

# Columbia Center

2256 W Columbia Avenue, Kissimmee, Florida 34741

NNN LEASED  
INVESTMENT OPPORTUNITY



LEE &  
ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

**ZERO LANDLORD  
RESPONSIBILITIES!**



LEE &  
ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES



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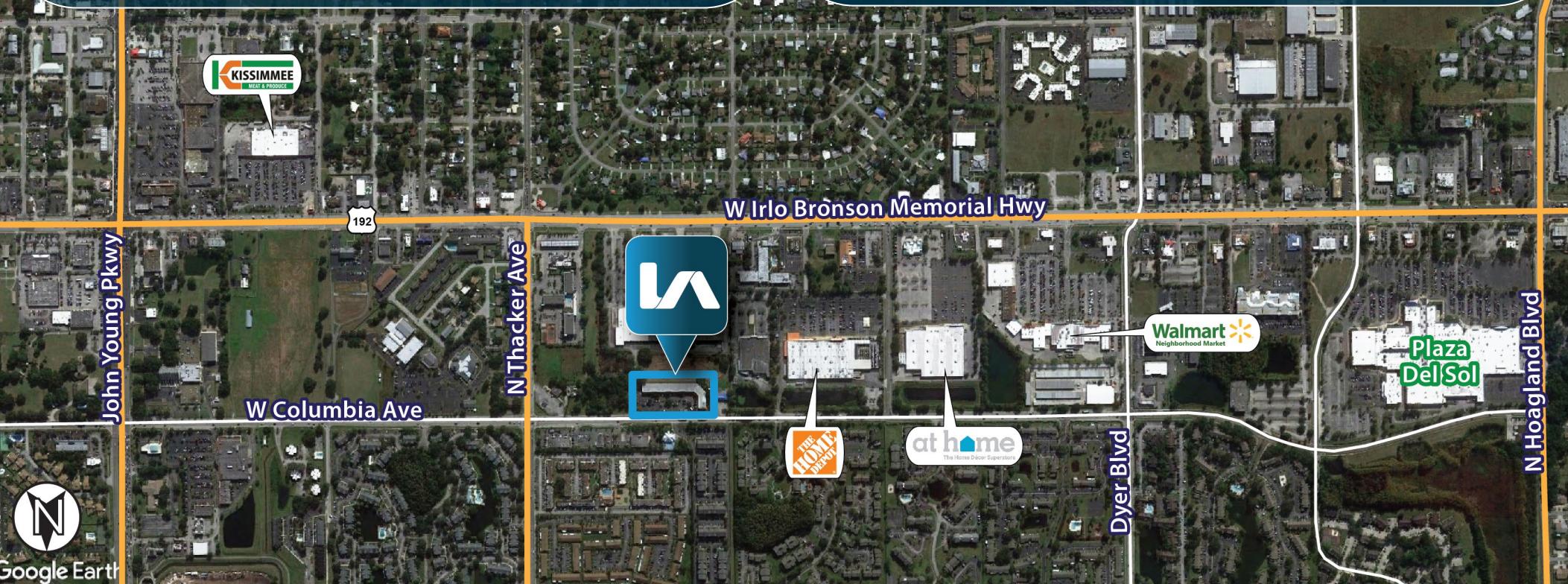
# EXECUTIVE SUMMARY

**Lee & Associates | 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

	<b>\$1,292,307</b>		<b>\$634.73</b>
	PRICE		PRICE/SF
	<b>6.5%</b>		<b>Interior Unit</b>
	CAP RATE		LOCATION
	<b>2,036</b>		<b>100% Leased</b>
	GLA (SF)		OCCUPANCY



