

CITY CENTRE

Under New Ownership



Multiple Retail & Medical Office Spaces For Lease

222 BROADWAY
KISSIMMEE, FL 34741

- 3-story mixed-use retail and medical office building centrally located in the downtown Kissimmee business district
- Less than 5 minutes from HCA Florida Osceola Hospital and AdventHealth Kissimmee
- Near bus lines, SunRail station, and walkable amenities
- Suites sizes range from 2,349± sf - 12,286± sf (Full Floor)
- Fully renovated in 2024 (flooring, paint, elevator, fixtures)
- Second generation medical and office layouts with private entrances and exam rooms
- Two (2) second generation retail spaces
- Adjacent parking garage (232 total parking spaces) plus street parking

For further information

Medical/Office Contact:

Emily Zinaich, Senior Vice President

407. 440. 6641

emily.zinaich@avisonyoung.com

Retail Contact:

Bill Nguyen, Vice President

407. 440. 6658

bill.nguyen@avisonyoung.com

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Aerial map

CITY CENTER
Kissimmee, FL



City Center

SITE



*New Downtown Convention Center

*Toho Square Development

*Toho Square Development

Kissimmee Lakefront Park

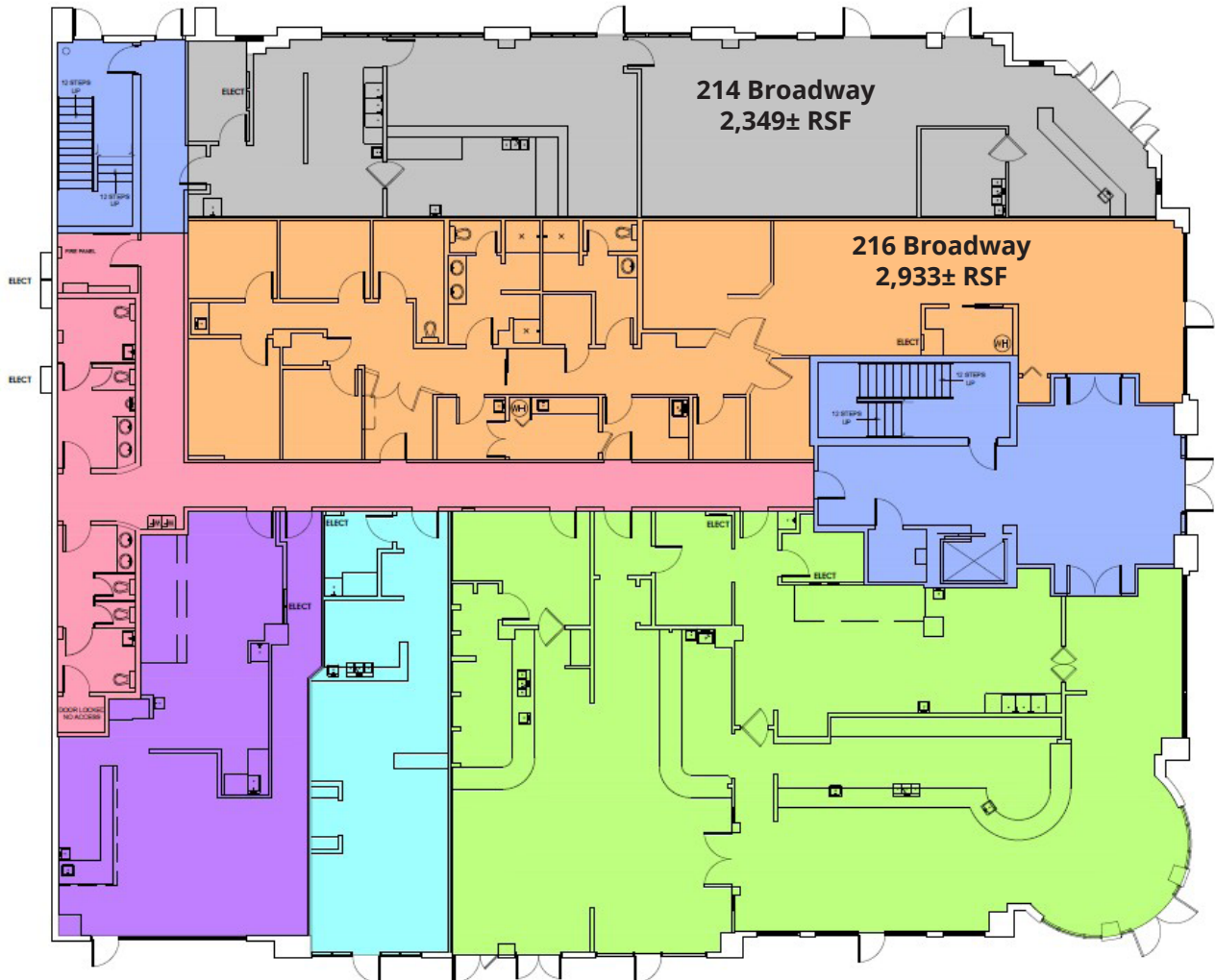
* New Downtown Convention Center - Redevelopment of the existing Civic Center site into a 10-Story, 300-Room luxury hotel plus a 45,000 SF convention center. 2028 target delivery.

