

Downtown Kissimmee Commercial Opportunity

0 W Monument Ave & 8 W Darlington Ave, Kissimmee, Florida 34741

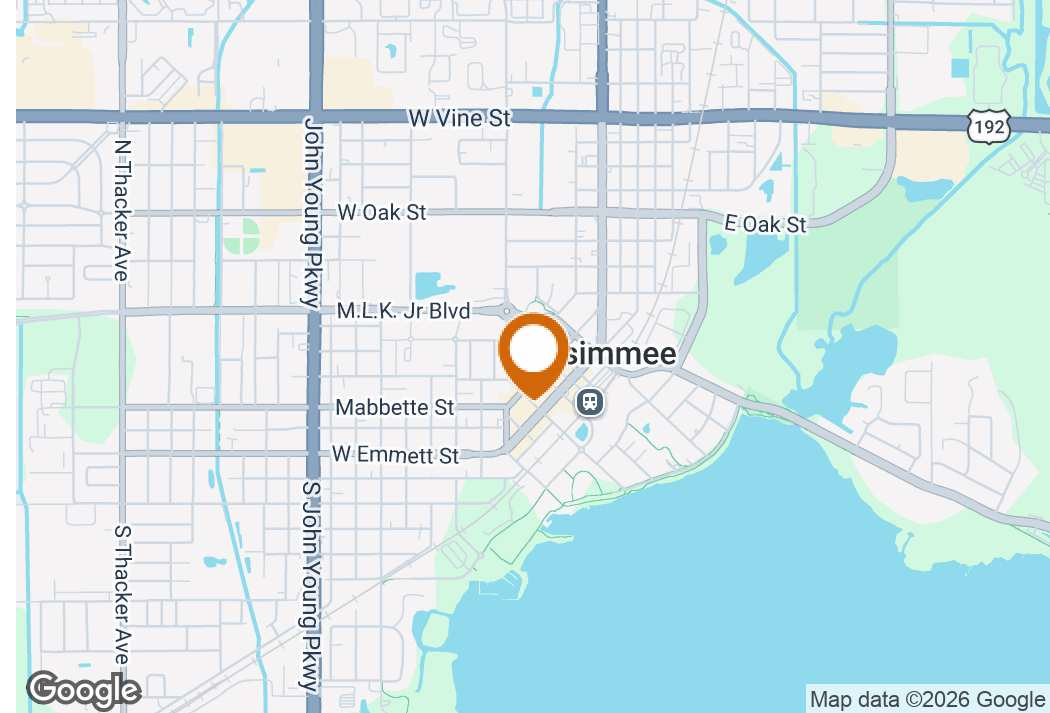
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Offering Summary

Sale Price:	\$800,000
Building Size:	1,901 SF
Lot Size:	0.13 Acres
Price / SF:	\$420.83
Year Built:	1920
Renovated:	2024
Zoning:	T5-M
Road Frontage:	115 ± FT (N Stewart Ave) 130 ± FT (W Darlington Ave)
PIN:	22-25-29-2170-0010-0087, 22-25-29-2170-0010-0010

Property Overview

Located in the heart of downtown Kissimmee, this property presents a well-positioned commercial opportunity with both character and flexibility. The offering includes two parcels with frontage along W Darlington Avenue and N Stewart Avenue, providing strong visibility and central access within the downtown area. The 1,901 ± SF building, originally constructed in 1920 and renovated in 2024, blends historic appeal with updated functionality. Currently configured as office space, the property could be converted to retail or other service-oriented uses. The site enjoys ample parking, with nearby street parking and an additional parcel providing at least 6 more spaces.

Zoned T5-M, the property allows for a wide range of uses, creating flexibility for investors and owner-users. Permitted by Right (P) uses include restaurants, retail sales establishments, micro-breweries, office establishments, business service establishments, personal service establishments such as salons and dry cleaners, financial institutions including banks and credit unions, research and development facilities, libraries and museums, public uses, multifamily residential, townhomes and triplexes, passive recreation areas, indoor private recreation, and veterinary clinics. Conditional Uses (C) include hotels, bed and breakfasts, colleges, and other opportunities subject to city approval. Embrace the historic charm, updated amenities, and desirable location of this impressive investment property.

