



# KISSIMMEE BUSINESS PARK OFFICE SPACE

1700 North Kelley Avenue, Kissimmee, FL 34744

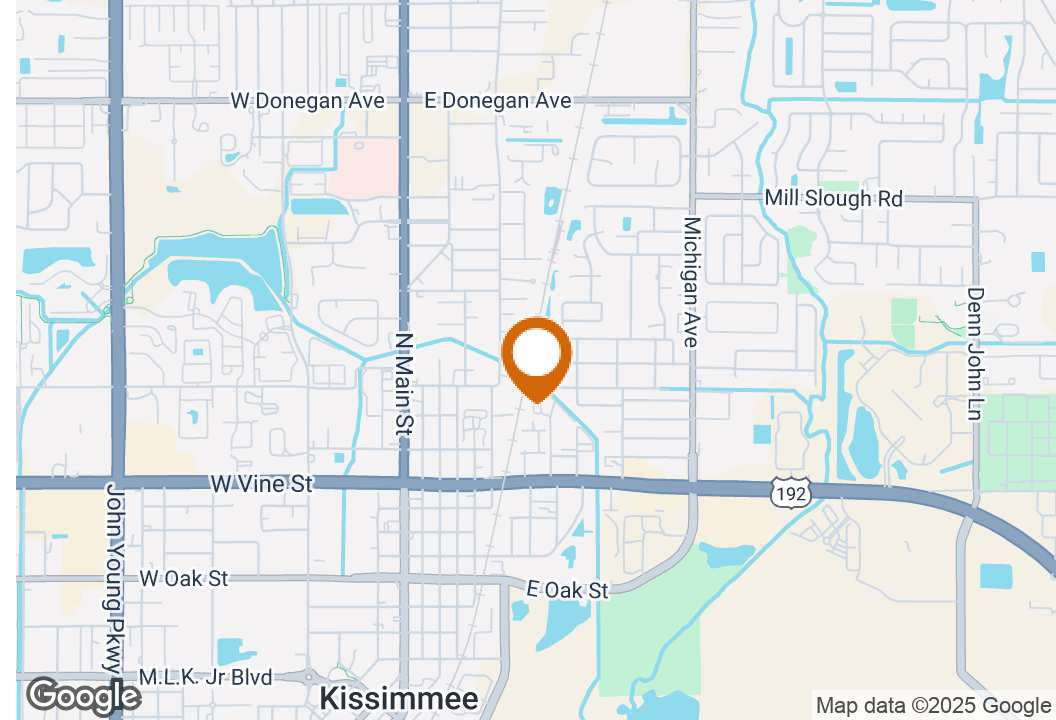
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## PROPERTY SUMMARY



## 360° VIRTUAL TOUR

### OFFERING SUMMARY

<b>Lease Rate:</b>	<b>\$16.00 SF/yr (MG)</b>
<b>Available SF:</b>	600 SF
<b>Lot Size:</b>	2.81 Acres
<b>Building Size:</b>	35,422 SF
<b>Year Built:</b>	2004
<b>APN:</b>	152529154500010010

### PROPERTY DESCRIPTION

Office space available for lease in Kissimmee, conveniently located near Highway 192. This well-maintained property offers a spacious office area, featuring a private restroom and additional closet space. Situated in a well-established, well-lit business park, it provides easy access to U.S. Hwy 192, John Young Parkway, and U.S. Hwy 417. Call for immediate showing.

### PROPERTY HIGHLIGHTS

- Easy Access to U.S Hwy 192
- Located in Kissimmee, FL
- Excellent office space without attached warehouse space