* Toho Square - Skyview Mixed-Use + Sonesta Hotel is a mixed-use development including a 128-Room Sonesta Hotel located near the city-owned Toho Square parking garage.



Nearby Healthcare Providers

FIRST FLOOR - RETAIL



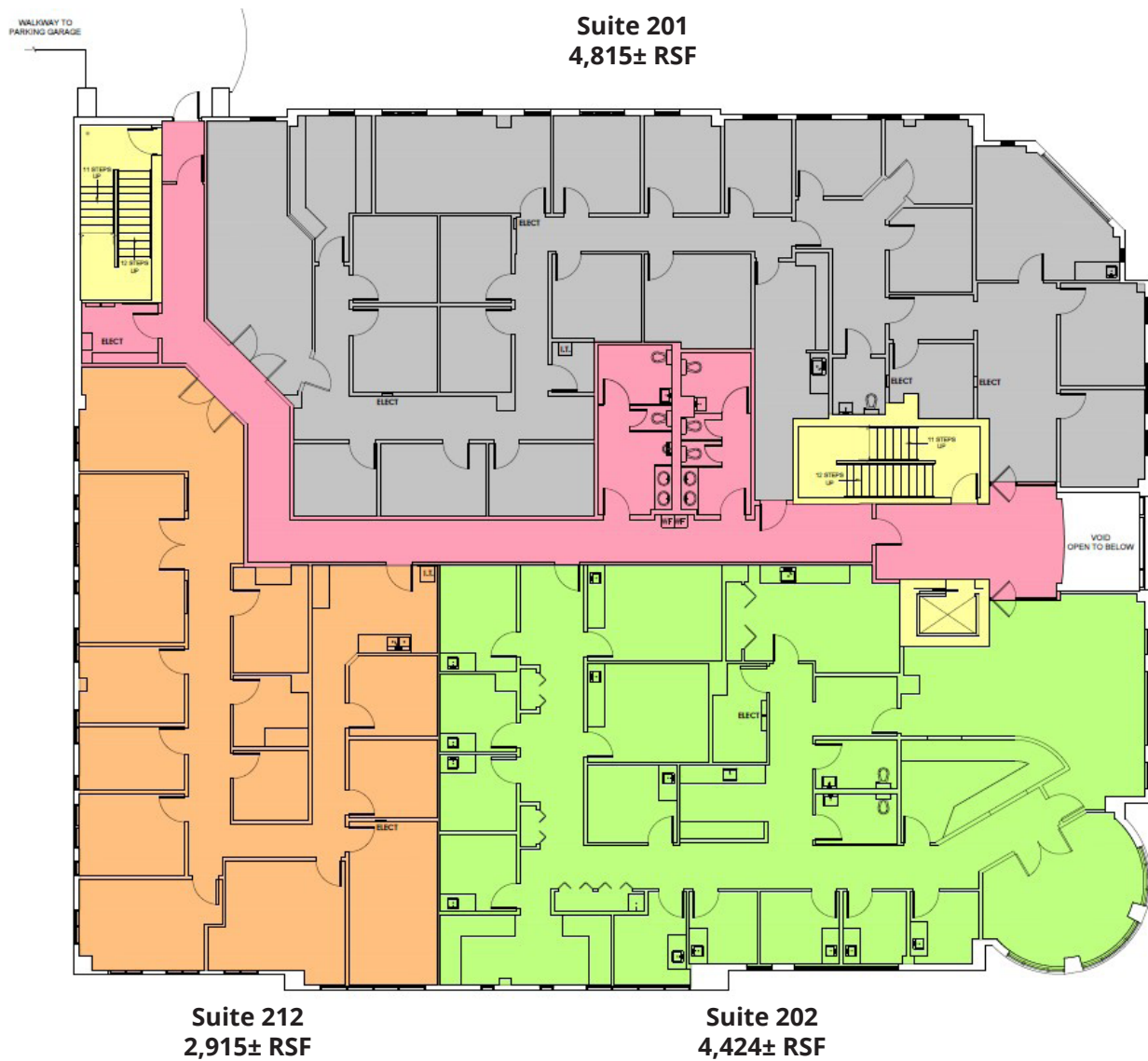
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SECOND FLOOR - OFFICE