PROPERTY DESCRIPTION



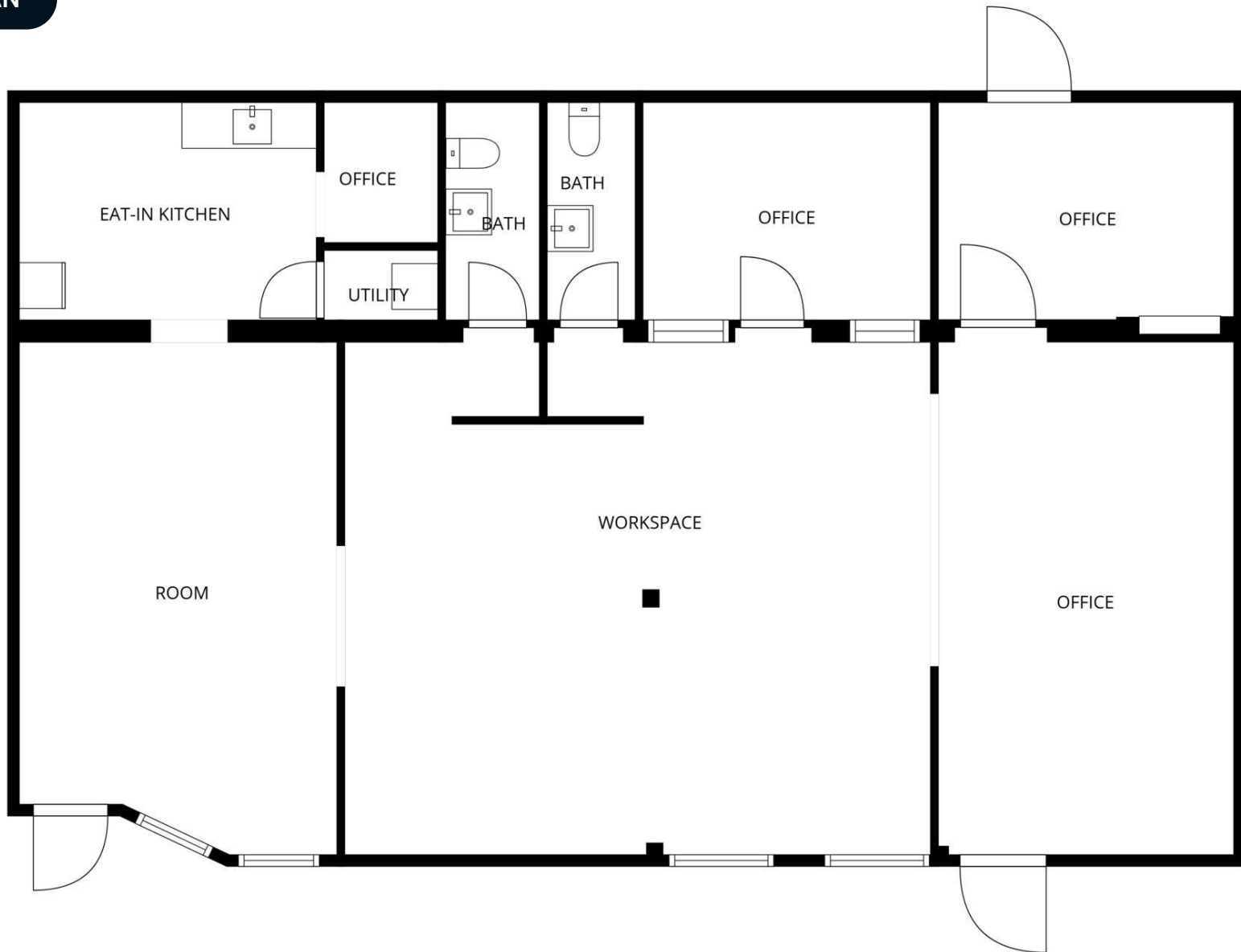
Location Description

Two parcels in downtown Kissimmee fronting E Darlington Ave and offering central access within Osceola County. This is an office space that could be converted to retail and includes a parking lot with 6+ spaces.