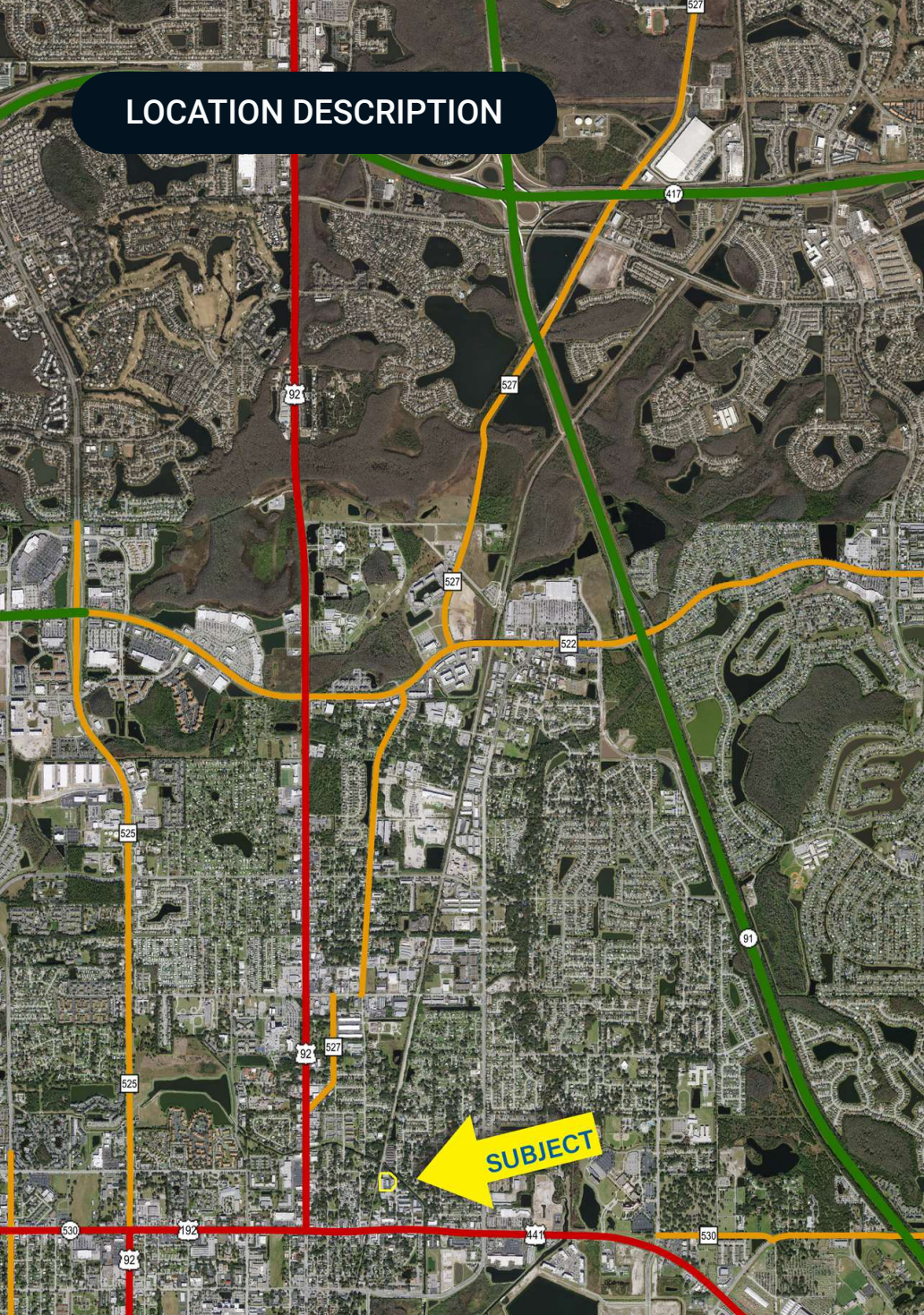
## LOCATION DESCRIPTION

[VIEW PROPERTY WEBSITE](#)

## LOCATION DESCRIPTION

This property is located in the heart of the rapidly growing Kissimmee region. The site offers a prime position just minutes from key highways, providing exceptional connectivity. Just a short drive south of the property is U.S. Highway 192, a major east-west corridor that connects Kissimmee to the greater Orlando area.

Additionally, less than 10 minutes away to the east is the Florida Turnpike, which offers easy north-south access to major cities like Orlando and Jacksonville, making the property an excellent location for transportation routes.