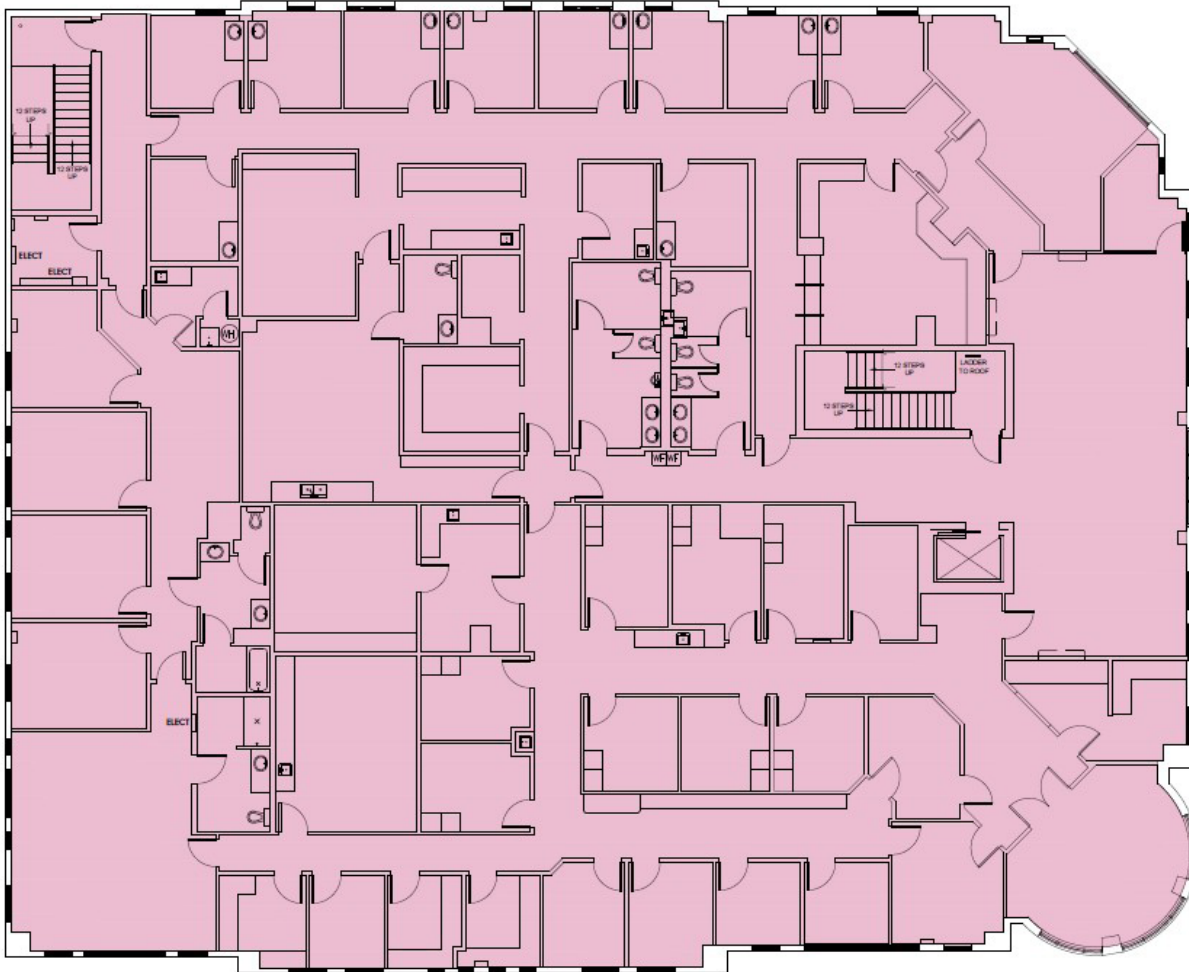
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THIRD FLOOR - OFFICE