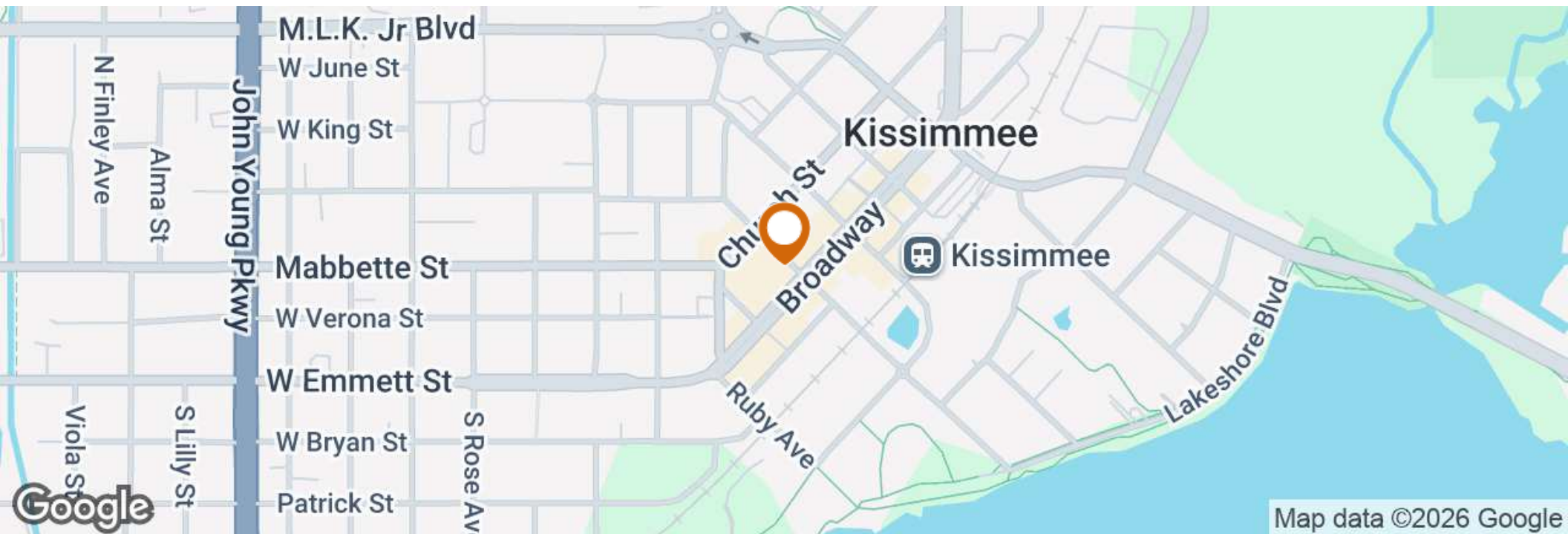
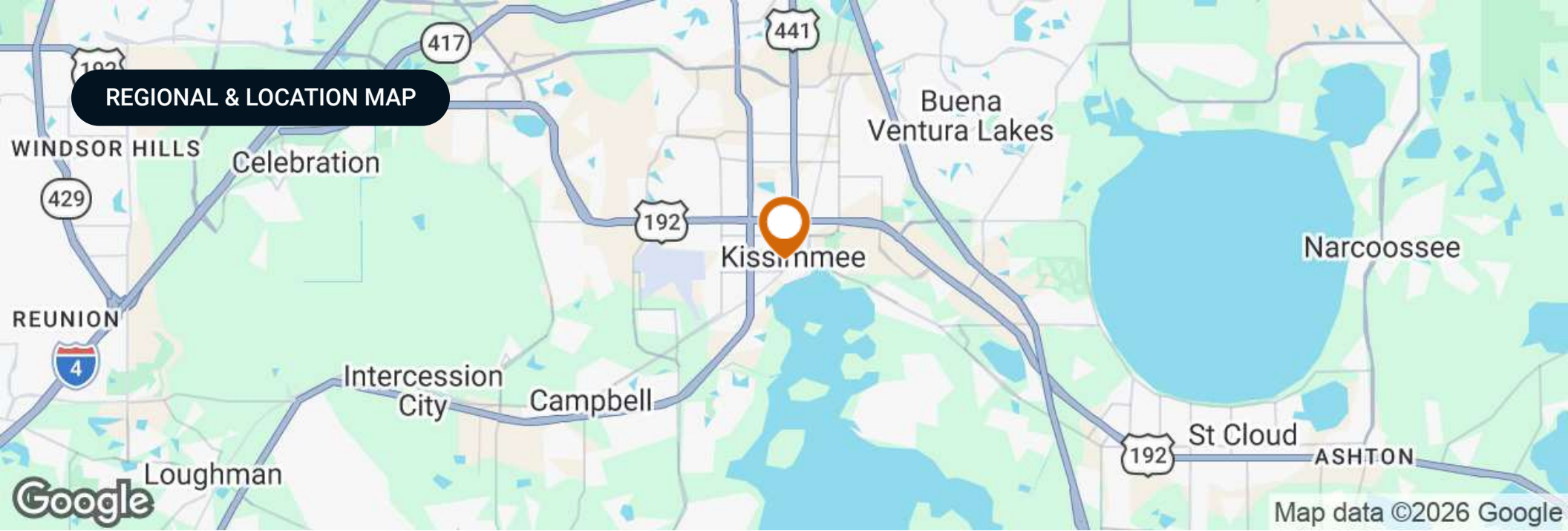
Property Highlights

- Size: 1,901 SF
- Year Built: 1920
- Renovated: 2024
- Zoning: T5-M
- Occupancy: Will be vacant
- Permitted by Right (P) uses: Restaurants, retail sales establishments, micro-breweries, office establishments, business service establishments, personal service establishments (salon, dry cleaner, etc.), financial institutions (bank, credit union), research & development, libraries and museums, public uses, multiple family residential, townhomes & triplexes, passive recreation areas, indoor recreation (private), and veterinary clinics.
- Conditional Uses (C): Hotels, bed & breakfasts, colleges, and other potential opportunities that require city approval.

