

100% LEASED NNN RETAIL CENTER IN CELEBRATION—NEAR DISNEY

5264-5278 W Irlo Bronson Mem Hwy (U.S. 192), Kissimmee, FL 34746—Orlando Metro Area



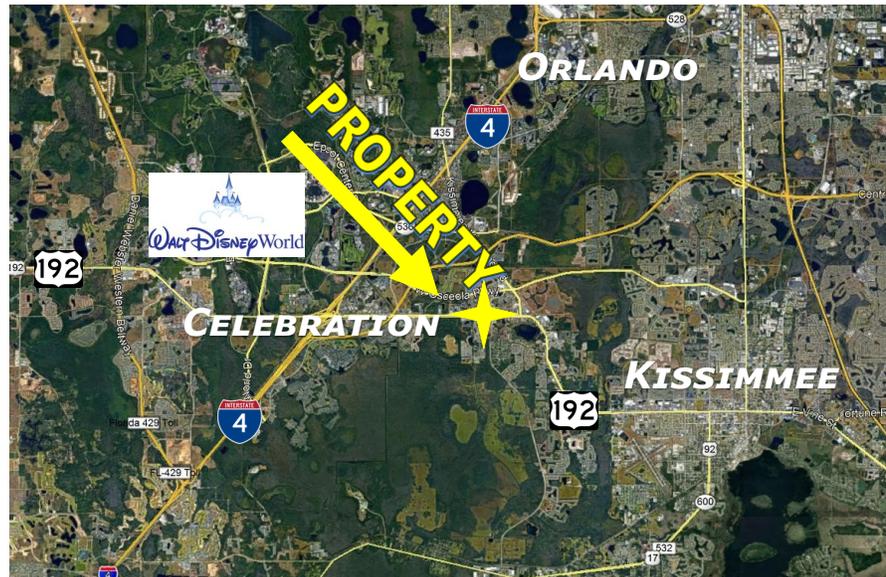
PRICE: \$4,668,000 | CAP RATE: 5.85% | NOI: \$273,125

INVESTMENT HIGHLIGHTS

- ◆ 100% Occupied
- ◆ All NNN Leases
- ◆ July 2020 Construction
- ◆ Leased by Little Caesars and others
- ◆ GLA: 7,775 SF
- ◆ Lot Size: 1.5 AC

PROPERTY FEATURES

- ◆ Aldi, Dollar Tree & Del Taco Anchors
- ◆ Located at Signalized Intersection on Major Hwy U.S. 192
- ◆ 60,000 CPD
- ◆ Intense Retail/Restaurant Zone
- ◆ High Pylon Sign
- ◆ Excellent Ingress/Egress
- ◆ 67 Parking Spaces
- ◆ Drive-Thru Availability
- ◆ Disney World Minutes Away



NEIGHBORS (1-mile radius)

Dollar Tree, Super 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, Popeye's, Macaroni Grill, UNO Pizzeria, Long Horn, Arby's, IHOP, Perkins, Papa Johns, Pizza Hut, Denny's

CONTACT

AMEER DIAB, SUNDEV REALTY

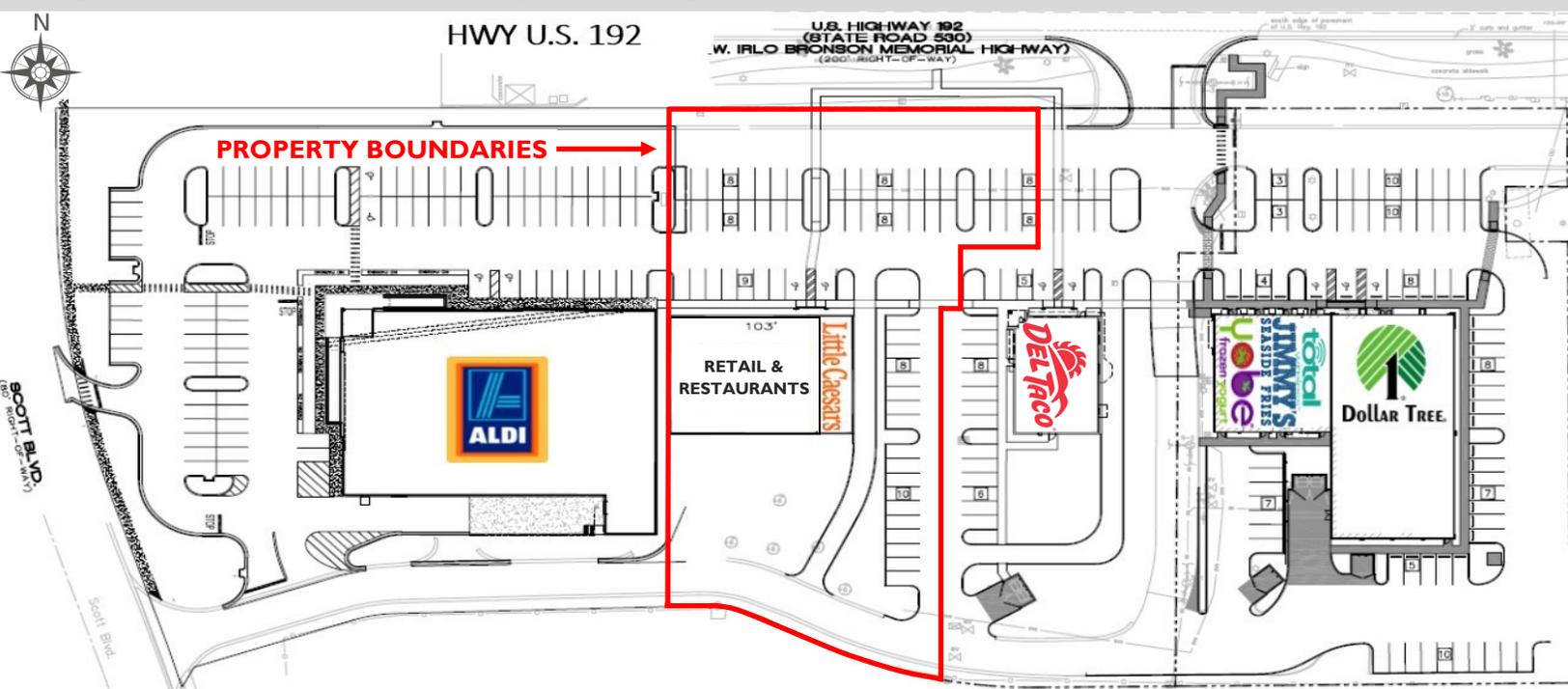
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PROPERTY & AREA INFORMATION



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
S.R. 535	58,808
Poinciana Blvd	36,240
Polynesian Isle Blvd	10,273

This retail center is situated in a new retail development anchored by Aldi, Dollar Tree and Del Taco, with many other national and regional tenants. Celebration is 2 to 4 mins' drive with numerous national retailers, restaurants and 45,000 hotel and resort rooms within a minutes from property—Disney World is only a few miles away. The area received 75 million visitors in 2018. New developments currently underway in the immediate area include the sprawling, multi-billion dollar Magic City resort, thousands of homes and apartments, and expansion of attractions.

