



KISSIMMEE BUSINESS PARK

1700 North Kelley Avenue, Kissimmee, FL 34744

Ryan Smith

407.616.3301

ryan@saundersestate.com

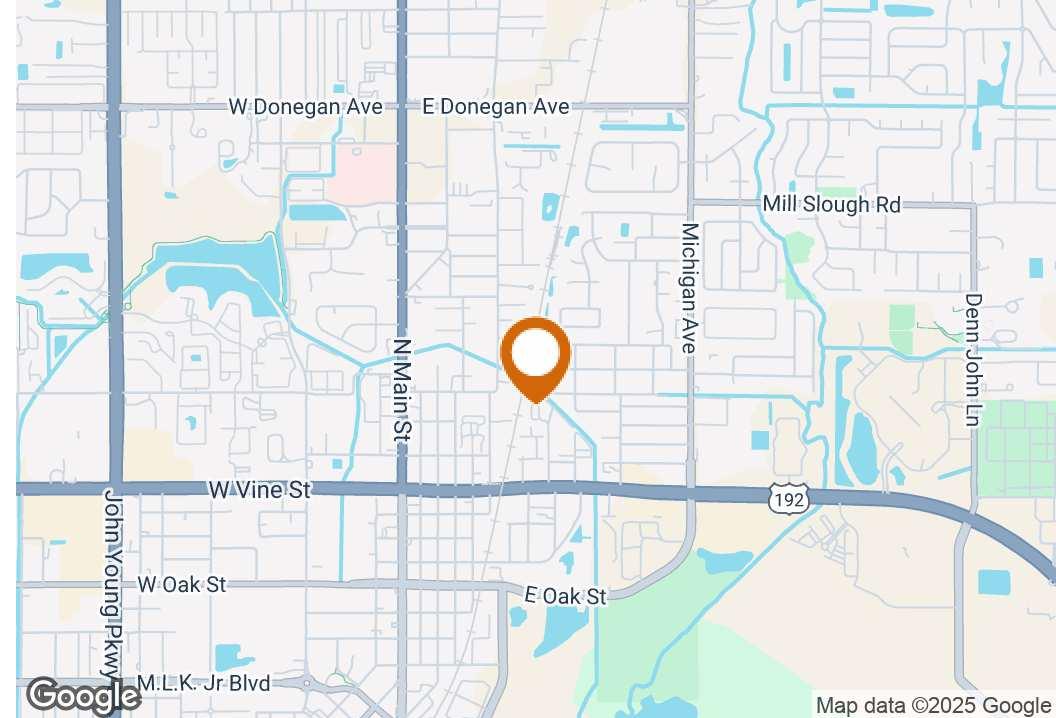
Ali Manekia, CCIM, SIOR

516.655.8700

ali@saundersestate.com



PROPERTY SUMMARY



Map data ©2025 Google

OFFERING SUMMARY

Lease Rate:	\$17.00 SF/yr (MG)
Available SF:	1,750 SF
Lot Size:	2.81 Acres
Building Size:	35,422 SF
Year Built:	2004
APN:	152529154500010010

