

NOW LEASING: PRIME SIGNALIZED HARD CORNER

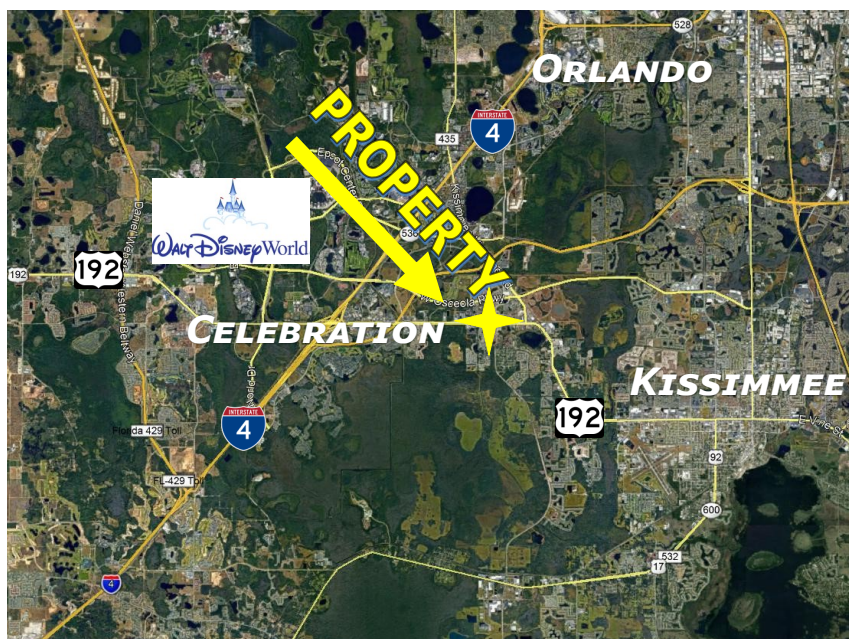
Major Orlando-Area Hwy U.S. 192—60,000 CPD | Disney World Minutes Away

5305 West Irlo Bronson Mem Hwy, Kissimmee, FL 34746-Next to Celebration



PROPERTY HIGHLIGHTS

- ◆ As-is, ground lease or build-to-suit options
- ◆ Prime, signalized hard corner
- ◆ 2nd-generation restaurant-5,100 sq. ft.
- ◆ 0.95 acres with offsite retention
- ◆ Impact fee credits available for up to 157 seats
- ◆ Drive-thru capable
- ◆ Heavy traffic 60,000 CPD
- ◆ High pylon, ample parking, excellent access
- ◆ High exposure to tourist traffic due to proximity to Disney (5 mi), Celebration (2 mi) and Old Town attraction (1 mi)
- ◆ Numerous national QSRs, restaurants and retailers along same corridor within walking distance-across from Aldi and CVS



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AREA INFORMATION



The property is next to Celebration, a town developed by Disney that has become famous for its attractions, proximity to Disney World and Classical architecture. The town has a population of ~12,000 (2020), with median HH income of \$86,000.

DEMOGRAPHICS			
Radius	1 mi	3 mi	5 mi
Population	7,977	36,016	117,375
Avg HH Income	\$53,160	\$64,463	\$73,521
Employees	4,719	32,086	87,307

TRAFFIC COUNTS	
U.S. 192 E. of Property	59,658
U.S. 192 W. of Property	37,840
Polynesian Isle Blvd	10,273

