

# KISSIMMEE STRIP CENTER

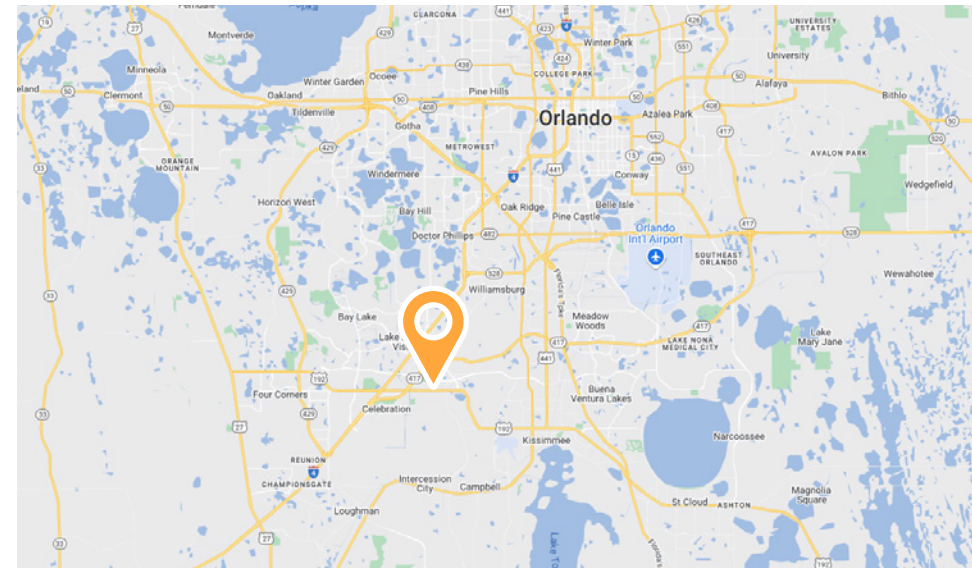
5341 W IRLO BRONSON MEMORIAL HWY (HWY 192), KISSIMMEE, FL 34746

# RETAIL SPACE FOR LEASE



## PROPERTY HIGHLIGHTS

- High Traffic Retail location on Hwy 192 surrounded by national restaurants and retailers including Aldi, Dollar Tree, CVS, Chili's, Longhorn Steakhouse and a new car wash next door.
- Broad frontage and visibility with over 52,000 vehicles per day in front of property on W Irlo Bronson and another 22,000 vehicles per day about 100 feet away on Polynesian Isle Blvd
- Strong demographics with a 5-mile population over 120,771, growing nearly 4% annually over the last 5 years and projected to keep growing nearly 3% annually.
- Close proximity to many economic drivers including Advent Health Hospital, ESPN Wide World of Sports, Disney Parks and Resorts and the new Magic Village Resort.



## OFFERING SUMMARY

**NEGOTIABLE**      **2,595-5,395 SF**      **17,104 SF**  
LEASE RATE      AVAILABLE SF      BUILDING SIZE

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,480	38,184	120,771
AVERAGE HH INCOME	\$63,203	\$88,353	\$91,065
MEDIAN AGE	38.5	34.0	34.9

### KEVIN YARYAN

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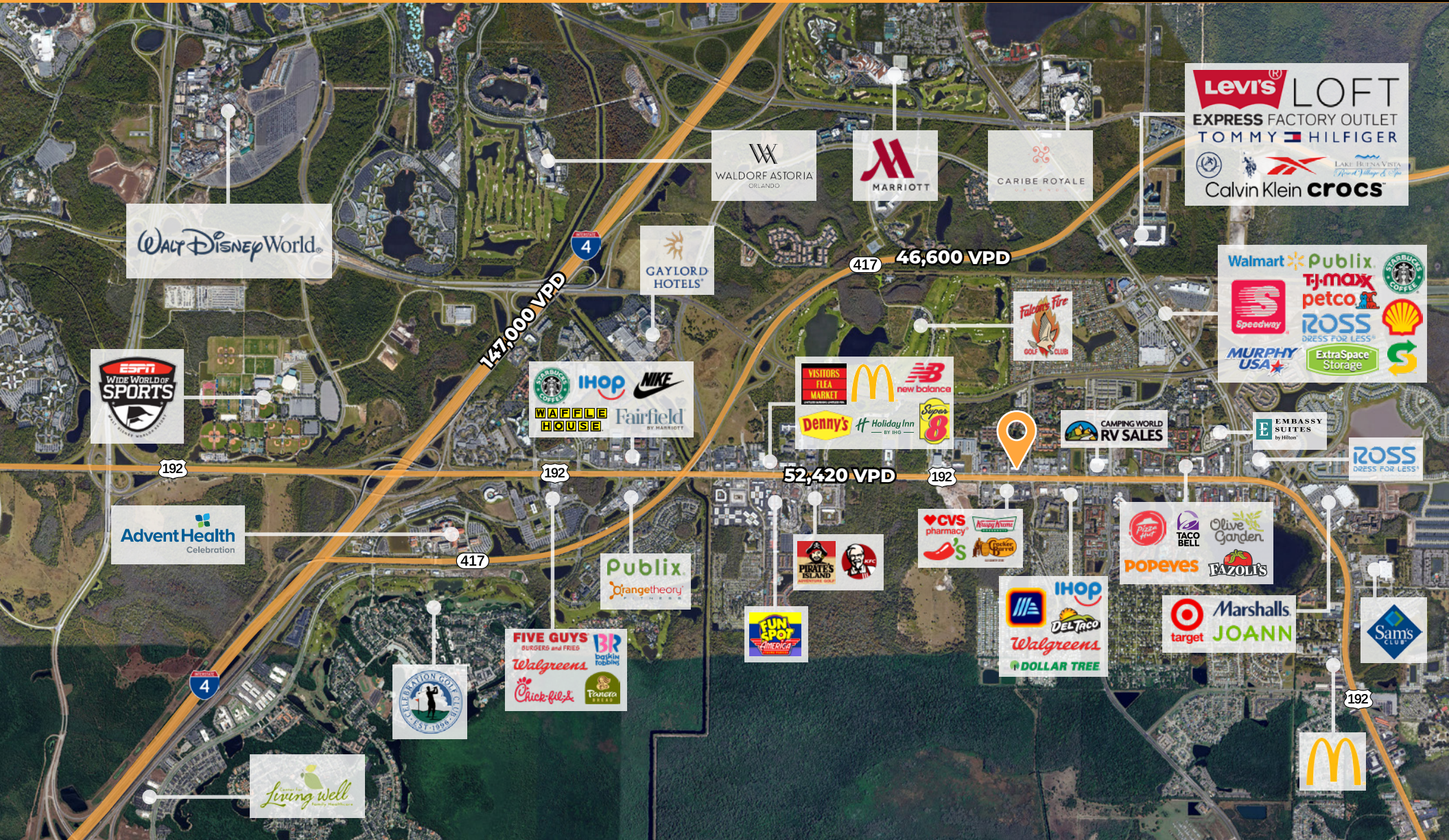
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# LOCATION OVERVIEW