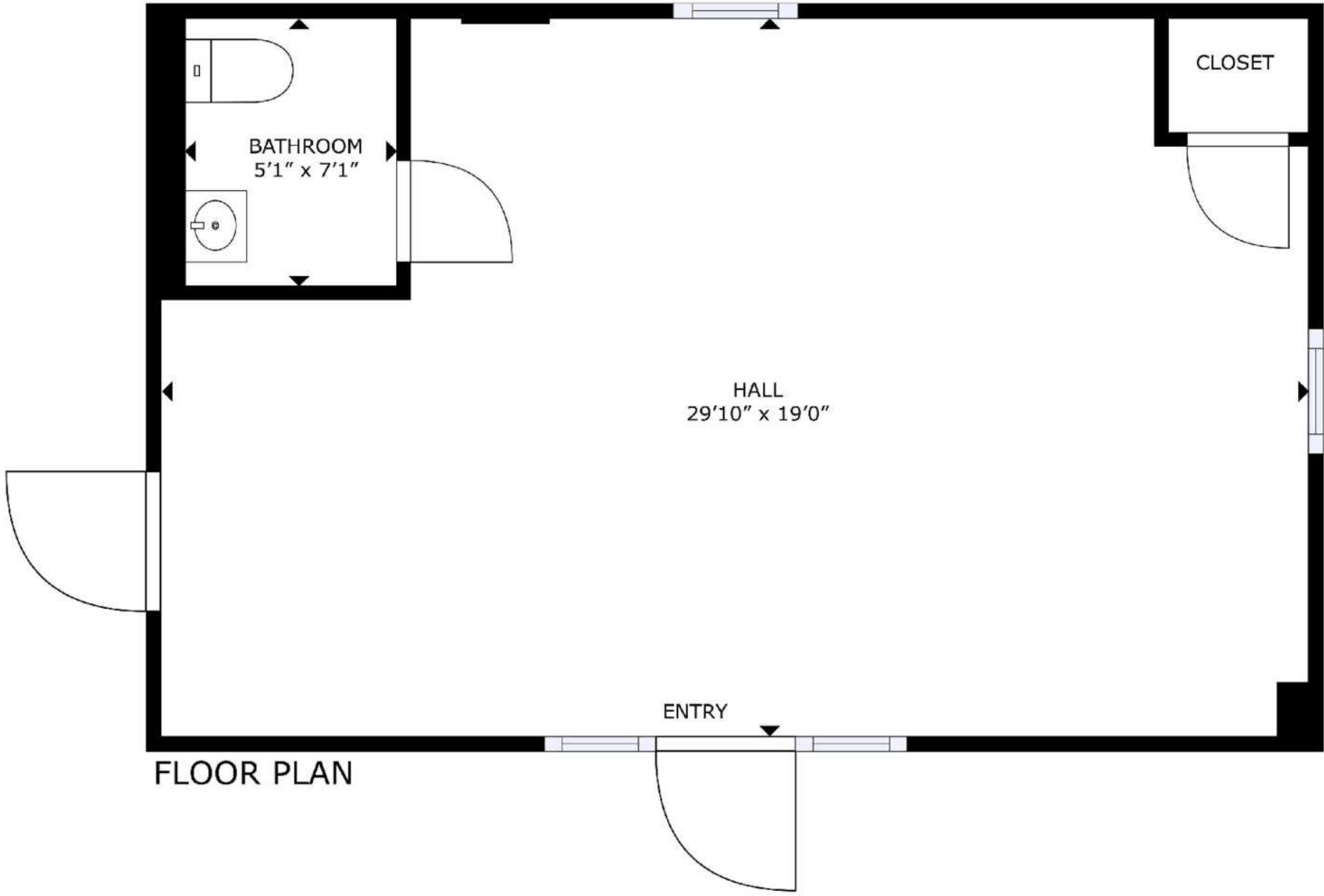


46,500 ±  
Cars/Day





**FLOOR PLAN**



