

Columbia Center

2256 W Columbia Avenue, Kissimmee, Florida 34741

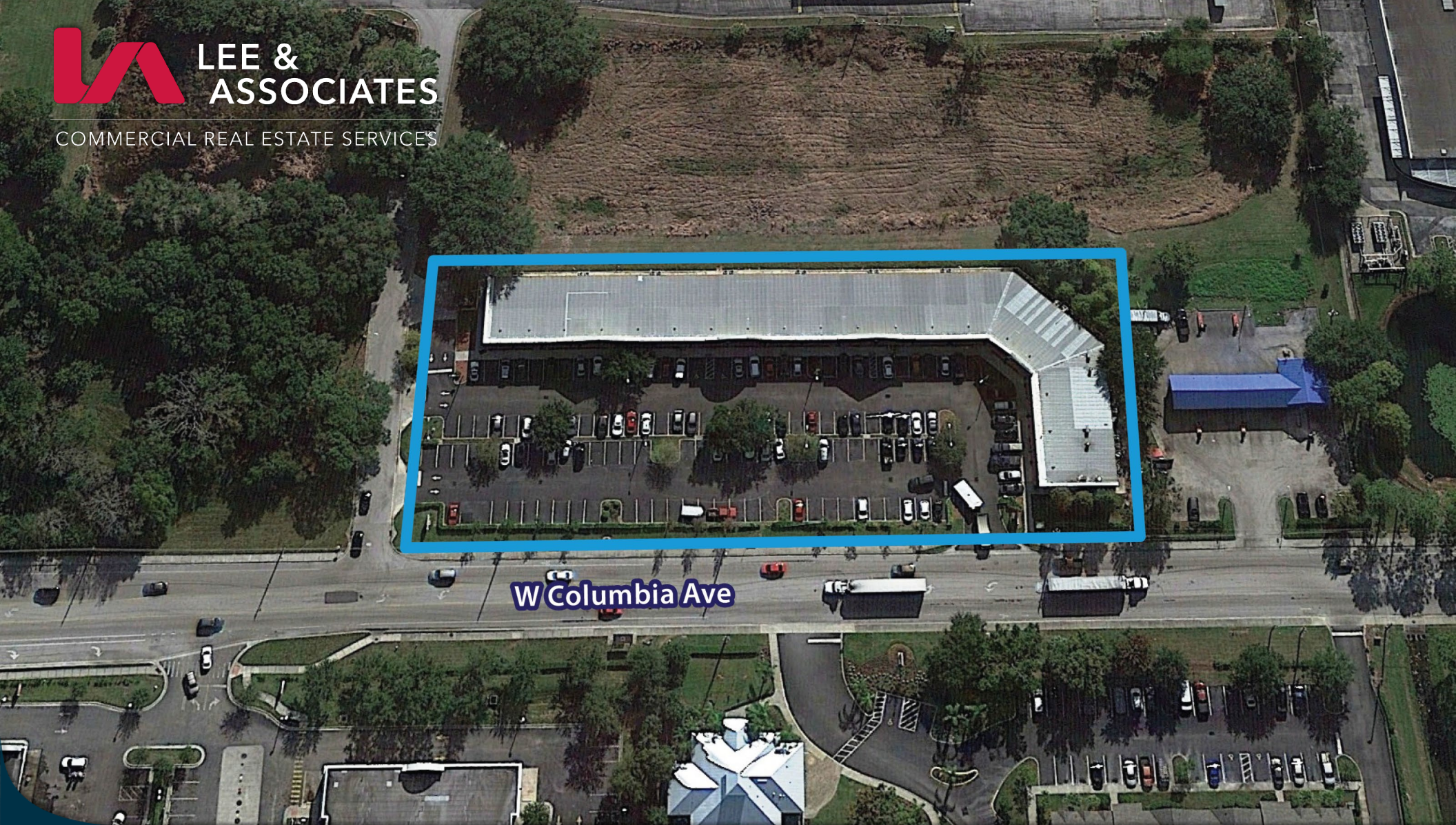
NNN LEASED
INVESTMENT OPPORTUNITY



LEE &
ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

**ZERO LANDLORD
RESPONSIBILITIES!**



For More Information, Please Contact:

COLTON BRAUSEN

Vice President

O: 239.210.7608

C: **651.303.7516**

cbrausen@lee-associates.com

RYAN GRIFFITH

Vice President

O: 321.281.8512

C: **908.208.4774**

rgriffith@lee-associates.com

The information contained in this Offering Memorandum (OM) has been obtained from sources we believe to be reliable. However, Lee & Associates has not and will not verify any of this information, nor has Lee & Associates conducted any investigation regarding these matters. Lee & Associates makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided. As the Buyer of an investment property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Offering Memorandum is not a substitute for your thorough due diligence investigation of this investment opportunity. Lee & Associates expressly denies an obligation to conduct a due diligence examination of this Property for Buyer. Any projections, opinions, assumptions or estimates used in this OM are for example only and do not represent the current or future performance of this property. The value of an investment property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors. Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any investment property to determine to your satisfaction with the suitability of the property for your needs. By accepting this OM, you agree to release Lee & Associates and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this investment property.

