



Stop Leasing...  
And Own!

# COLUMBIA CENTER

2200-2272 W. Columbia Ave. • Kissimmee, FL 34741 • Osceola County

## RETAIL CONDO FOR SALE

Formatus Investments is proud to present the **COLUMBIA CENTER**, adding to the explosive building boom in this part of Kissimmee.

With the proximity to the Florida Turnpike, Osceola Parkway and the recently completed Orlando Greenway, **COLUMBIA CENTER** is a very desirable location.



### Location

Located in this exciting and expanding area of Central Florida, **COLUMBIA CENTER** lies just southeast of Orlando and near the theme parks, Orlando International Airport and major shopping centers. A Retail project near a community within itself, the area features homes, condominiums, shoppings, schools and parks in a lovely blend of residential, commercial and recreational areas.



Licensed Real Estate Broker

For Information Call: (407) 290-9600

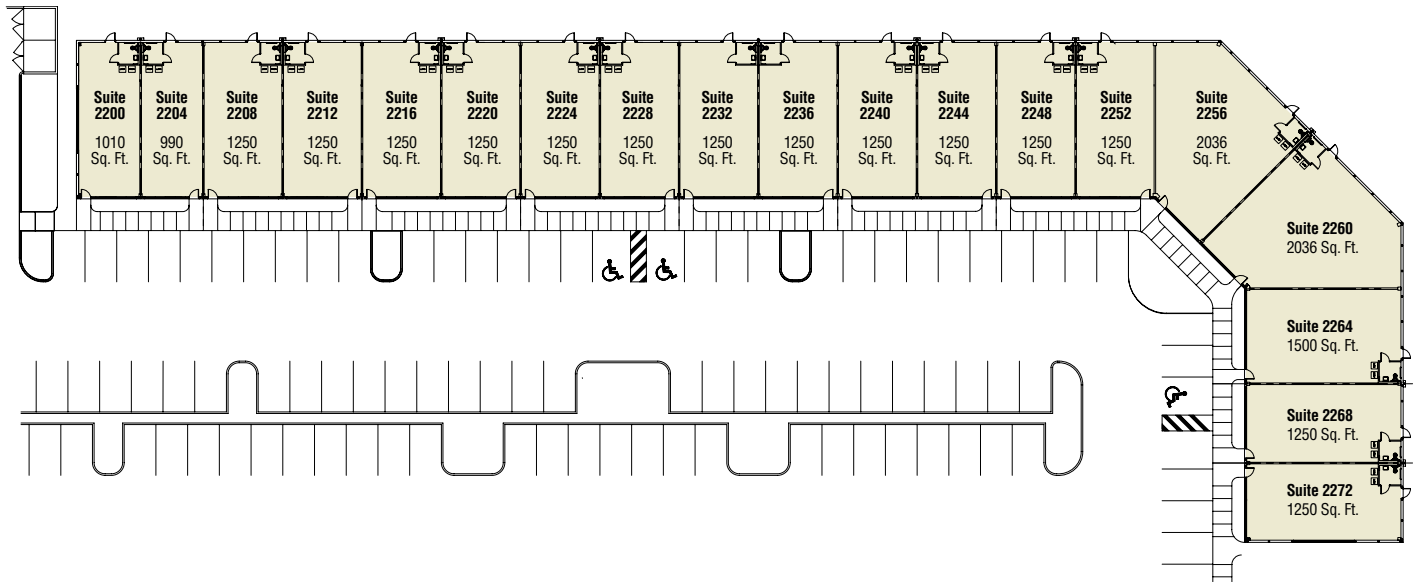
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## Site / Center Size

- Office or Retail: .....25,072 SF
- Average: .....1,319 SF

## Other Features

- Beautiful architecture design
- Superior visibility and street presence
- Excellent parking
- Class A construction
- High traffic
- Superb elevation

## Area Demographics\*

(5-mile radius distance from Columbia Center)

- Population in 2005: ..... 115,983
- Projection for 2010: ..... 155,382
- Increase projection:..... 33.96%
- Number of Households in 2005: ..... 41,299
- Projection for 2010: ..... 55,526
- Average Household Income in 2005:..... \$61,167
- Projection for 2010: ..... \$71,977

## Availability

Spring 2007

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\*The information presented herein, while not guaranteed, was obtained from sources we believe to be reliable. Neither Columbia Center nor Formatus Investments assume any liability for errors or omissions.

Developer:



Partner:



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