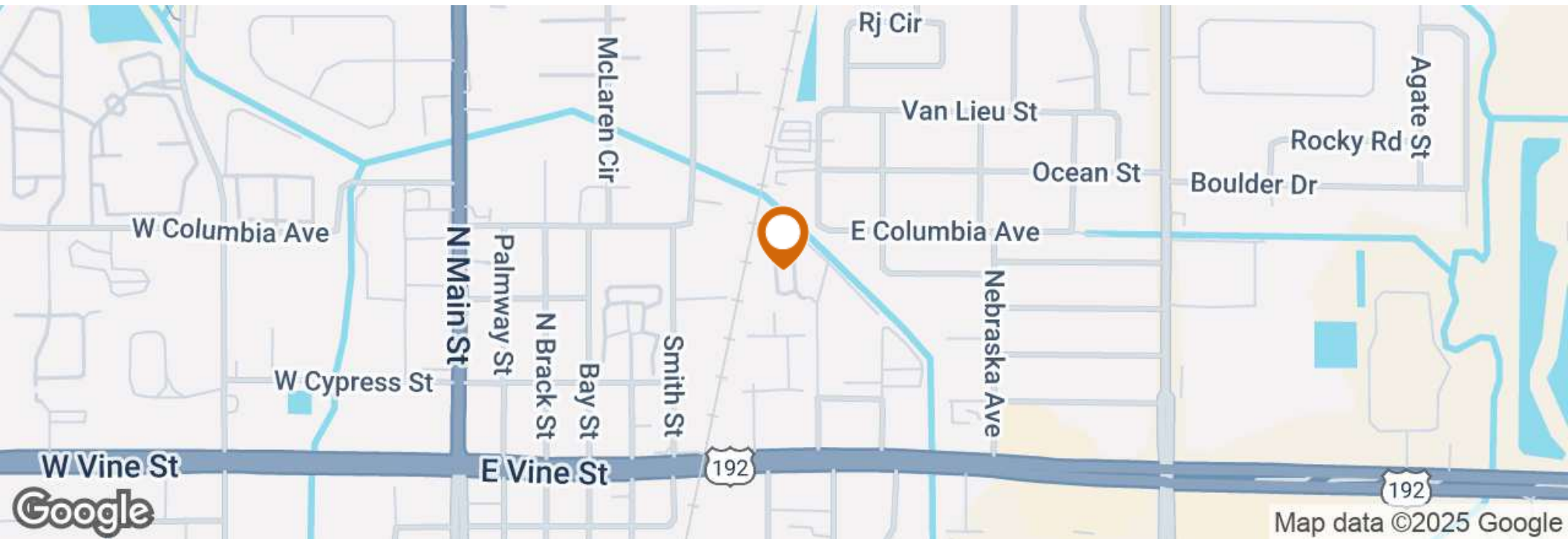
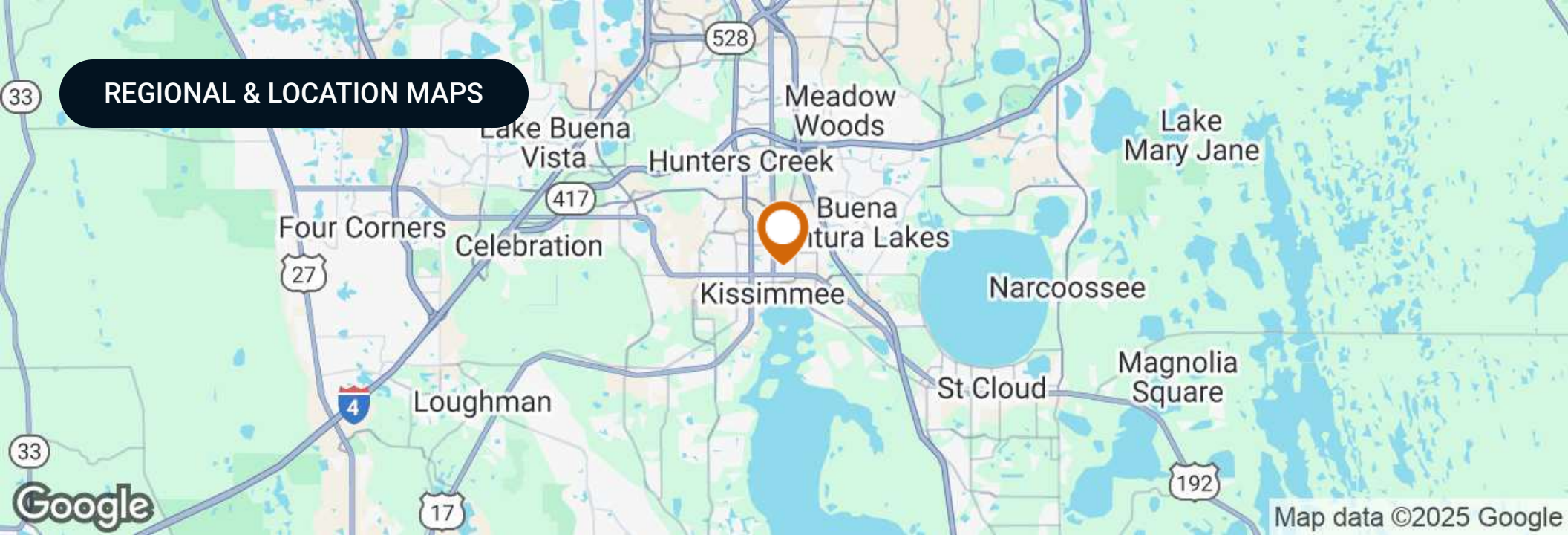
FLOOR PLAN

