

# FOR SALE: 15,000 SF DOLLAR TREE CENTER (Dollar Tree is 10,000 SF)

Including national and regional franchises

Minutes from Disney World and Celebration

5240-5256 West U.S. 192 Kissimmee, FL 34746

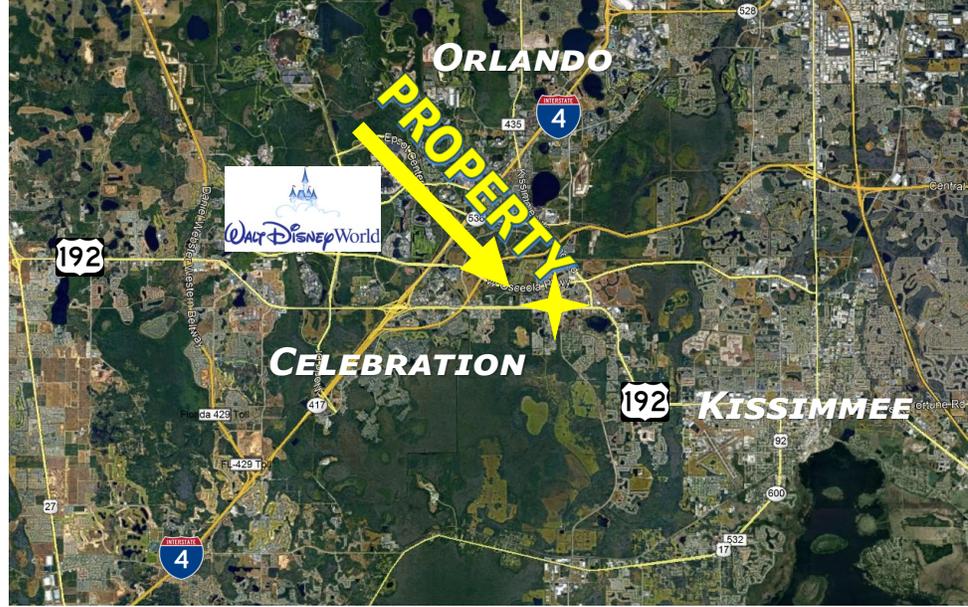


## INVESTMENT HIGHLIGHTS

- ◆ Fully leased (NNN) 15,007 sq. ft. retail center
- ◆ Anchored by Dollar Tree (10,000 sq. ft.)
- ◆ New construction, completed in late 2017
- ◆ Shadow anchors Aldi and Pollo Tropical to open in 2019
- ◆ Current NOI: \$281,330
- ◆ Price: \$4,395,000 at 6.4% CAP Rate

## PROPERTY FEATURES

- ◆ Located at lighted intersection on Hwy US 192/Scott Blvd.
- ◆ Prime Orlando-area location near Disney World
- ◆ Traffic count: Approx. 55,000 CPD
- ◆ Ample parking, excellent traffic circulation and large pylon sign
- ◆ Intense retail/restaurant synergy zone, thousands of hotel and resort rooms, plus significant local market



## NEIGHBORS (1-mile radius)

Aldi, WalMart, Publix, Target, Marshalls, Ross, TJ Maxx, Panda Express, Walgreens, CVS, Wawa, Dunkin' Donuts, Friday's, Chile's, Taco Bell, Burger King, Cracker Barrel, Olive Garden, Popeyes, Macaroni Grill, UNO Pizzeria, Long Horn, Arby's, IHOP, Perkins, Papa Johns, Pizza Hut, Den-

## CONTACT: AMEER DIAB

5750 Major Blvd. Suite 240

Orlando FL 32819

Office: (407) 352-0175 ▪ Cell: (407) 222-9336

E-mail: [diab@sundev.com](mailto:diab@sundev.com)