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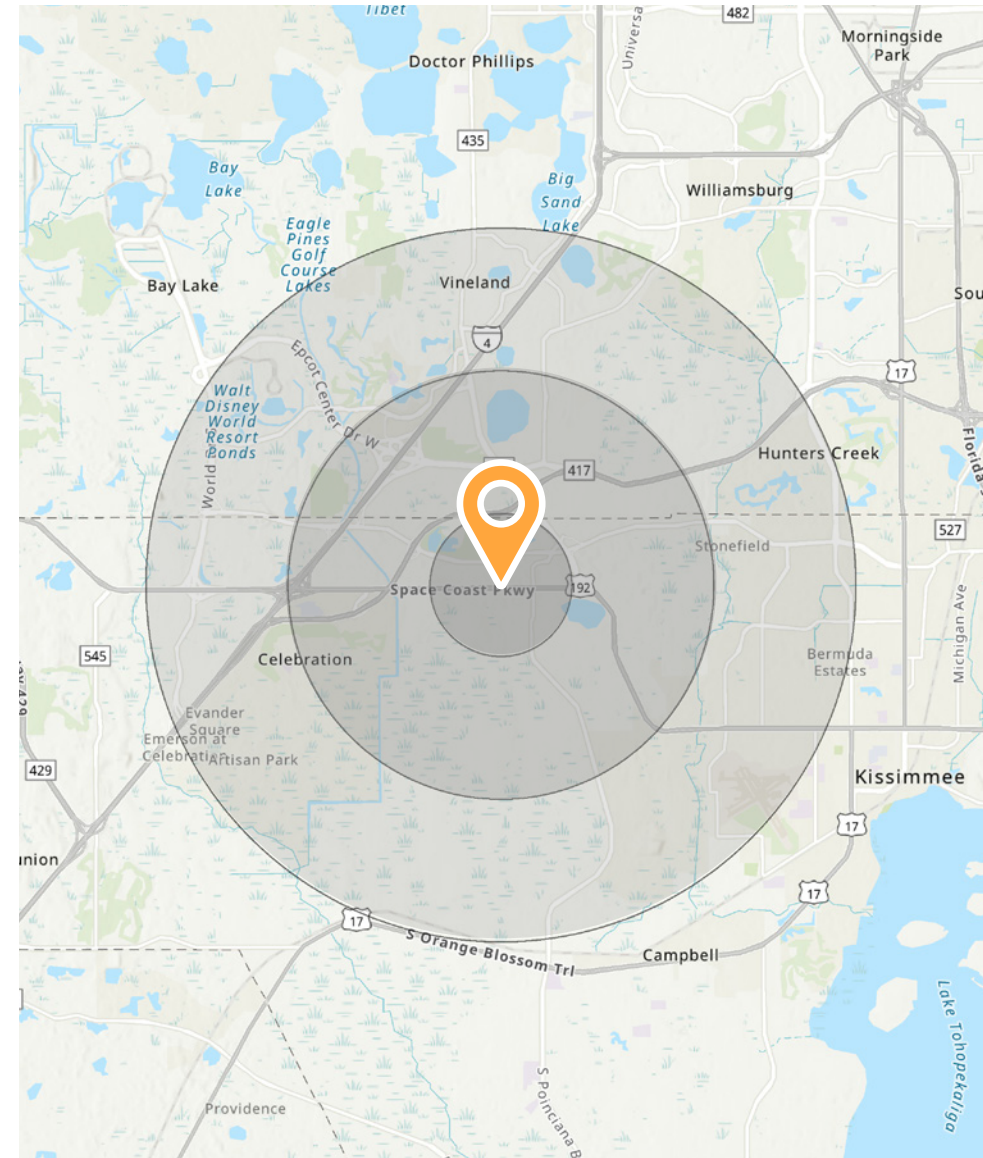


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# DEMOGRAPHICS

2024 SUMMARY	1 MILE	3 MILES	5 MILES
Population	6,480	38,184	120,771
Households	2,307	13,654	43,405
Families	1,504	8,846	29,350
Average Household Size	2.81	2.77	2.77
Annual Population Growth (Last 5 Years)	1.03%	5.41%	3.77%
Annual Population Growth (Next 5 Years)	2.88%	2.80%	2.63%
Median Age	38.5	34.0	34.9
Median Household Income	\$52,388	\$61,518	\$61,967
Average Household Income	\$63,203	\$88,353	\$91,065



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New Car Wash next door

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