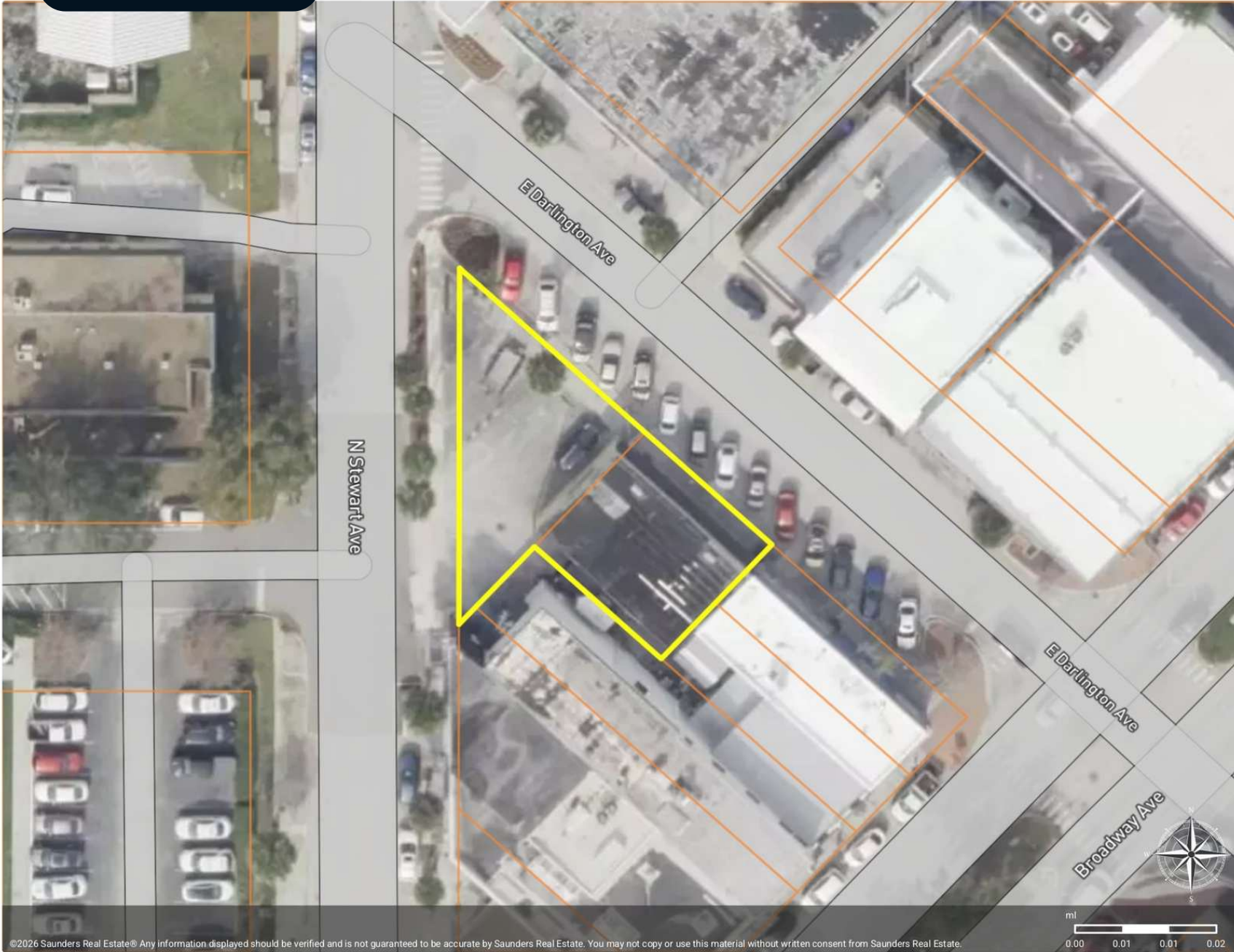
FLOOR PLAN



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



PROPERTY OUTLINE



Downtown Kissimmee Commercial Opportunity

- Polygon
- Parcel



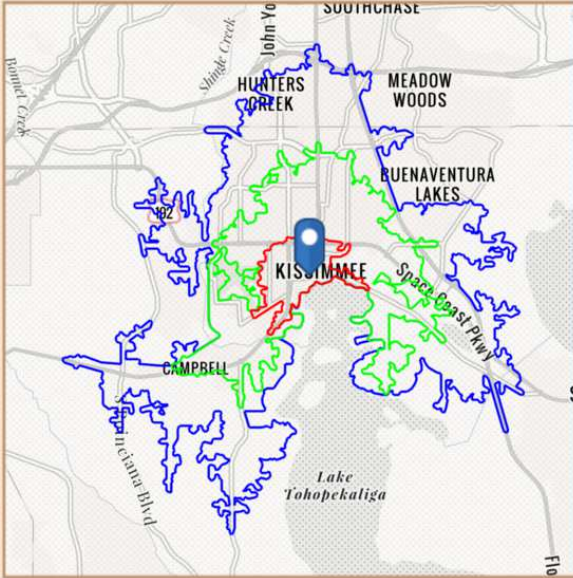
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BENCHMARK DEMOGRAPHICS

8 W Darlington Ave, Kissimmee, Florida, 34741

Drive time of 5 mins, 10 mins, & 15 mins



Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025)

THE CCIM INSTITUTE



DRIVE TIME

5 mins 10 mins 15 mins

GEOGRAPHY

Counties CBSAs States
Osceola County Orlando-Kissimmee-Sanford, FL Metropolitan Statistical Area Florida USA

AGE SEGMENTS

Age Segment	5 mins	10 mins	15 mins	Osceola County	Orlando-Kissimmee-Sanford, FL Metropolitan Statistical Area	Florida	USA
0 - 4	5.78%	5.56%	5.37%	5.32%	5.07%	4.69%	5.39%
5 - 9	5.93%	5.72%	5.62%	5.73%	5.43%	5.03%	5.75%
10 - 14	5.89%	6.12%	6.20%	6.32%	5.87%	5.34%	5.98%
15 - 19	6.23%	6.64%	6.78%	6.72%	6.71%	5.84%	6.47%
20 - 34	21.50%	21.92%	22.00%	21.39%	21.69%	18.43%	20.33%
35 - 54	25.63%	26.04%	26.89%	27.04%	26.35%	24.41%	25.20%
55 - 74	22.03%	20.64%	20.67%	21.17%	21.48%	25.55%	22.82%
75+	7.08%	7.39%	6.43%	6.33%	7.40%	10.74%	8.05%

