

PRIME COMMERCIAL PAD FOR LEASE

7531 W Irlo Bronson Mem Hwy (Hwy US 192) | Kissimmee, FL 34747 | Greater Orlando, Few Minutes from Disney World



HIGHLIGHTS

- ◆ LOT SIZE: 0.95 Acres
- ◆ FRONTAGE: 217 ft on U.S. 192
- ◆ PAD-READY: former restaurant; pylon sign; 2 ingress/egress from 192
- ◆ ZONING: AC (Commercial) – Osceola County
- ◆ MUNICIPAL CREDITS: Water/sewer impact fee credits for 117 seats
- ◆ CLOSE DESTINATIONS: 3 mi from Disney Animal Kingdom, 5 mi from Disney Hollywood Studios & 1.8 mi from Margaritaville Resort
- ◆ TRAFFIC: 81,785 VPD on US 192
- ◆ MARKET: Along with substantial tourist traffic, the area serves the mid-to-high-income Celebration and Horizon West communities and the considerable hospitality employees who work in or transit the area daily.

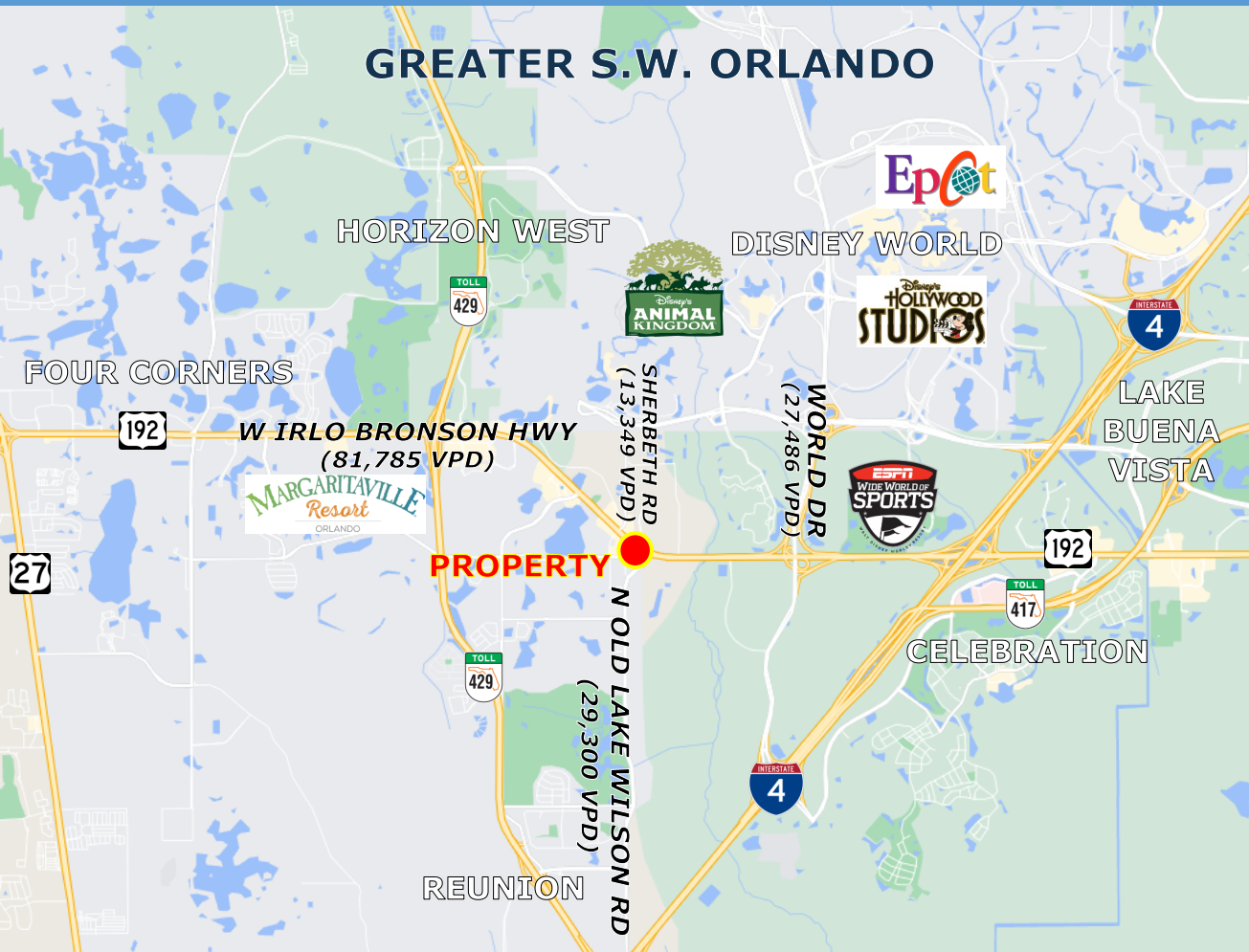


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GREATER S.W. ORLANDO



Foundations for Substantial Growth

- ◆ **Disney's Animal Kingdom**, only 3 mi from the property, is the world's 6th largest theme park, and has seen 15% uptick in visitors from 2019. Disney World saw 53 million visitors that year, and numbers are expected to grow tremendously after the US opened its doors to international tourists in Nov 2021.
- ◆ **Celebration**, about 3 mi to the east, is a community of over 4,000 villas and condos, marked by dozens of public parks, as well as a large boardwalk attraction and one of the major hospitals of greater Orlando.
- ◆ **Nearby Horizon West** is one of the top five fastest growing planned communities in the US, currently standing at 40,000 new residences.
- ◆ **The subject market serves Reunion**, 3 mi south of the site, a massive luxury resort community, with a 1,500-room hotel and water park, nearly 7,000 villas, 3 PGA golf courses and around 500,000 sf of retail.
- ◆ **The new Margaritaville Resort**, less than 2 mi west, boasts 1,200 villas, nearly 200-room hotel, a 20-acre water park and a wide range of entertainment.

Located in the Maingate area of greater Orlando, site benefits from over 80K vpd, and a very close proximity to Disney World. Within a 5-mi radius are +60,000 vacation rental units and ~40,000 homes.

Directly across from Walmart, adjacent to CVS, and in the midst of several new and upcoming hotels, the site is a rare opportunity to join over 70 national tenants along the 2-mile stretch east from Margaritaville Orlando Resort.

DEMOGRAPHICS

Radius	3 MI	5 MI
Population	13,618	32,178
Daytime Population	22,898	59,374
Avg. HH Income	\$101,290	\$96,843

TRAFFIC COUNTS (2021)

W Irlo Bronson Mem Hwy (US 192), between SR 429 & World Dr	81,785 VPD
N Old Lake Wilson Rd	29,300 VPD
World Dr	27,486 VPD
Sherbeth Rd	13,349 VPD

Site Survey and Aerial

Boundary Survey of
7531 W Irlo Bronson Memorial Highway
Kissimmee, Osceola County, Florida
Section 2, Township 25 South, Range 27 East