INTERIOR PHOTOS





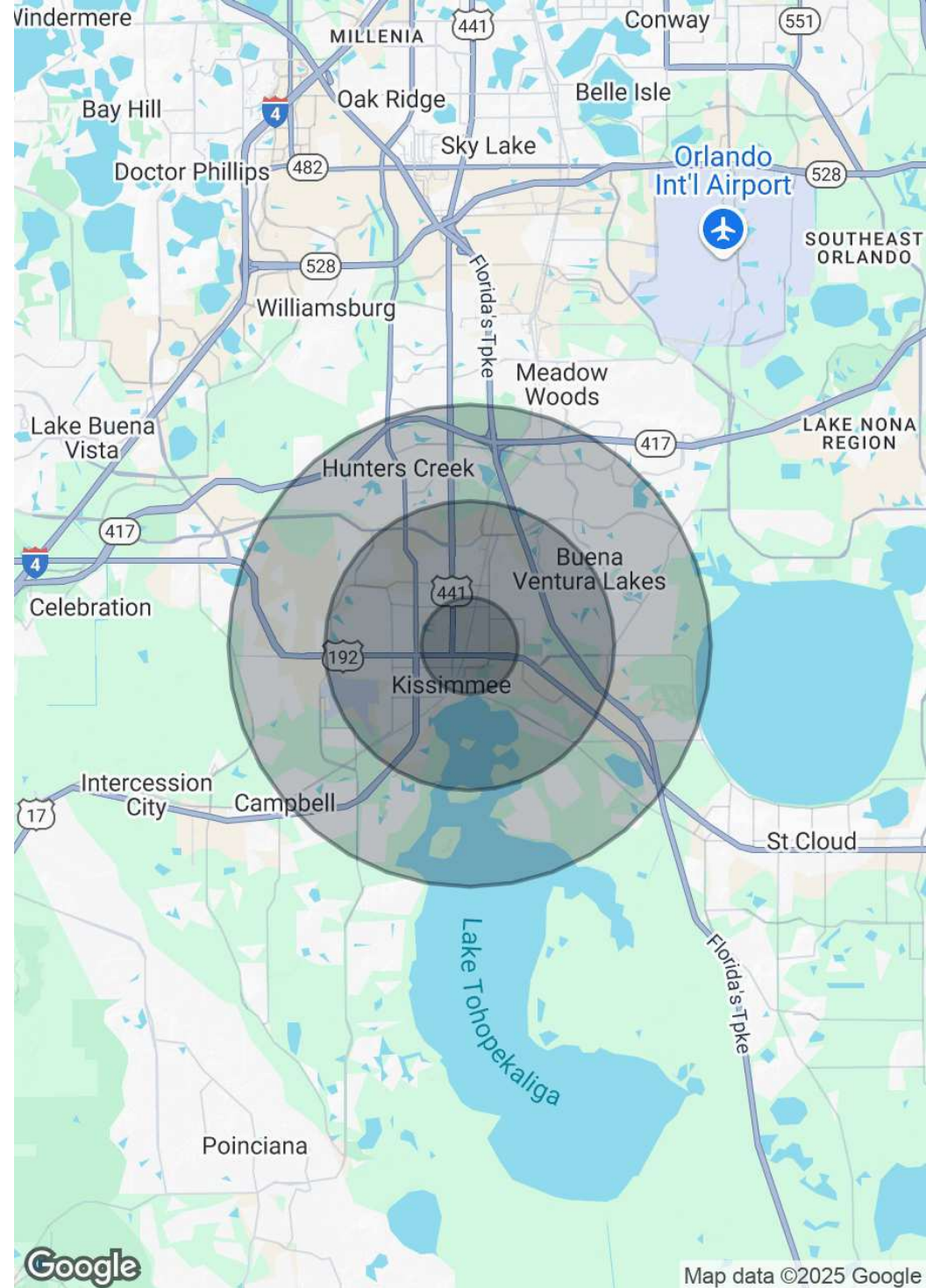
## REGIONAL & LOCATION MAPS



## DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	11,841	94,932	235,179
<b>Average Age</b>	40	39	39
<b>Average Age (Male)</b>	38	38	38
<b>Average Age (Female)</b>	42	41	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	4,136	32,610	77,767
<b># of Persons per HH</b>	2.9	2.9	3
<b>Average HH Income</b>	\$56,142	\$66,732	\$79,498
<b>Average House Value</b>	\$210,077	\$331,025	\$342,583