Suite 300
12,286± RSF

For further information

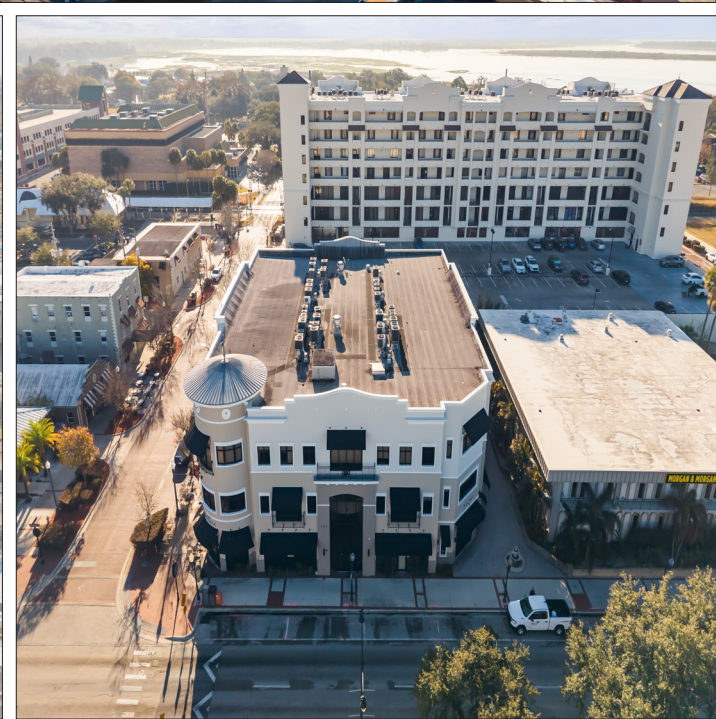
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Property photos

CITY CENTER
Kissimmee, FL



Demographics

CITY CENTER
Kissimmee, FL



Population: Over 202,609 people within a five mile radius.



Home Value: Median home value of \$352,688 within a five mile radius.



Density: Over 68,500 households within a five mile radius.



Income: Median household income of \$87,017 within a five mile radius.



Age: Median age of 36 within a five mile radius.



Employment: Employment population of over 62,519 within a five mile radius.

Population	1 Miles	3 Miles	5 Miles
Total population	5,017	73,621	202,609
Median age	37	36	36
Households & Income	1 Miles	3 Miles	5 Miles
Total households	1,781	25,568	68,519
Median HH income	\$77,392	\$73,612	\$87,017
Median house value	\$349,420	\$333,753	\$352,688
Businesses	1 Miles	3 Miles	5 Miles
Total businesses	1,533	6,389	12,246
Total employees	8,748	36,501	62,159

If you would like to discuss this further, please get in touch.



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For Retail Information, contact:
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