PROPERTY DESCRIPTION

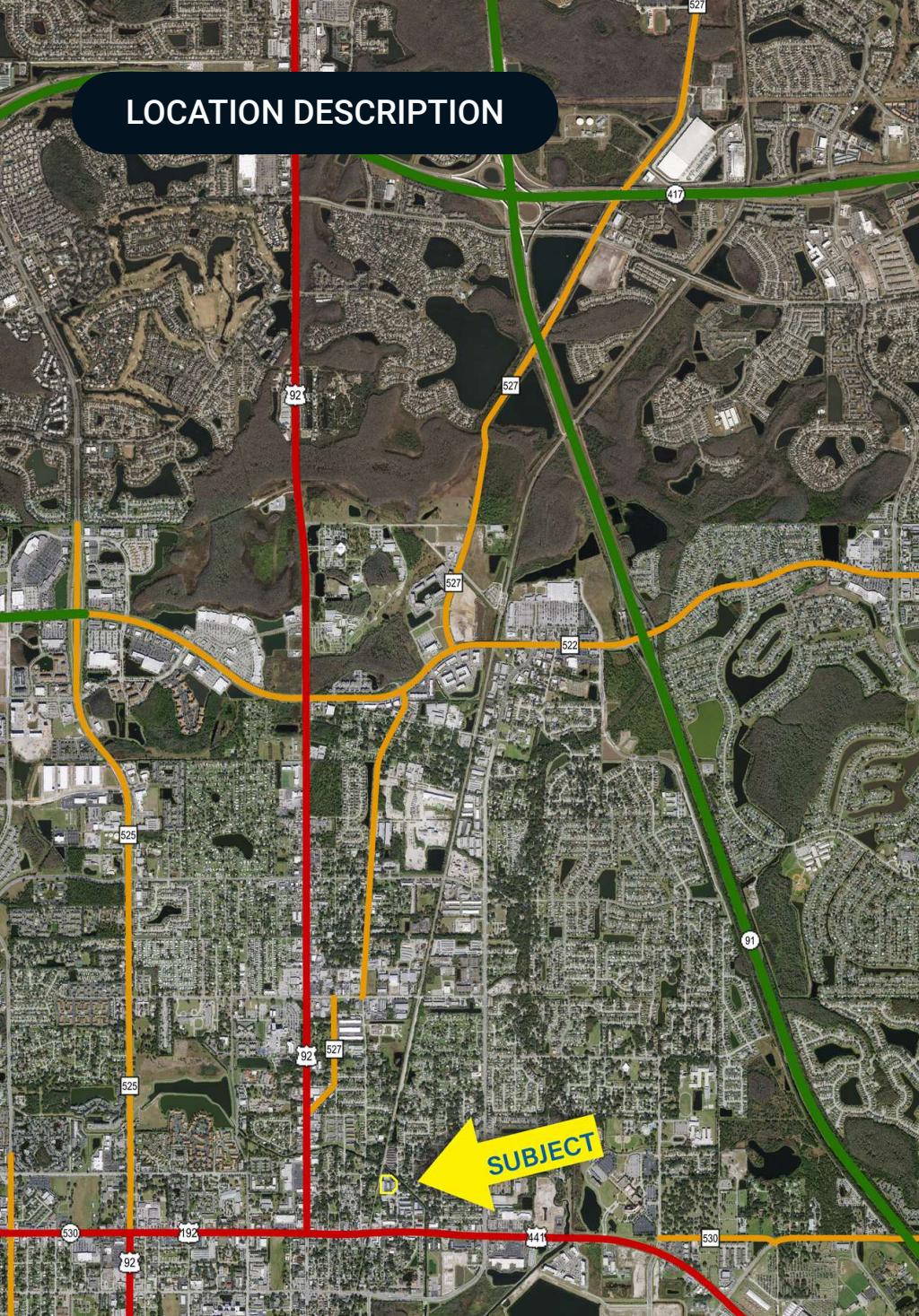
Flex space for lease in Kissimmee near 192. The units feature air conditioned office spaces, private restrooms, and overhead roll up doors. Ideal for e-commerce, light manufacturing, distribution and more. Located in an established, well-lit business park with easy access to U.S Hwy 192, John Young Pkwy, and U.S Hwy 417. Call for immediate showing.

PROPERTY HIGHLIGHTS

- Easy Access to U.S Hwy 192
- Located in Kissimmee, FL
- Overhead Doors
- Air-conditioned office 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.