HOUSEHOLD INCOME

Household Income	5 mins	10 mins	15 mins	Osceola County	Orlando-Kissimmee-Sanford, FL Metropolitan Statistical Area	Florida	USA
<\$15,000	11.8%	10.5%	7.2%	5.3%	6.9%	8.0%	8.3%
\$15,000-\$24,999	8.9%	10.4%	8.6%	5.9%	5.4%	5.8%	5.9%
\$25,000-\$34,999	7.7%	9.8%	8.2%	6.1%	6.2%	6.7%	6.3%
\$35,000-\$49,999	16.5%	13.0%	11.7%	9.9%	9.7%	10.5%	9.8%
\$50,000-\$74,999	14.1%	20.3%	18.8%	18.4%	17.0%	16.9%	15.6%
\$75,000-\$99,999	13.1%	15.1%	16.0%	16.8%	13.4%	12.9%	12.5%
\$100,000-\$149,999	20.6%	13.0%	16.7%	19.4%	19.9%	18.4%	17.8%
\$150,000-\$199,999	4.3%	4.3%	6.9%	10.7%	9.6%	8.7%	9.8%
\$200,000+	2.9%	3.6%	6.0%	7.4%	11.7%	12.1%	14.0%

KEY FACTS

Key Fact	5 mins	10 mins	15 mins	Osceola County	Orlando-Kissimmee-Sanford, FL Metropolitan Statistical Area	Florida	USA
Population	8,298	61,694	163,056	475,017	2,932,740	23,027,836	339,887,819
Daytime Population	19,416	69,348	156,453	413,887	2,983,283	22,846,618	338,218,372
Employees	3,418	28,110	75,906	219,236	1,520,600	10,832,721	167,630,539
Households	2,925	21,231	54,637	157,424	1,088,691	9,263,074	132,422,916
Average HH Size	2.73	2.86	2.94	3.00	2.65	2.43	2.50
Median Age	38.5	38.0	37.9	38.3	38.8	43.6	39.6

HOUSING FACTS

Housing Fact	5 mins	10 mins	15 mins	Osceola County	Orlando-Kissimmee-Sanford, FL Metropolitan Statistical Area	Florida	USA
Median Home Value	349,682	318,701	378,668	398,380	426,496	416,969	370,578
Owner Occupied %	45.9%	43.1%	51.5%	65.7%	61.7%	67.2%	64.2%
Renter Occupied %	54.1%	56.9%	48.5%	34.3%	38.3%	32.8%	35.8%
Total Housing Units	3,179	23,433	60,978	187,118	1,194,509	10,635,372	146,800,552

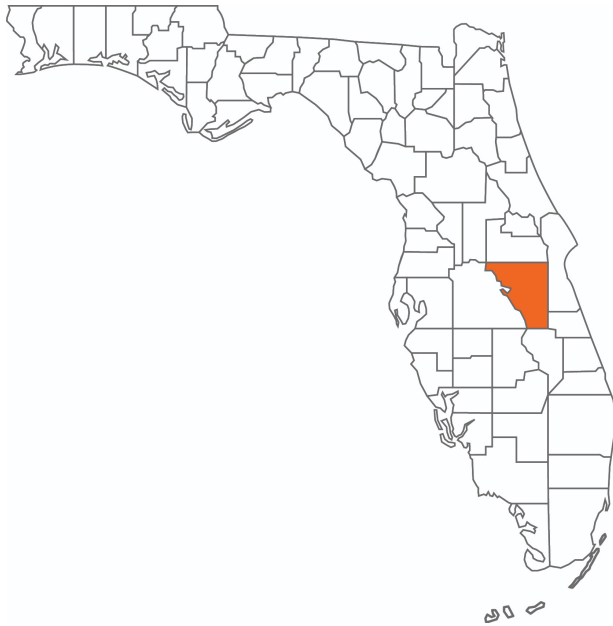
INCOME FACTS

Income Fact	5 mins	10 mins	15 mins	Osceola County	Orlando-Kissimmee-Sanford, FL Metropolitan Statistical Area	Florida	USA
Median HH Income	\$56,889	\$55,877	\$67,231	\$79,923	\$82,265	\$78,205	\$81,624
Per Capita Income	\$25,430	\$25,241	\$29,256	\$33,227	\$41,326	\$44,891	\$45,360
Median Net Worth	\$59,143	\$52,268	\$104,045	\$206,287	\$208,581	\$253,219	\$228,144