# 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

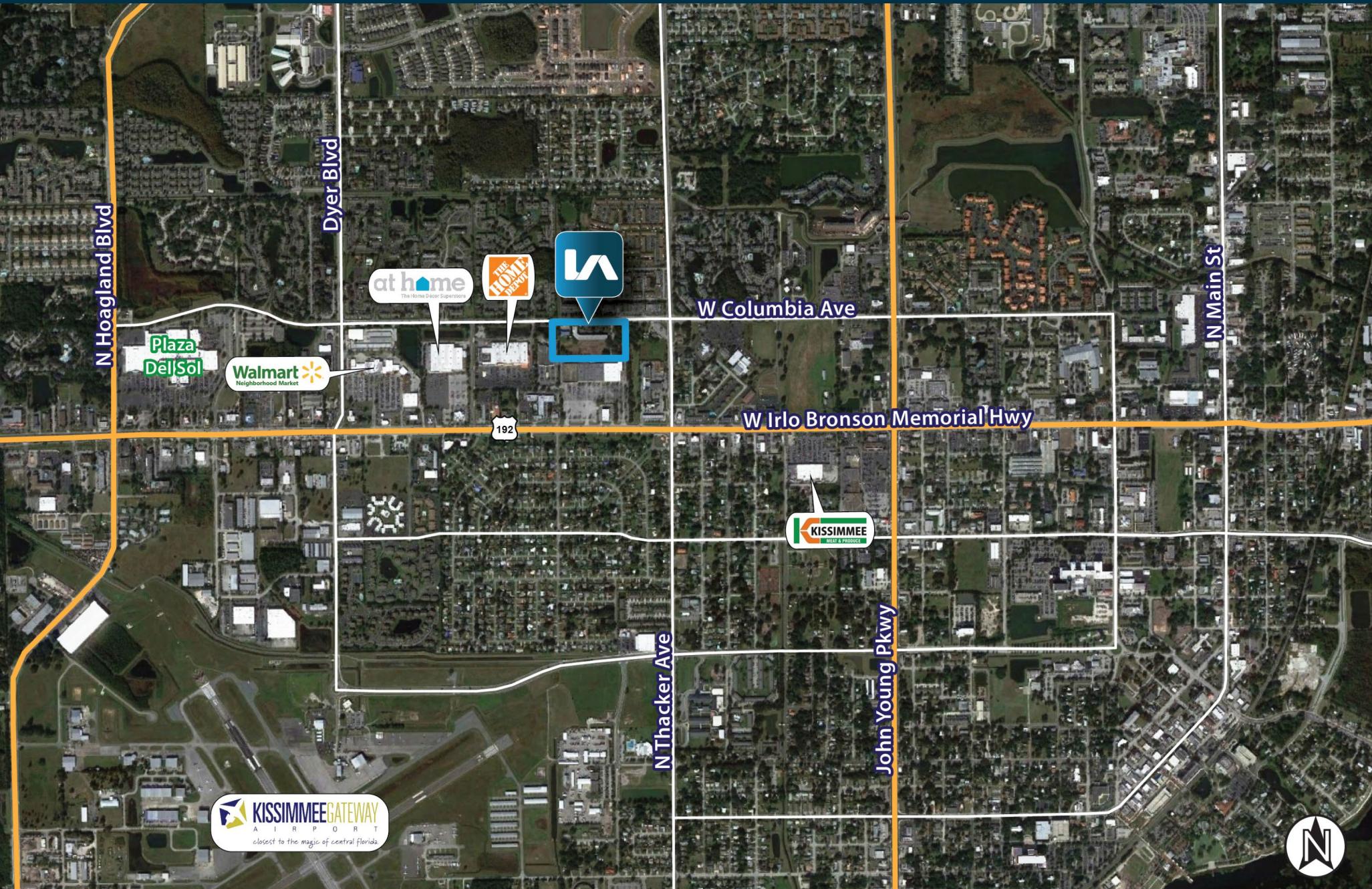
CURB CUTS (4) ONE ON COLUMBIA AND  
THREE ON SIDE ACCESS STREET

COUNTY OSCEOLA

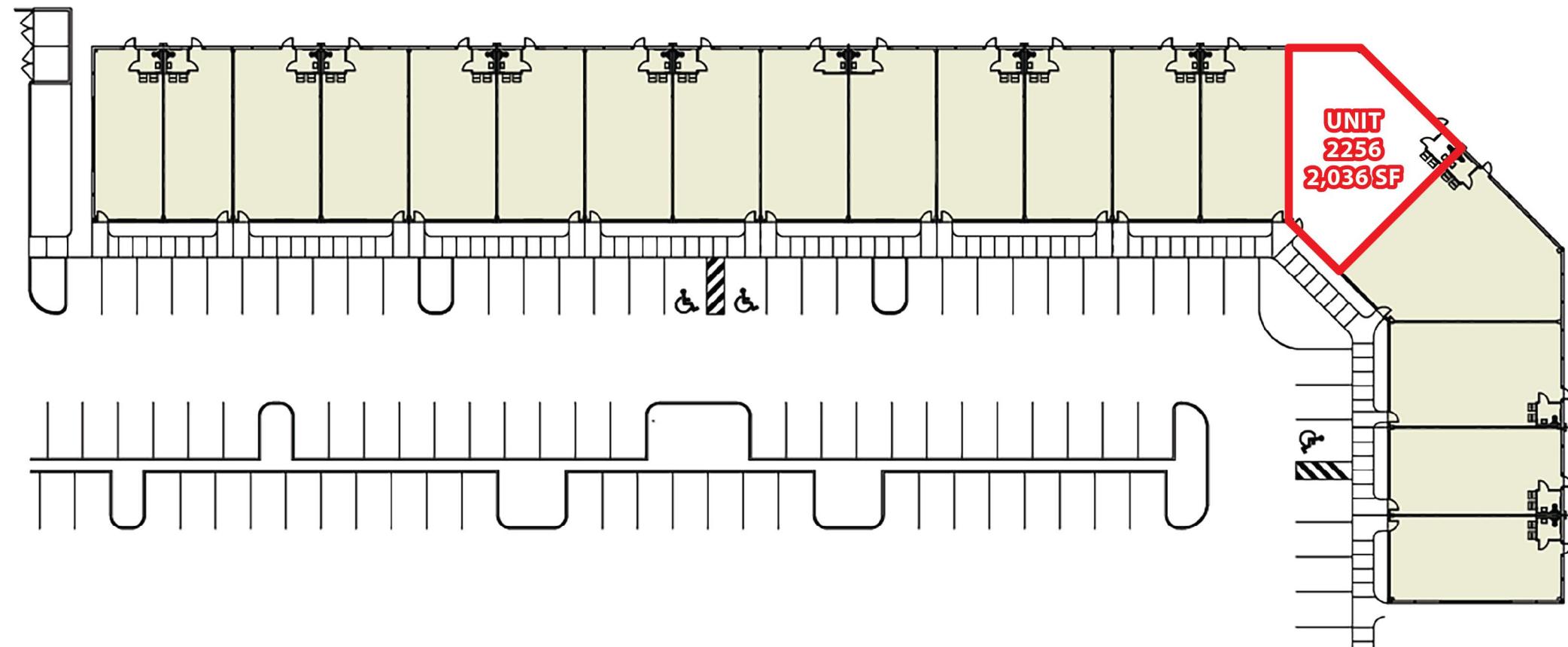
PARCEL ID 17-25-29-1244-0001-0150



# AERIAL



# FLOOR PLAN



# FINANCIALS



## CRICKET WIRELESS RENT SCHEDULE

**Lease Term: 10 Years**

**Annual Escalation: 3.0%**

**Average Rate of Return: 7.45%**

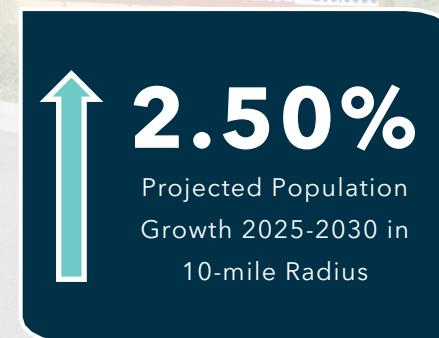