LEASE SPACES



LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,750 SF	Lease Rate:	\$17.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	VIDEO
1722 Kelley Ave	Available	1,750 SF	Modified Gross	\$17.00 SF/yr	View Here
1724 Kelley Ave	Available	1,750 SF	Modified Gross	\$17.00 SF/yr	View Here



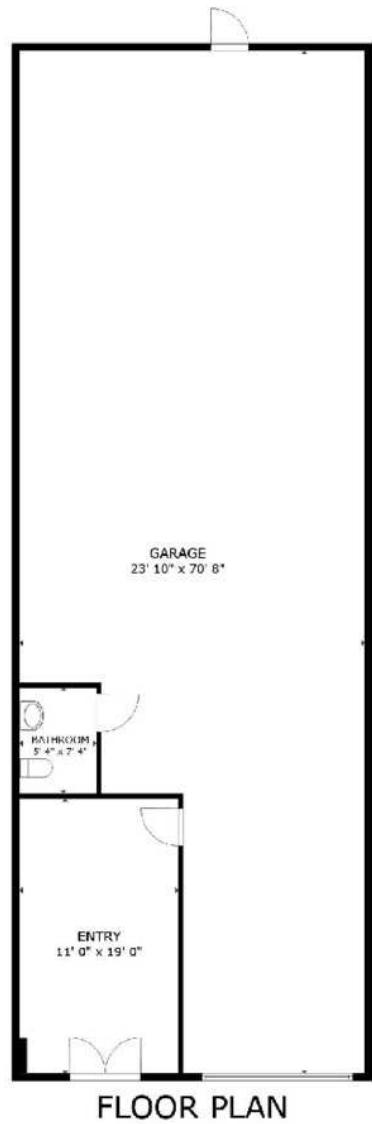
192



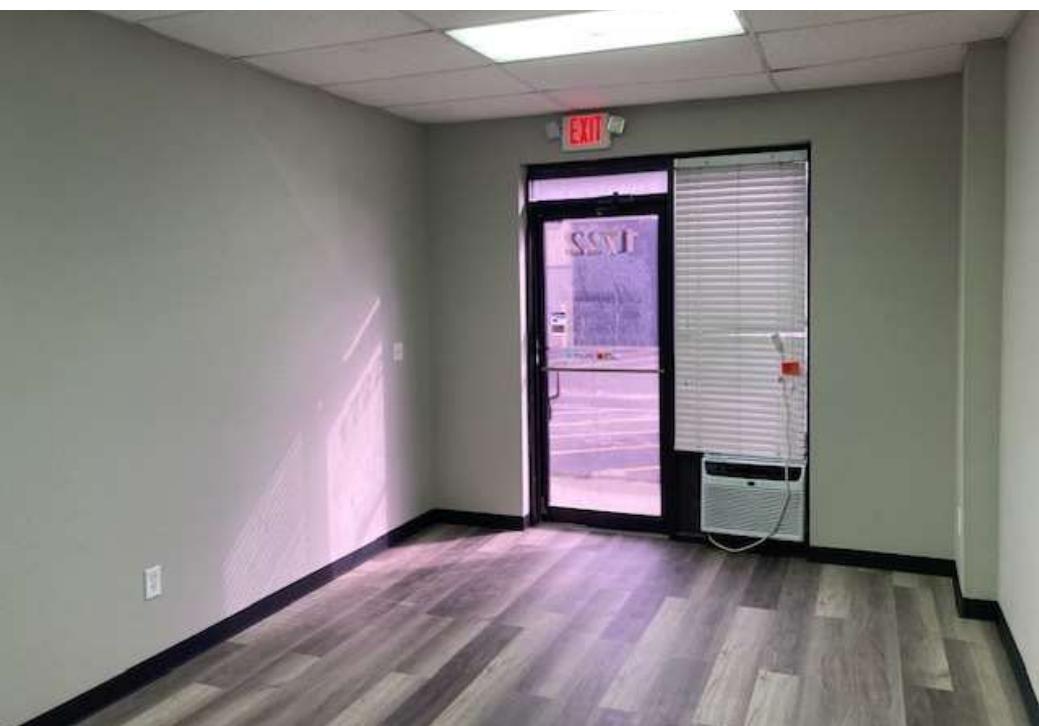
46,500 ±
Cars/Day