Osceola County

FLORIDA



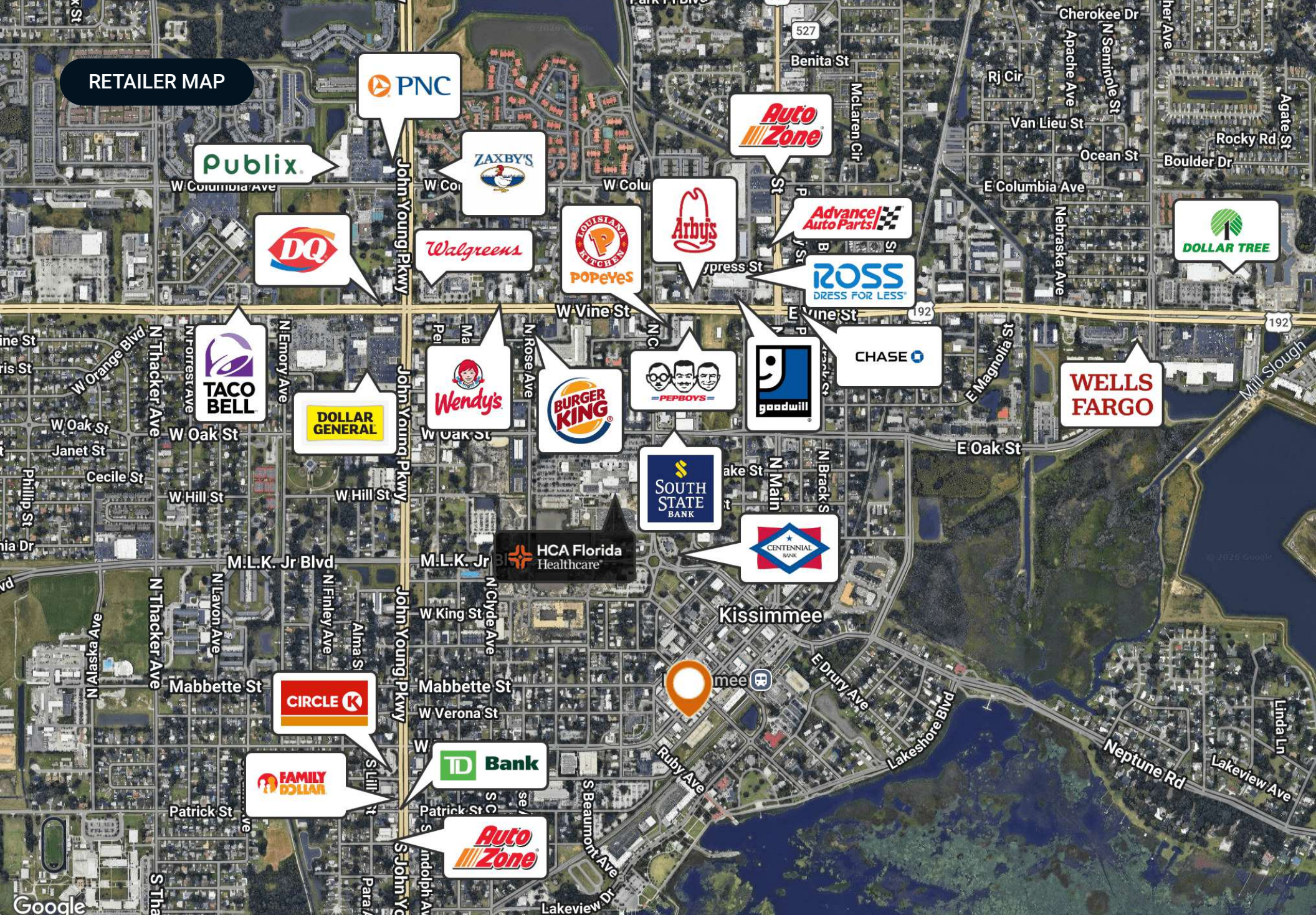
Founded	1887	Density	284.2 (2019)
County Seat	Kissimmee	Population	436,336 (2023)
Area	1,322 sq mi	Website	www.osceola.org

Created in 1887, Osceola County serves as the south/central boundary of the Orlando–Kissimmee–Sanford Metropolitan Statistical Area. The city of Kissimmee, which serves as the county seat, is only 18 miles south of Orlando. St. Cloud, another major city within the county, is about 45 miles west of Melbourne on the Atlantic coast.

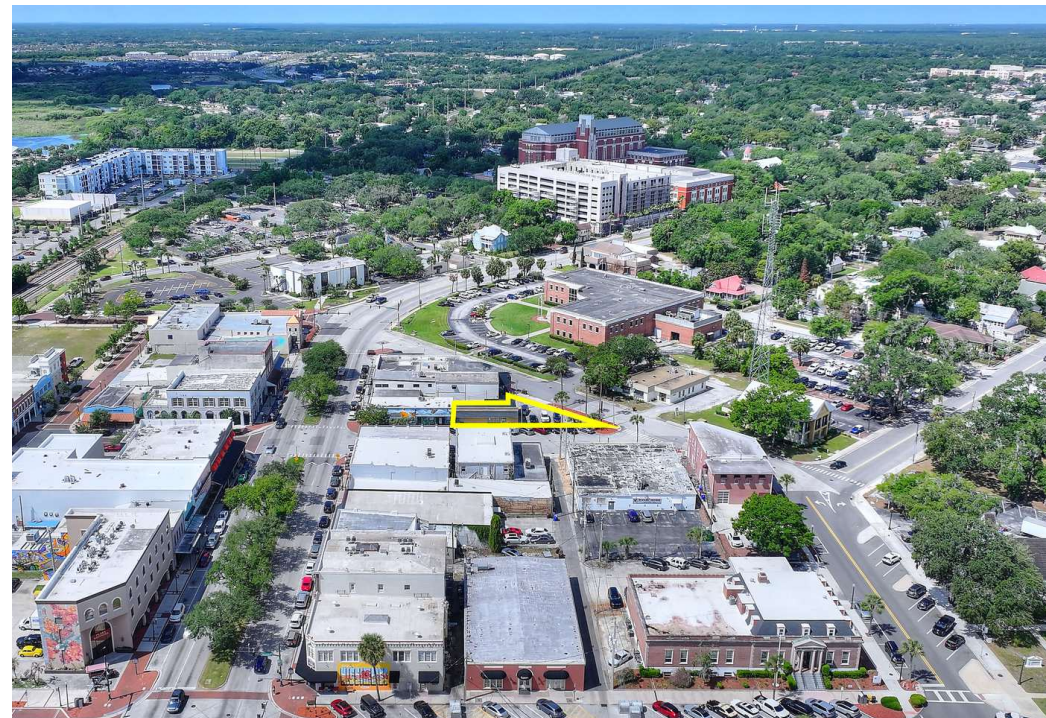
Throughout its economic history, the Florida "Crackers" once guided herds of lean cattle across the open ranges and scrub brush of Osceola County. In the 1930s, the introduction of heartier Brahma cattle further improved the beef industry in the county.