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



\$1,292,307

PRICE



\$634.73

PRICE/SF



6.5%

CAP RATE



Interior Unit

LOCATION



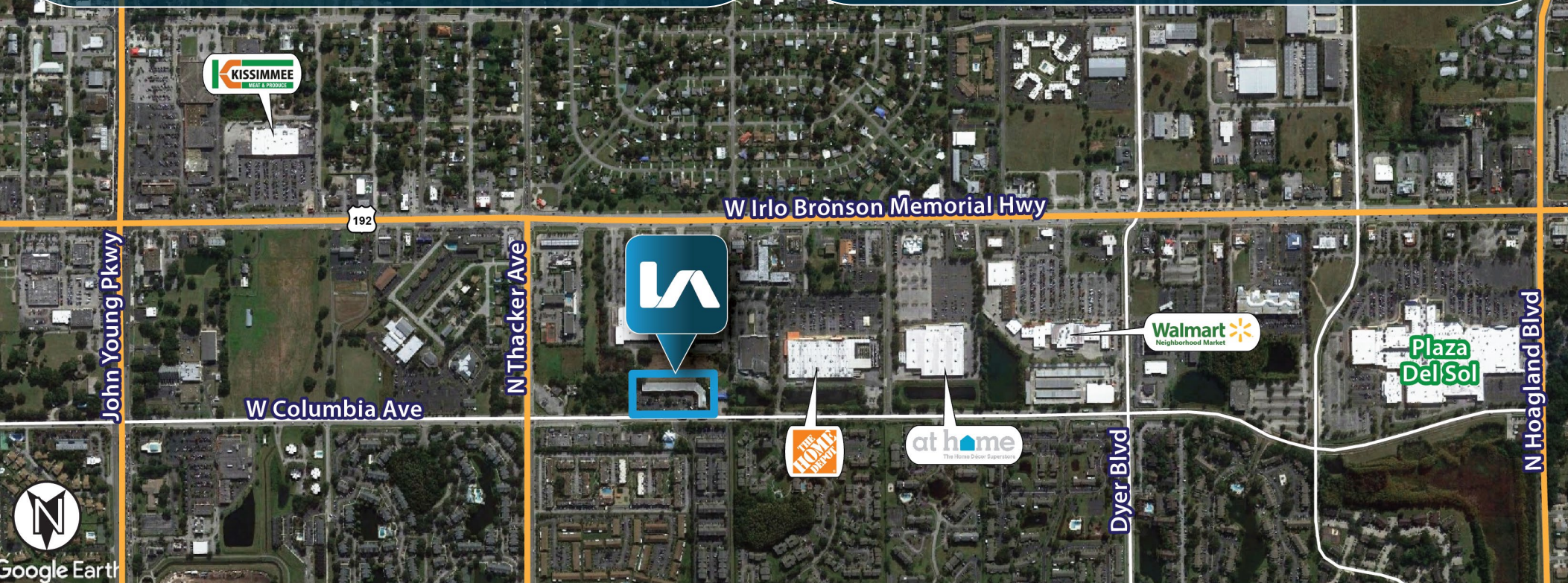
2,036

GLA (SF)