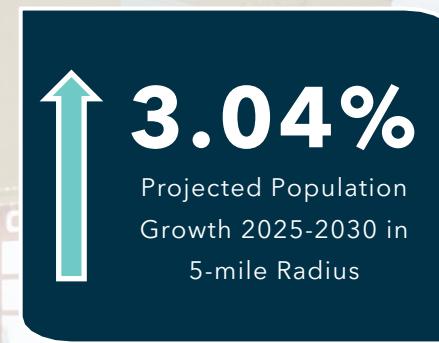
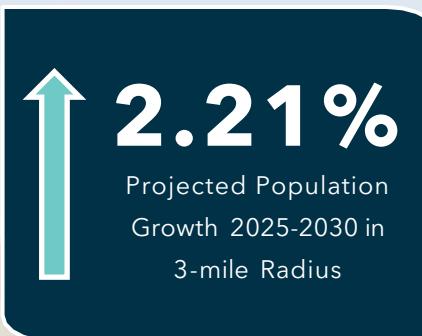
Year	Size (SF)	Monthly	Annually
1	2,036	\$7,000.00	\$84,000.00
2	2,036	\$7,210.00	\$86,520.00
3	2,036	\$7,426.30	\$89,115.60
4	2,036	\$7,649.09	\$91,789.07
5	2,036	\$7,878.56	\$94,542.74
6	2,036	\$8,114.92	\$97,379.02
7	2,036	\$8,358.37	\$100,300.39
8	2,036	\$8,609.12	\$103,309.40
9	2,036	\$8,867.39	\$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