Demographics data derived from AlphaMap





# NEIGHBORHOOD MAP



**FAMILY DOLLAR**

**Auto Zone**

**Advance Auto Parts**

**Arby's**

**LOUISIANA FRIED CHICKEN  
POPEYES**

**CenterState**

**Dr Jays Auto Repair**

**Southern Hydraulics, LLC**

**Midstate Caulking & Construction**

**O&J Performance Inc**

**Reroof America Contractors FL, LLC**

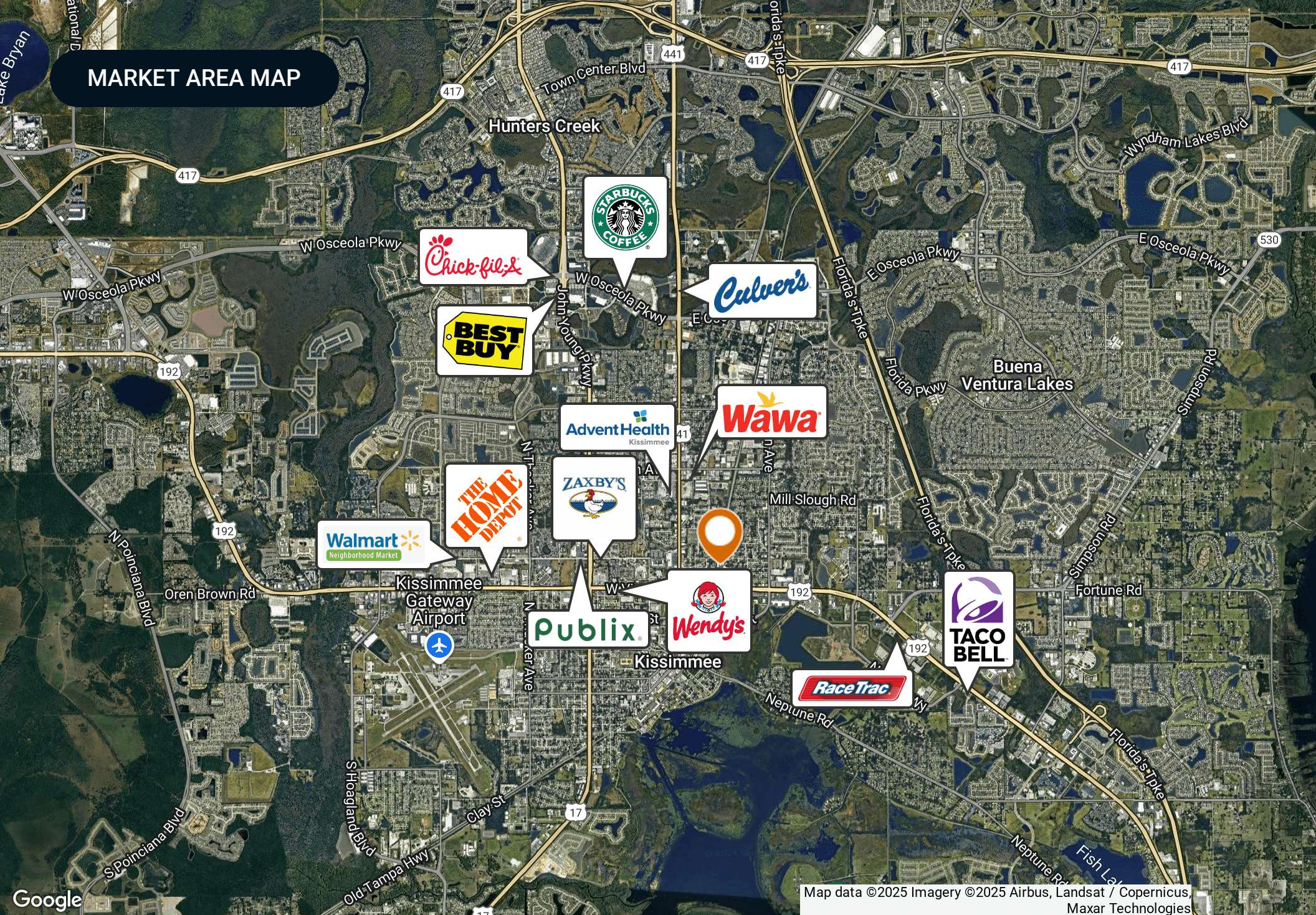
**CIRCLE K**

**WELLS FARGO**

Map data ©2025 Google Imagery ©2025 Airbus, Maxar Technologies



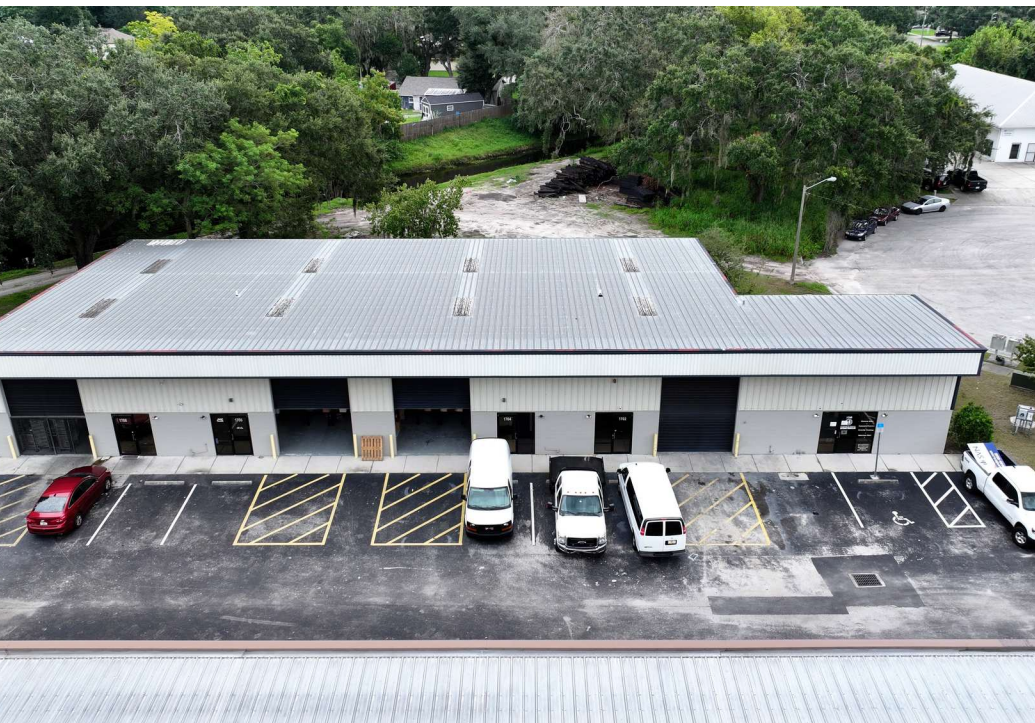
# MARKET AREA MAP



Map data ©2025 Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies



ADDITIONAL PHOTOS





## ADVISOR BIOGRAPHY



### RYAN SMITH

Senior Property Manager

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## PROFESSIONAL BACKGROUND

Ryan Smith is a Senior Property Manager at Saunders Real Estate.

With a career spanning over a decade, Ryan is a seasoned property manager known for his exceptional skills in portfolio management and resident relations. Backed by extensive expertise and a solid career background, Ryan has consistently demonstrated his commitment to excellence in his field.

Ryan's academic pursuits led him to earn a Bachelor of Science degree in Hospitality Administration and Management from Texas Tech University in 2003. Later in 2010, Ryan earned his real estate license and continued to strengthen his ability to drive positive change and build strong client relations.