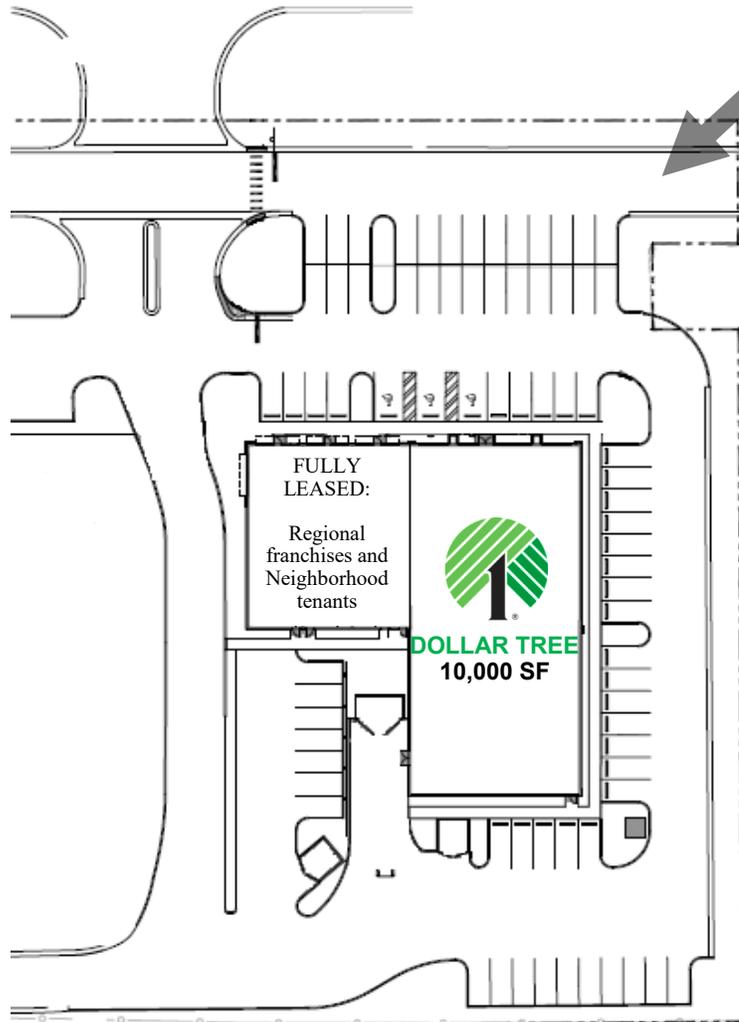


# FOR SALE: 15,000 SF DOLLAR TREE-ANCHORED RETAIL CENTER

5240-5256 W. Irlo Bronson Memorial Hwy  
Kissimmee, FL 34746



Hwy US 192 / W. Bronson Hwy



# Property and Area Information



## DEMOGRAPHICS

Radius	3 mi	5 mi
Population	23,864	80,970
Daytime Population	39,997	89,369
Avg. HH Income	\$58,889	\$58,858
Total Employees	29,599	49,201

## TRAFFIC COUNTS

US 192 W. of Property	54,543 CPD
US 192 E. of Property	54,047 CPD
SR 535 (Vineland Rd)	58,808 CPD
Poinciana Blvd	36,240 CPD
Polynesian Blvd	10,273 CPD

- ◆ **NEW, DOLLAR-TREE ANCHORED RETAIL CENTER** including regional franchises and neighborhood tenants. Aldi, Pollo Tropical & Little Caesars to open in 2019 on adjacent lot.
- ◆ **PRIME RETAIL LOCATION** a few minutes to Celebration with numerous national retailers, restaurants, 45,000 hotel and resort rooms within a few minutes from property—Disney World being only a few miles away. The area received 72 million visitors in 2017.
- ◆ **MAJOR RENAISSANCE** underway in the area spanning new developments, including the sprawling multi-billion dollar Magic City resort, thousands of new homes and apartments, significant expansion of visitor attractions and new hotels and resorts.

# Property and Area Developments

## CANE ISLAND CENTER



**Pollo Tropical**  
**Little Caesars Pizza**

*Pollo Tropical, Little Caesars Pizza  
others to open next door in 2019*



*Aldi (~24,000 S.F.) to open in  
April 2019*

*Approx. boundaries of property  
Lot Size: 2 AC  
Gross Leasable Area: 15,007*

## WEST 192 CORRIDOR DEVELOPMENTS



**KEY**  
— Residential or Hospitality  
— Redevelopment

- ALEXAN CROSSING**  
+300 apts
- SUNRISE APTS**  
1,000 luxury apts
- ALTIS SHINGLE CREEK**  
350 luxury apts
- DOUBLE TREE**  
+200 hotel suites
- MAGIC CITY**  
5 high-rise residential towers (+1,800 condos)  
400 vacation homes,  
250 hotel rooms,  
+60 luxury mansions
- STOREY LAKE**  
~2,000 single-family homes, townhomes, condos and vacation villas
- SERALAGO**  
Condos and apts
- OLD TOWN & FUN SPOT**  
New rides and renovations
- ROOMBA PARK**  
New hotel and attractions