# 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

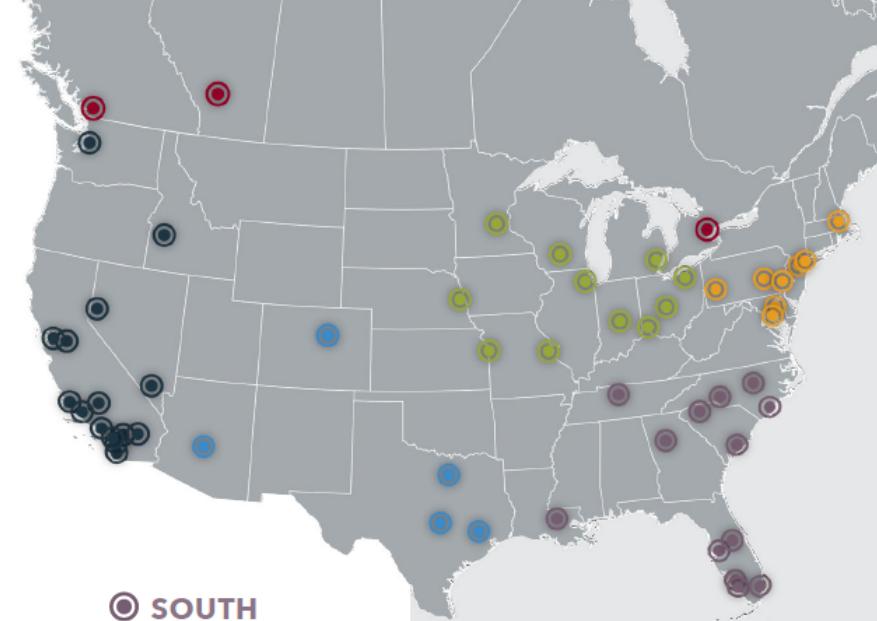
DC, Washington  
MA, Boston  
MD, Chesapeake Region  
NY, Long Island / Queens  
NY, New York City  
NJ, Edison  
NJ, Elmwood Park  
NJ, Whippany  
PA, Mechanicsburg  
PA, Pittsburgh  
PA, Plymouth Meeting

## ● 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



This Offering Memorandum ("OM") contains information pertaining to the property located at 2256 W Columbia Avenue, Kissimmee, Florida, (the "**Property**"). All materials and information received or derived from Lee & Associates | Naples - Fort Myers its directors, officers, agents, advisors, affiliates ("Lee") and/or any thirdparty sources for the Property are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters. Lee & Associates | Naples-Fort Myers does not make any representation or warranty, express or implied, as to accuracy or completeness of the any materials relating to the Property or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Lee & Associates | Naples-Fort Myers will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing. Any party contemplating a transaction for the Property is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Lee & Associates | Naples-Fort Myers makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. The information contained in this OM is confidential and furnished solely for the purpose of the review by a prospective buyer of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Lee & Associates | Naples-Fort Myers. By acknowledging your receipt of this OM, you agree a.) that the OM and its contents are confidential, b.) you will hold it and treat it in the strictest of confidence, and c.) you will not directly or indirectly disclose or permit anyone else to disclose this OM or its contents in a manner detrimental to the interest of the seller of the Property.

# Columbia Center

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## OFFERING MEMORANDUM



### MARKET ADVISORS

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