1722 KELLEY AVE FLOOR PLAN



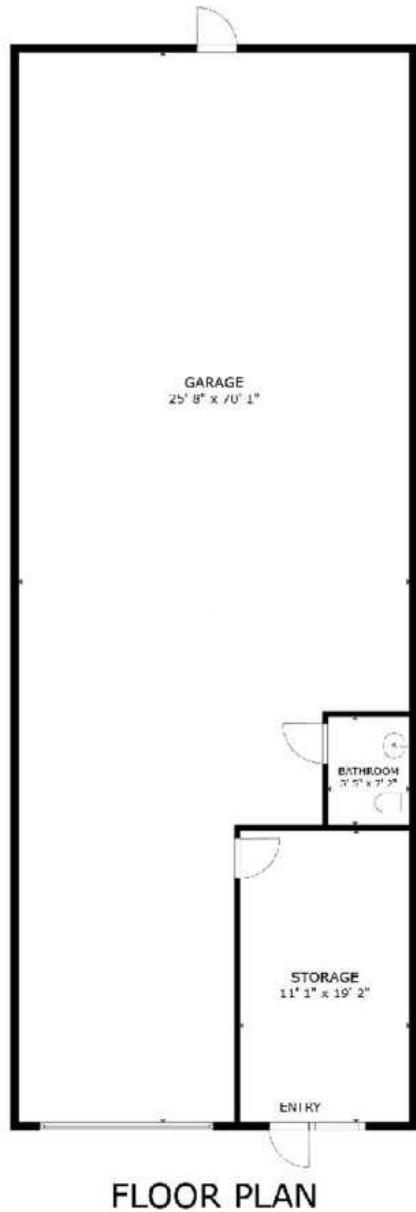
1722 PHOTOS



1722 PHOTOS



1724 KELLEY AVE FLOOR PLAN



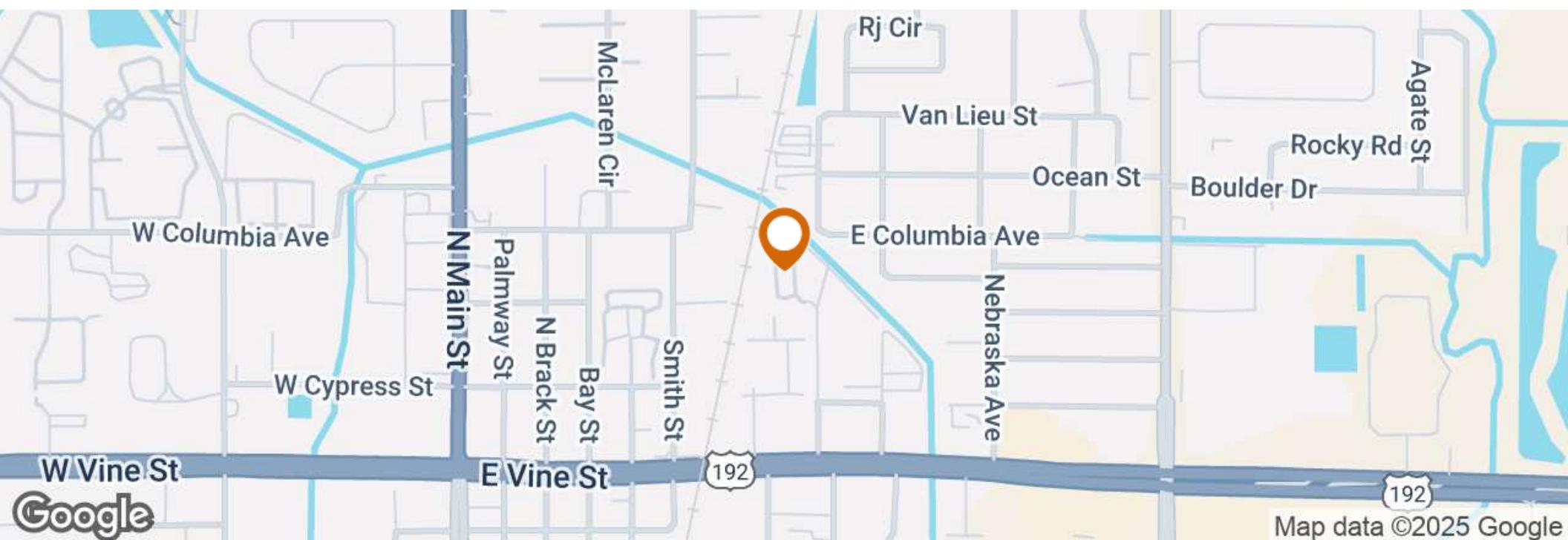
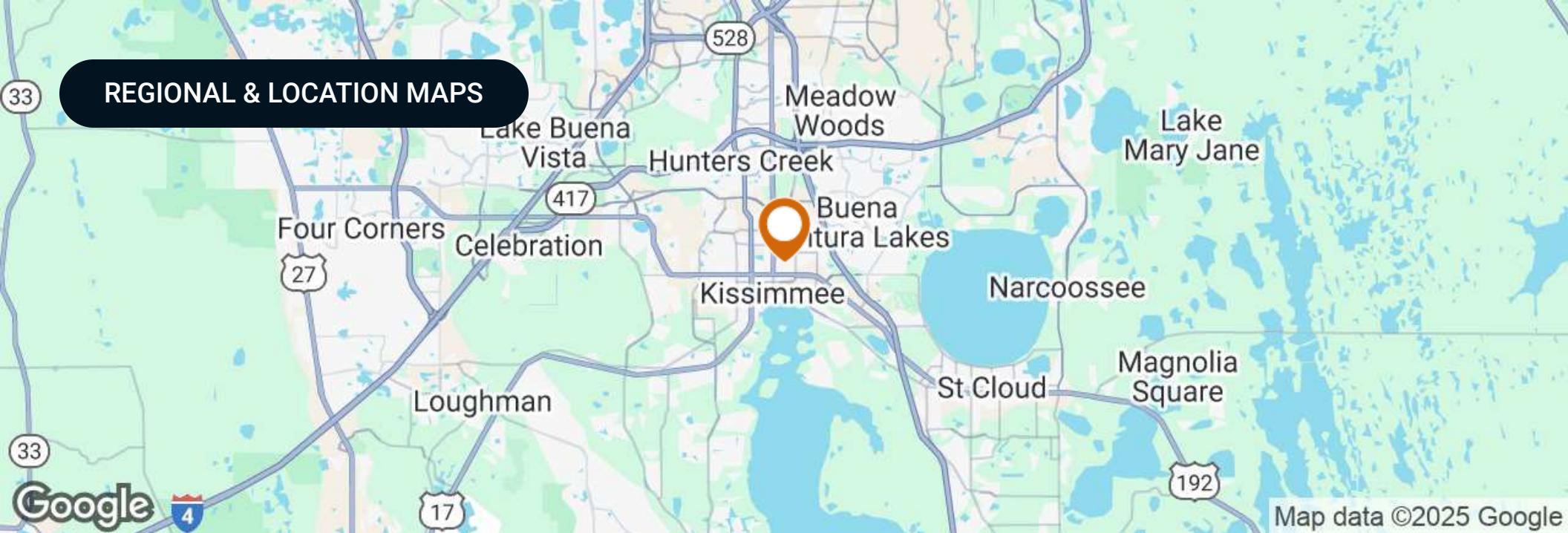
1724 PHOTOS