As one of the fastest-growing counties in Florida, Osceola is a hot market for residential development and is also one of the main tourist corridors in Central Florida. Osceola County is also home to Celebration, a planned community near Disney World.

RETAILER MAP



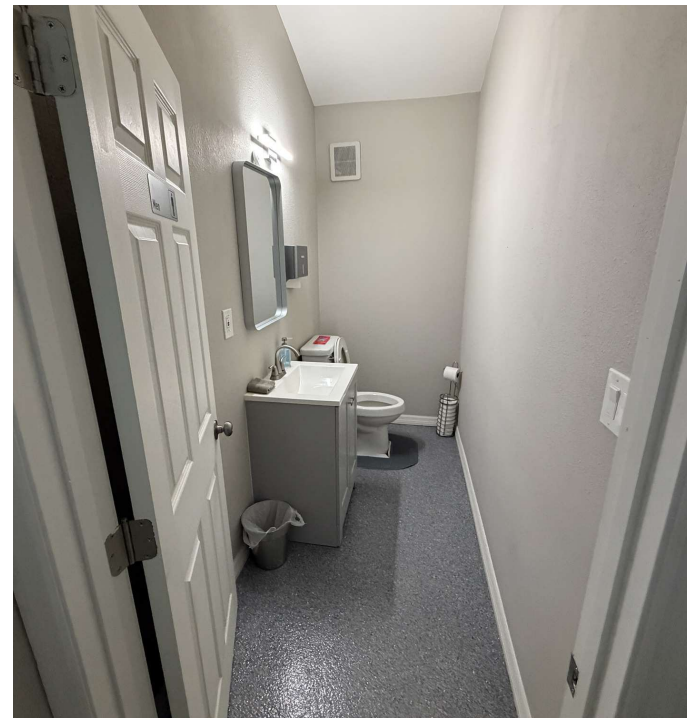
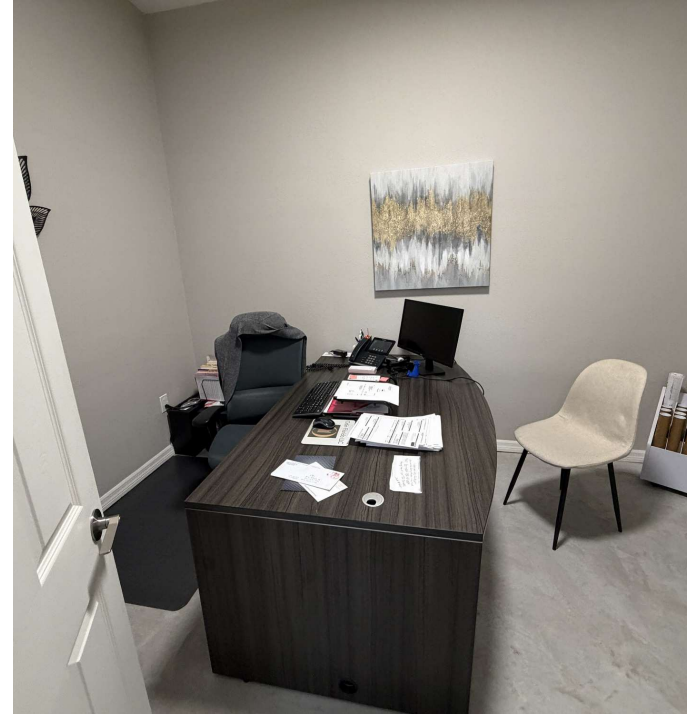
AERIAL PHOTOS



