

# FOR SALE



**VACANT LAND PROPERTY**  
**3108 W VINE ST, KISSIMMEE 34741**



## Demographics & Traffic Count

Traffic Count: **64,913 VPD**

Pop: 1-mile 3-mile 5-mile  
18,445 / 95,015 / 196,071

HH: 6,521 / 32,905 / 66,985

Avg HH \$: \$78,896 / \$76,788 / \$87,746

## PROPERTY HIGHLIGHTS

- 7.00 AC      Zoning: T5-U      FLU: MU-V
- Municipality: City of Kissimmee      High & Dry
- Three Curb Cut Access Points (2 via Vine St, 1 via Plantation Dr)
- Zoning allows develop. of 40 DU / AC & 6.0 FAR
- Vine St CRA - Grants & Incentives Available
- Frontage Vine St:      325 Linear Foot +/-
- Frontage Plantation Dr:      460 Linear Foot +/-
- Close to: Florida Turnpike, SR 417, Hwy 17, I-4, Walt Disney World, numerous National Retailers
- Purchase Price:      \$8,050,000

**Molly Garrett**

BOSS Commercial Real Estate  
Licensed Commercial Real Estate Agent

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www.BossCRE.com

This information is from sources we deem reliable and is subject to prior sale, lease, withdrawal without notice, or change in prices, rates, or conditions. No representation is made as to the accuracy of any information furnished.

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## AERIAL REVIEW



[Vine Street CRA Boundary Outline.pdf](#)

[Vine Street CRA - City of Kissimmee.pdf](#)

[Comprehensive Plan MU-V City of Kissimmee.pdf](#)

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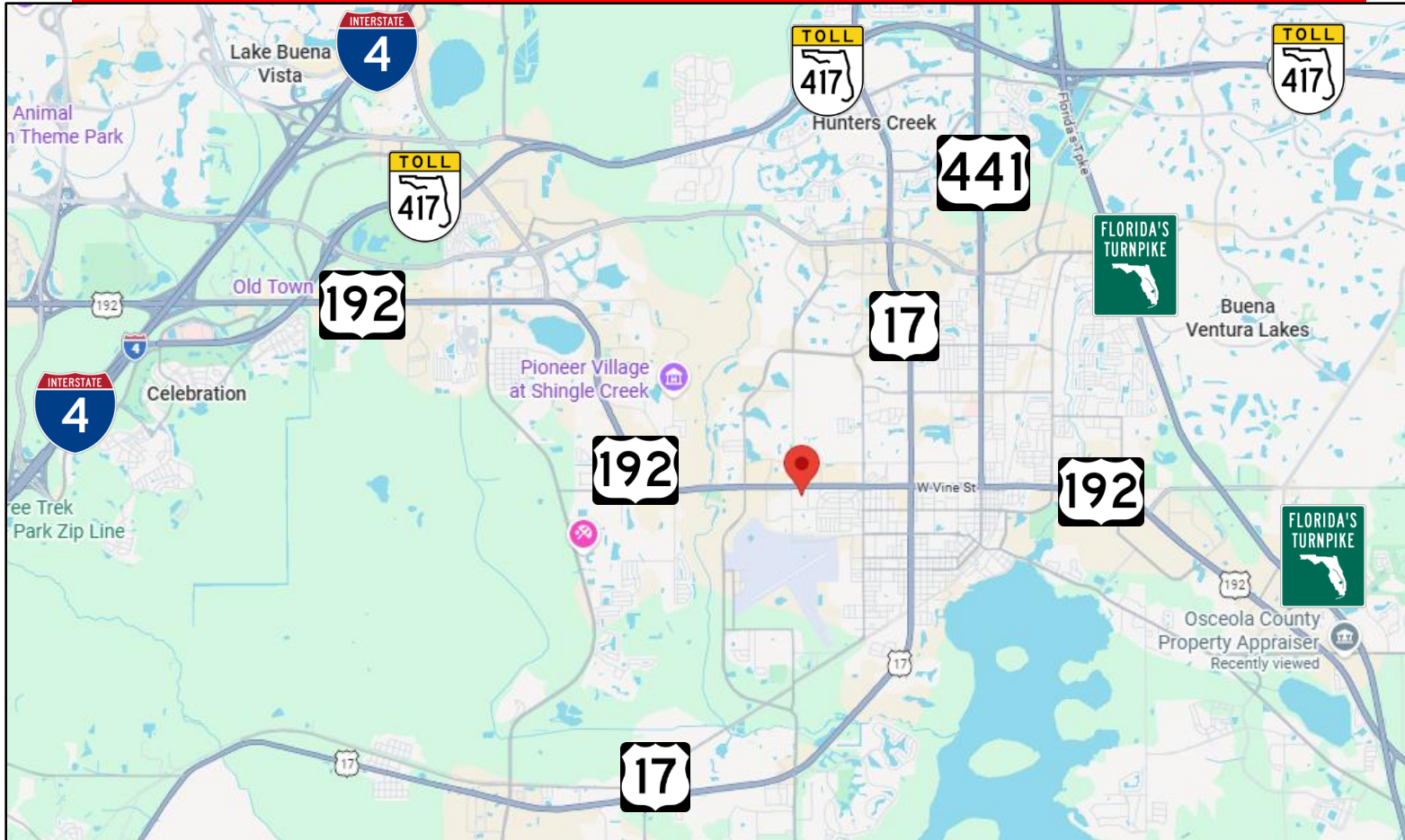
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## MAJOR ROADWAYS



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## NATIONAL RETAILERS

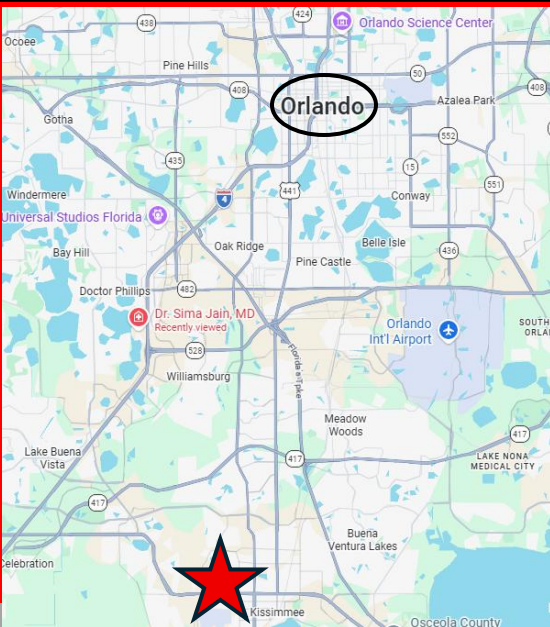
**Walt Disney World**

**Walmart** **ROSS** DRESS FOR LESS®  
**Walgreens**

**Starbucks** **planet fitness** **THE HOME DEPOT** **7 ELEVEN**

**CHIPOTLE MEXICAN GRILL** **ALDI** **Wawa**  
**DUNKIN'** **Chick-fil-A**

**Kissimmee Municipal**



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