Ryan's proficiency now extends to multiple facets of the real estate industry, including property management, investor acquisitions, and sales development. His background in various management roles has equipped him with valuable skills in property valuation, portfolio management, lease enforcement, rent collection, and resident relations. Ryan also holds great experience as a real estate investor representative for acquisitions, tenant management operations, and resale opportunities while maintaining a key focus on maximizing ROI.

Outside of his professional endeavors, Ryan finds joy in spending time with his wife (his best friend) and their two sons. Together, they cherish their beach outings, theme park adventures, and memorable vacations. Ryan is also a proud supporter of New Missions and St. Jude, two causes very close to his heart.



## ADVISOR BIOGRAPHY



### ALI MANEKIA, CCIM, SIOR

Senior Advisor

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## PROFESSIONAL BACKGROUND

Ali Manekia, CCIM, SIOR is a Senior Advisor at Saunders Real Estate.

As a seasoned professional in the dynamic world of real estate, Ali brings a wealth of knowledge and experience to his role as Senior Advisor at Saunders Real Estate. With a career spanning since 2016, Ali has consistently demonstrated his expertise in investment sales and leasing, solidifying his reputation as a trusted advisor in the industry.

Ali's impressive track record extends across the Sunshine State, where he has successfully executed transactions in 13 different counties. His comprehensive understanding of Florida's diverse real estate market enables him to identify unique opportunities and deliver exceptional results for his clients. Whether it's a prime flex building in Kissimmee, Florida or an industrial gem in Pasco County, Ali's market knowledge is second to none.

Ali's dedication to his craft has also taken him beyond Florida's borders. He has closed deals in six different states, showcasing his adaptability and versatility in the ever-evolving real estate landscape. His ability to seamlessly transition between markets while consistently exceeding client expectations is a testament to his expertise.

Ali's niche specialization in Industrial/Flex properties sets him apart in the real estate industry. His in-depth understanding of this segment, coupled with a keen eye for emerging trends, positions him as a trusted advisor for clients seeking opportunities in this dynamic sector. From warehouse facilities to flexible-use spaces, Ali's insights guide clients toward profitable investments and strategic leasing decisions.

Ali's professional journey is underpinned by a commitment to excellence, which is exemplified by his CCIM (Certified Commercial Investment Member) and SIOR (Society of Industrial and Office Realtors) designations. These esteemed certifications reflect his dedication to staying at the forefront of industry best practices and continuing education, ensuring that his clients receive the highest level of service and expertise.

Ali specializes in:

- Industrial
- Flexible-Use Spaces





For more information visit [www.saundersrealestate.com](http://www.saundersrealestate.com)

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