1724 PHOTOS



REGIONAL & LOCATION MAPS



DEMOGRAPHICS MAP & REPORT

POPULATION

1 MILE 3 MILES 5 MILES

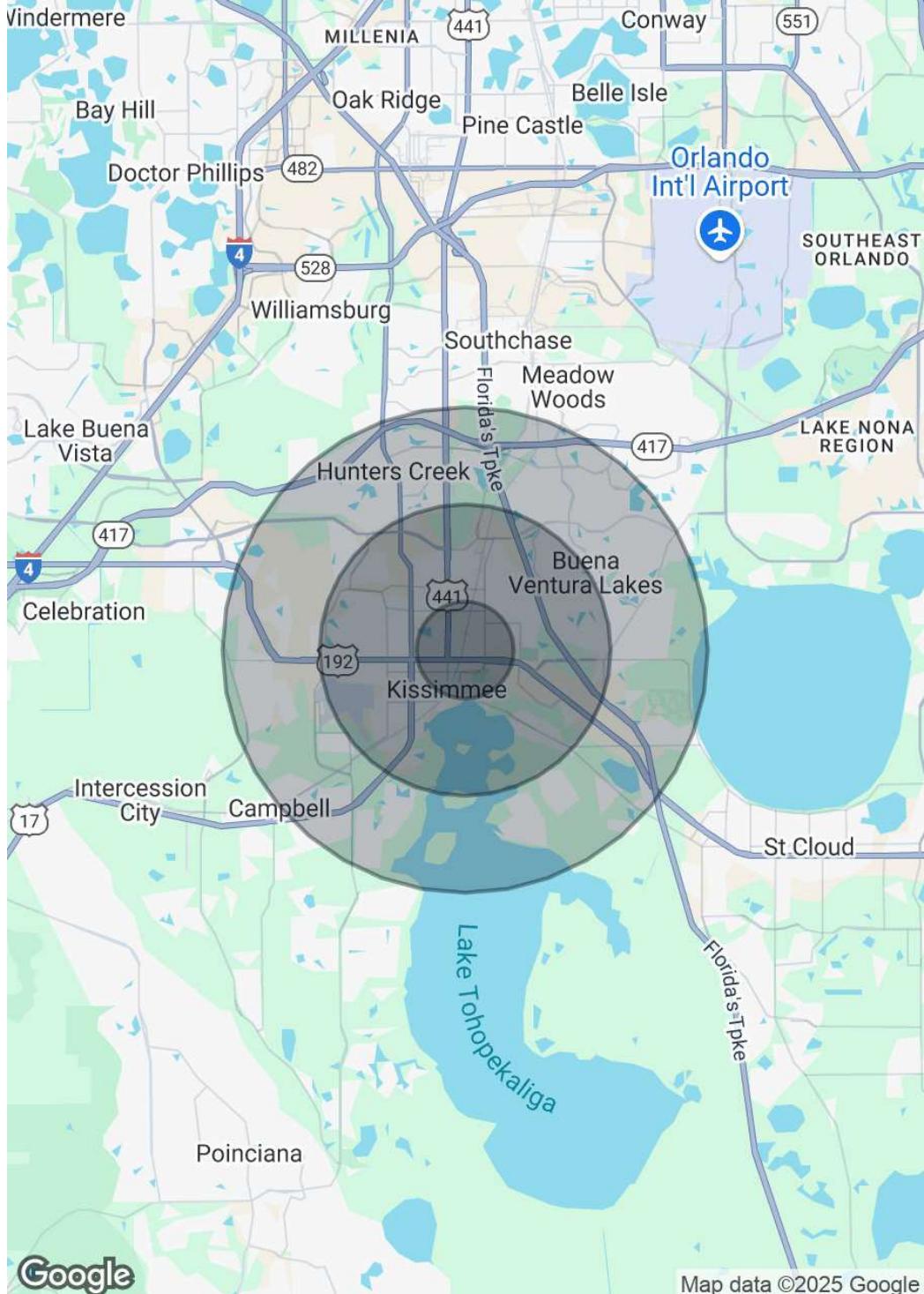
Total Population	11,841	94,932	235,179
Average Age	40	39	39
Average Age (Male)	38	38	38
Average Age (Female)	42	41	40

HOUSEHOLDS & INCOME

1 MILE 3 MILES 5 MILES

Total Households	4,136	32,610	77,767
# of Persons per HH	2.9	2.9	3
Average HH Income	\$56,142	\$66,732	\$79,498
Average House Value	\$210,077	\$331,025	\$342,583