100% Leased

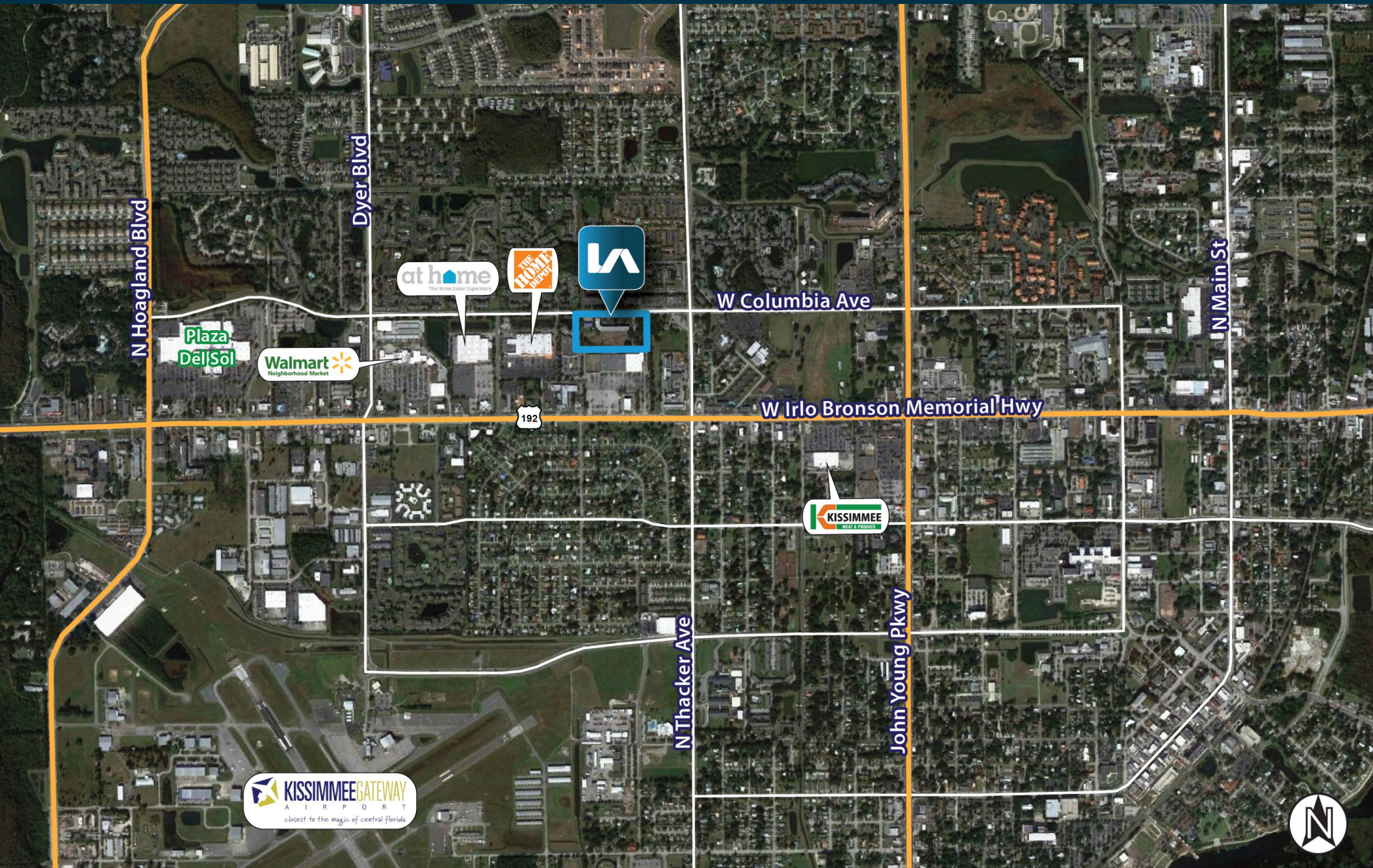
OCCUPANCY



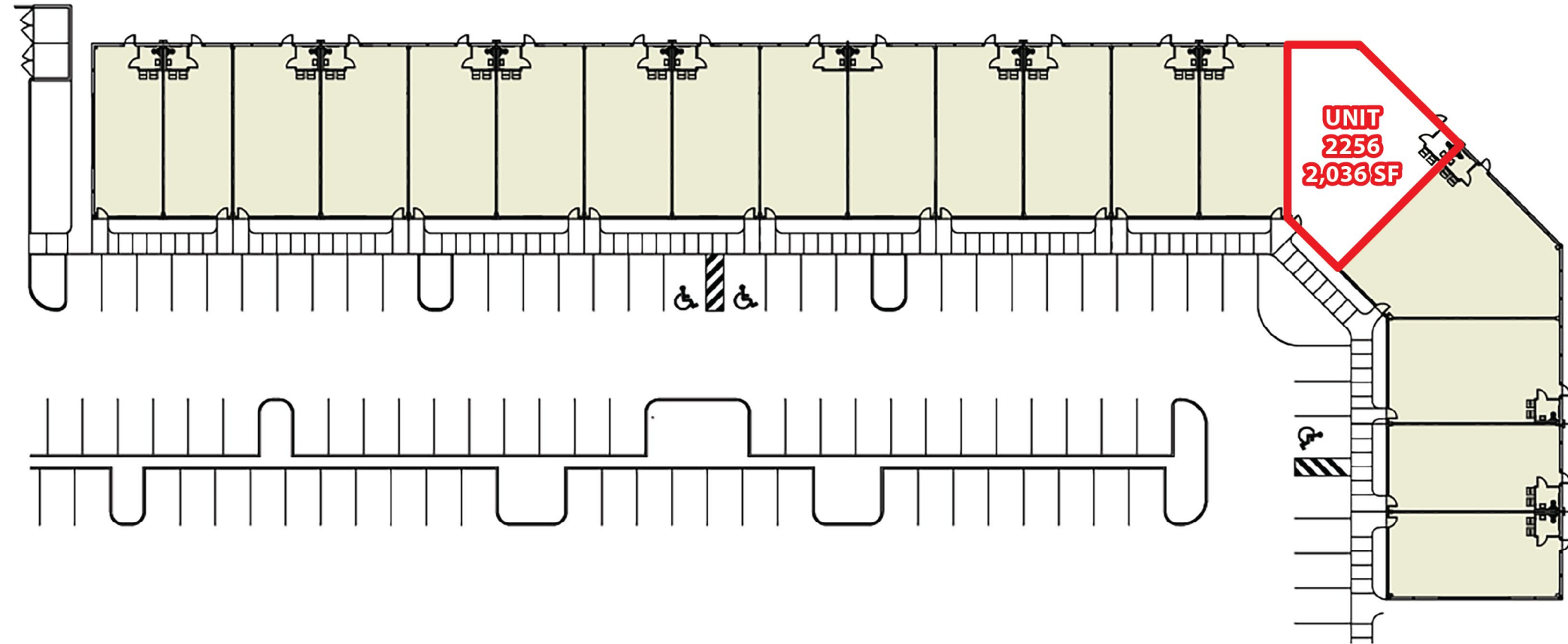
PROPERTY INFORMATION

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





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

Kissimmee, 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

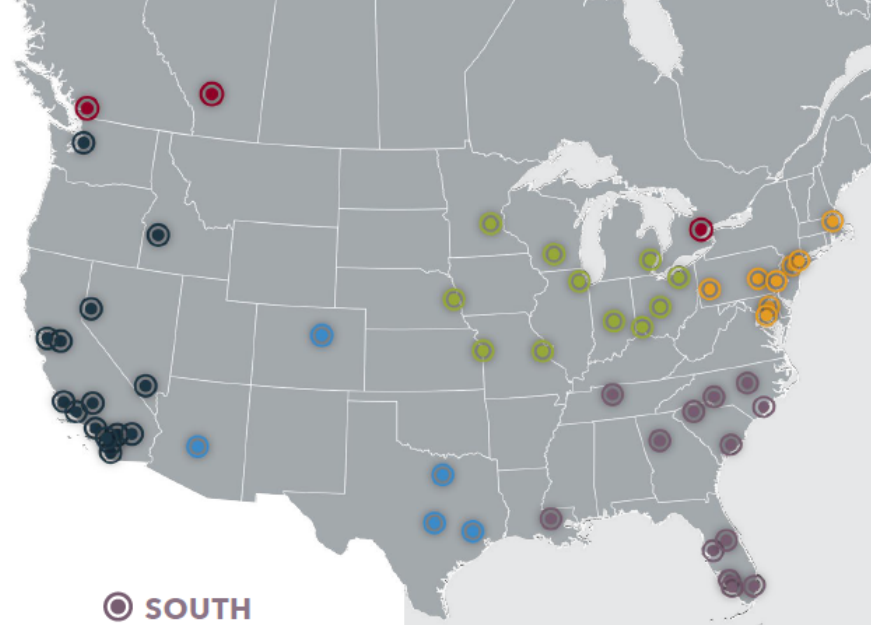
DC, Washington
MA, Boston
MD, Chesapeake Region
NY, Long Island / Queens
NY, New York City
NJ, Edison
NJ, Elmwood Park
NJ, Whippany
PA, Mechanicsburg
PA, Pittsburgh
PA, Plymouth Meeting

● 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



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 I 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 I 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 I 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 I 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 I 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

2256 W Columbia Avenue, Kissimmee, Florida 34741

OFFERING MEMORANDUM



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

MARKET ADVISORS

COLTON BRAUSEN

Vice President

O: 239.210.7608

C: **651.303.7516**

cbrausen@lee-associates.com

RYAN GRIFFITH

Vice President

O: 321.281.8512

C: **908.208.4774**

rgriffith@lee-associates.com