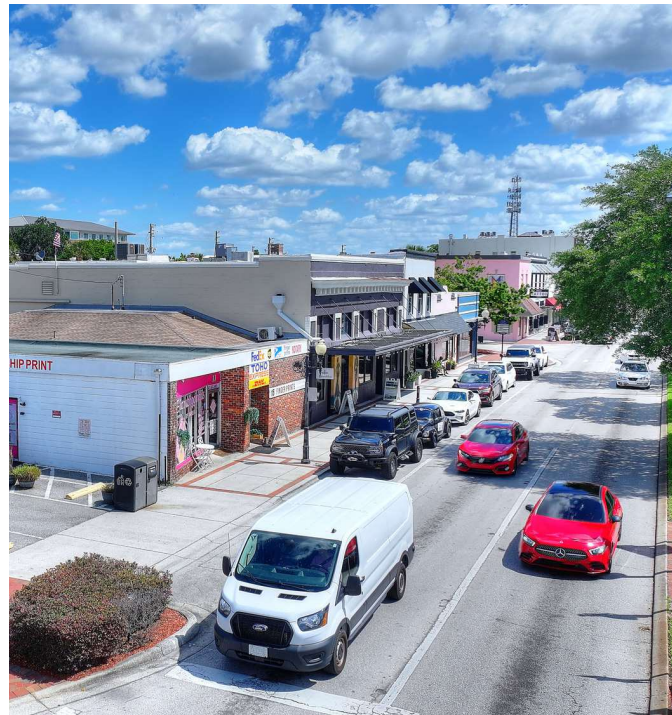
EXTERIOR PHOTOS



INTERIOR PHOTOS



SURROUNDING DOWNTOWN AREA



ADVISOR BIOGRAPHY



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Professional Background

Michael Mutz is a commercial and land real estate advisor with Saunders Real Estate, specializing in investment properties throughout Florida. Based in Lakeland, Michael works closely with private investors and owner-operators, providing advisory services across multifamily, mobile home park, and land assets.

Michael brings an operator-focused mindset to brokerage, informed by extensive experience as an active real estate investor. He has completed over 170 transactions, invested in more than 80 properties personally, and underwritten hundreds of deals. His strengths include structuring creative transactions, navigating complex negotiations, and bringing people together to move deals from initial discussions to the closing table.

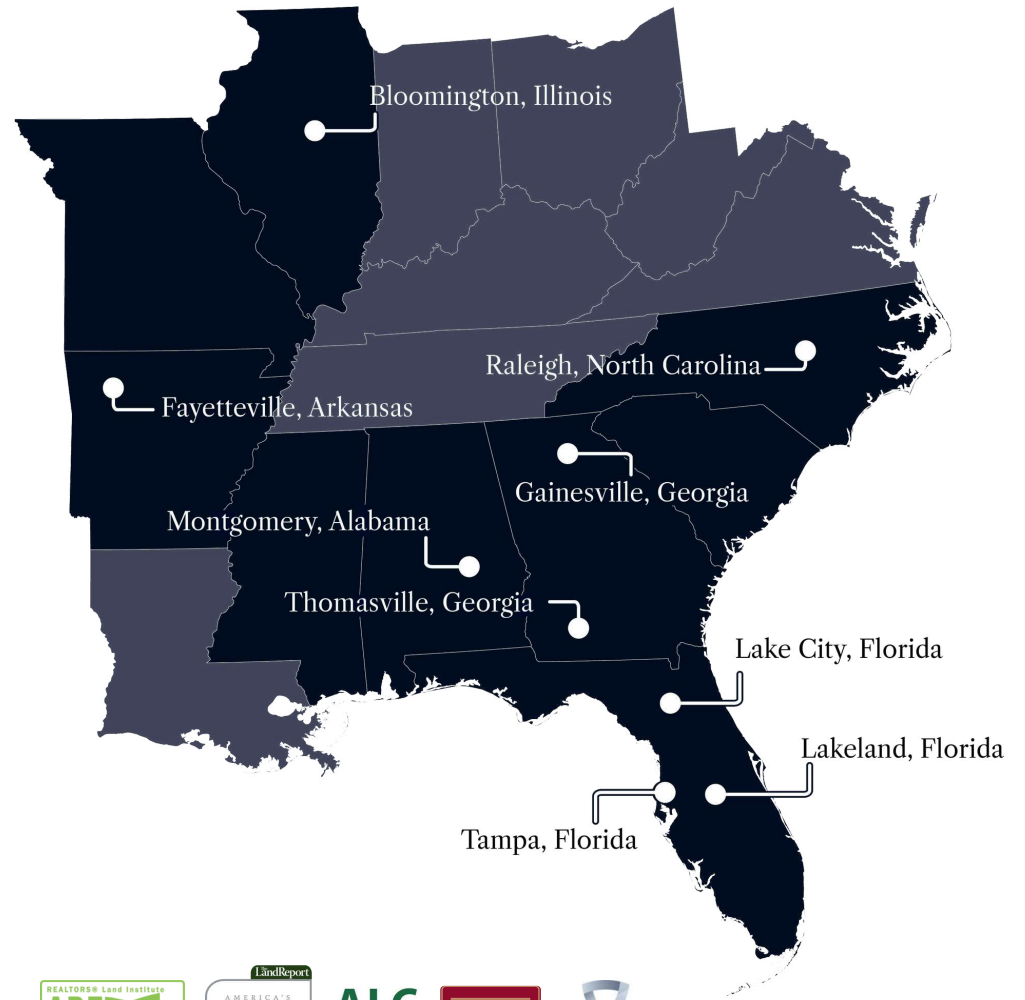
Michael is known for his ability to extract critical deal intelligence, align parties with differing objectives, and guide transactions with professionalism, discretion, and strategic clarity

Michael specializes in:

- Acreage and Estates
- Multifamily
- Office
- Residential Development
- Retail



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