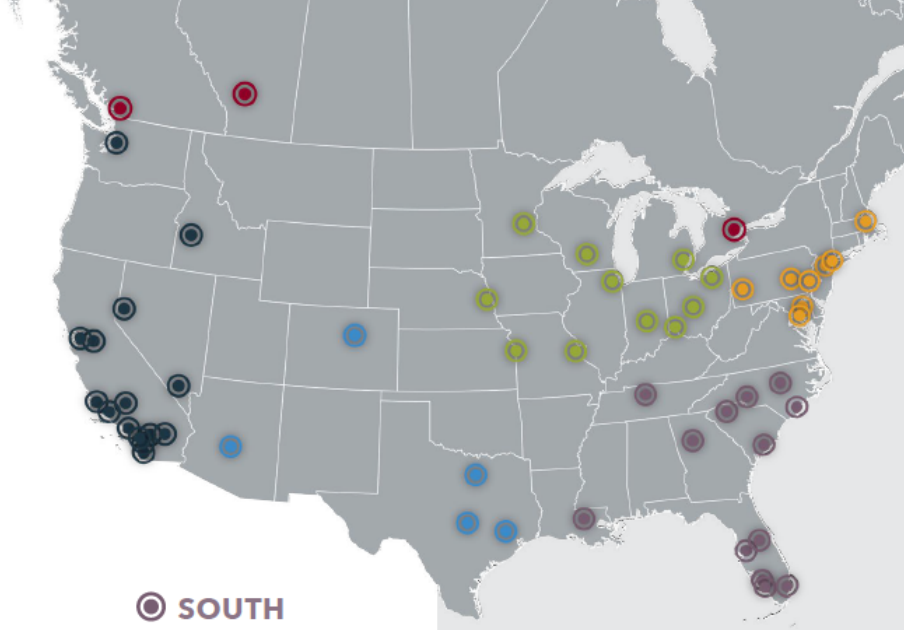
2.50%
Projected Population Growth 2025-2030 in 10-mile Radius

THE LEE ADVANTAGE

LEE & ASSOCIATES IS THE LARGEST BROKER-OWNED COMMERCIAL REAL ESTATE FIRM IN NORTH AMERICA, AND ONE OF THE FASTEST GROWING!

Since 1979, Lee & Associates has reimagined the way that commercial real estate companies should be structured. Each Lee & Associates office is owned and operated by its professionals. As shareholders of the company, this separates us from our competition and creates one common goal; to provide seamless, consistent execution and value-driven market-to-market services to our clients.

Every Lee & Associates office delivers world-class service to an array of regional, national, and international clients - from small businesses and local investors to major corporate users and institutional investors.



WEST
CA, Central California
CA, City of Industry
CA, Irvine
CA, Long Beach
CA, Los Angeles - Antelope Valley
CA, Los Angeles - Calabasas
CA, Los Angeles - Commerce
CA, Los Angeles - Downtown
CA, Los Angeles - ISG
CA, Los Angeles - Long Beach
CA, Los Angeles - Pasadena
CA, Los Angeles - Sherman Oaks
CA, Los Angeles - Ventura County
CA, Los Angeles - West
CA, Los Olivos
CA, Newport Beach
CA, Oakland
CA, Ontario
CA, Orange
CA, Palm Desert
CA, Pleasanton
CA, Riverside
CA, San Diego
CA, San Diego - North
CA, San Francisco
CA, San Luis Obispo
CA, Santa Barbara
CA, Stockton
CA, Temecula Valley
CA, Victorville
CA, Walnut Creek
ID, Boise
NV, Las Vegas
NV, Reno
WA, Bellevue
WA, Seattle
WA, Tacoma

SOUTHWEST
AZ, Phoenix
CO, Denver
TX, Austin
TX, Dallas
TX, Houston

MIDWEST
IN, Indianapolis
IL, Chicago
KS, Kansas City
OH, Cincinnati
OH, Cleveland
OH, Columbus
MI, Southfield
MN, Twin Cities
MO, St. Louis
NE, Lincoln
NE, Omaha
WI, Madison

NORTHEAST
DC, Washington
MA, Boston
MD, Chesapeake Region
NY, Long Island / Queens
NY, New York City
NJ, Edison
NJ, Elmwood Park
NJ, Whippany
PA, Mechanicsburg
PA, Pittsburgh
PA, Plymouth Meeting

SOUTH
FL, Deerfield Beach
FL, Fort Myers
FL, Miami
FL, Naples
FL, Orlando
FL, Tampa Bay
GA, Atlanta
LA, Baton Rouge
LA, Lafayette
TN, Nashville
NC, Charlotte
NC, Raleigh
NC, Wilmington
SC, Charleston
SC, Greenville
SC, Spartanburg

CANADA
AB, Calgary
BC, Vancouver
ON, Toronto

2+
BILLION
IN BROKERED SALE & LEASE SF OVER 5 YEARS

$120+
BILLION
IN TRANSACTION VOLUME OVER 5 YEARS

1,750
PROFESSIONALS
AND GROWING INTERNATIONALLY

CONFIDENTIALITY

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OFFERING MEMORANDUM

MARKET ADVISORS

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