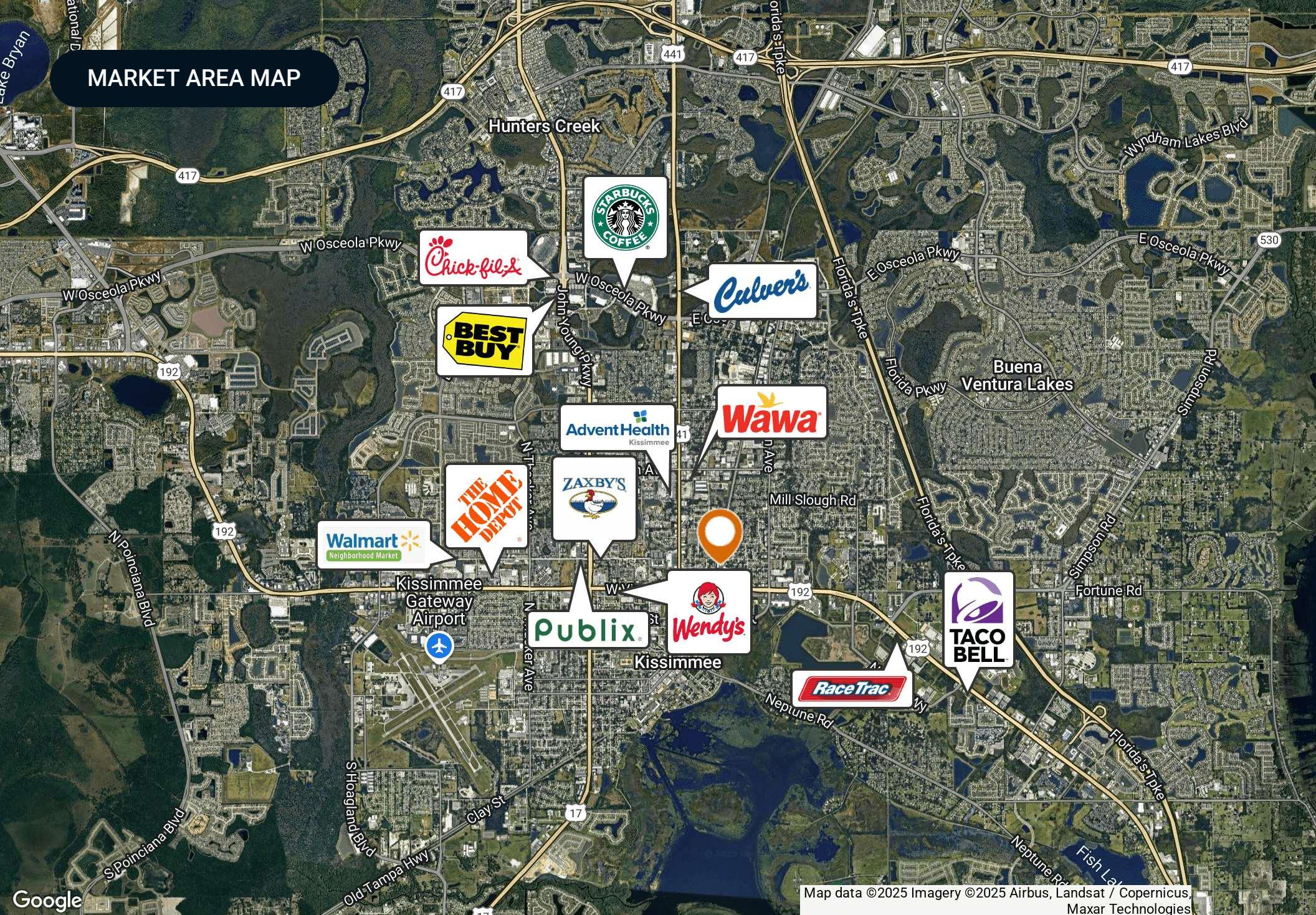
Demographics data derived from AlphaMap



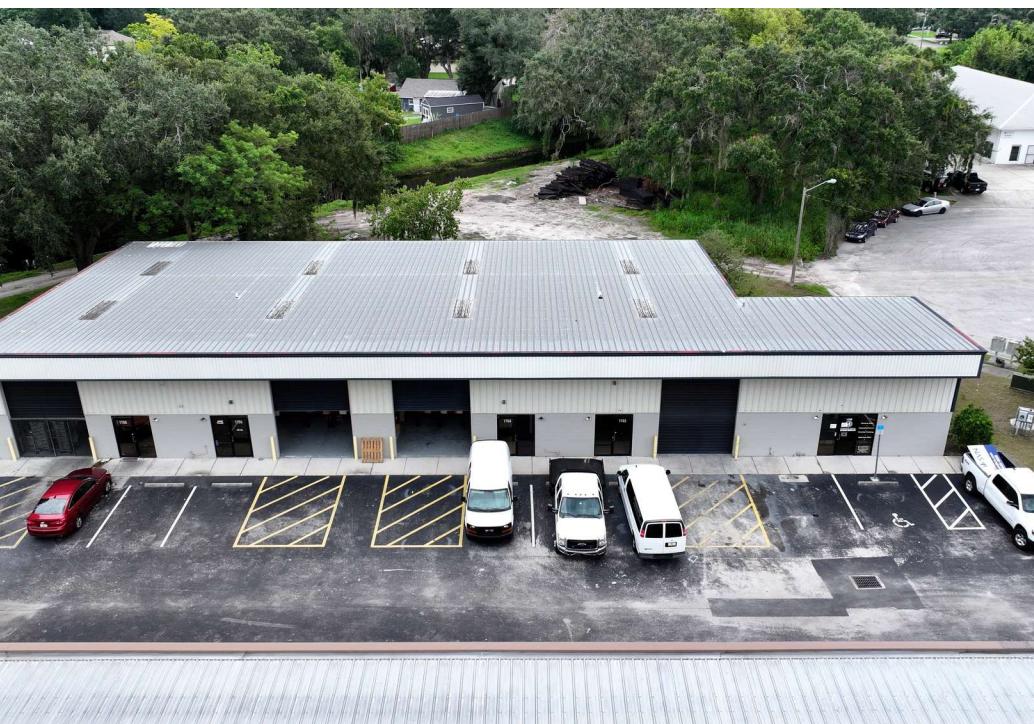
NEIGHBORHOOD MAP



MARKET AREA MAP



ADDITIONAL PHOTOS



ADVISOR BIOGRAPHY



RYAN SMITH

Senior Property Manager

ryan@saundersestate.com

Direct: **877.518.5263 x476** | Cell: **407.616.3301**

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.

EDUCATION

Texas Tech University

ADVISOR BIOGRAPHY



ALI MANEKIA, CCIM, SIOR

Senior Advisor

ali@saundersestate.com

Direct: 877.518.5263 x482 | Cell: 516.655.8700

FL #SL3347290

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

EDUCATION

- State University of New York at Old Westbury - BSC in Business Administration



SAUNDERS
COMMERCIAL

For more information visit www.saundersrealestate.com

HEADQUARTERS

1723 Bartow Road
Lakeland, FL 33801
863.648.1528

ORLANDO

605 E Robinson Street
Suite 410
Orlando, FL 32801
407.516.4300

NORTH FLORIDA

356 NW Lake City Avenue
Lake City, FL 32055
352.364.0070

GEORGIA

203 E Monroe Street
Thomasville, GA 31792
229.299.8600

ARKANSAS

112 W Center St, Suite 501
Fayetteville, AR 72701
479.582.4113



CRE[®]
THE COUNSELORS
OF REAL ESTATE[®]

CRRP[®]
Certified Retail
Real Estate
Professional

IREM[®]
INSTITUTE OF REAL ESTATE MANAGEMENT
FOR THOSE WHO MANAGE TO MAKE A DIFFERENCE

CPM[®]
CERTIFIED
PROPERTY
MANAGER[®]

SIOR[®]

ULI Urban Land
Institute