



Vine Street.

A premier ±0.65-acre pad on US-192 —minutes from Disney and Orlando International.

3003 W VINE STREET · KISSIMMEE ,FL 34741

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A Pad Site in the Path of Tourism.

Premier Commercial Group is pleased to offer a prime ground lease opportunity at 3003 W Vine Street in Kissimmee, Florida. This ±0.65-acre pad site is fully graded and paved — offering an efficient and cost-effective development opportunity for retail, restaurant, or service uses. The property boasts excellent visibility and frontage along US-192, one of Central Florida's most heavily traveled corridors, with easy ingress and egress. Strategically located minutes from Walt Disney World and Orlando International Airport, the site benefits from strong daily traffic counts driven by tourism, local residents, and commuters alike.

AT A GLANCE

Lease Type	Ground Lease
Lease Rate	Call for Pricing
Lot Size	±0.65 acres
Available SF	Build to suit
Frontage	US-192 / Vine St
Traffic Count	60K – 85K+ VPD
Status	Graded + Paved

0.65 ACRES

FULLY GRADED+ PAVED

85K VPD

PEAK TRAFFIC ON US-192

Ground LEASE

FLEXIBLE LONG-TERM HOLD

MINUTES FROM

Walt Disney World & Orlando Int'l Airport

Tourism + local resident + commuter traffic mix
Surrounded by national retailers, restaurants, and daily-needs anchors

PROPERTY TYPE

Land · Single-Tenant Pad Site · Build-to-Suit Ready

BEST USES

Retail · Quick-Serve Restaurant · Service Tenant · Drive-Thru

MARKET

Greater Orlando MSA · Kissimmee / Osceola County

Why Vine Street.

Six reasons this pad earns a serious look.

01 **Pad-Ready Site**
±0.65 acres fully graded and paved — eliminating major site-work costs and accelerating speed-to-market for the right tenant. Ready for vertical construction with utilities in place.

02 **US-192 Frontage**
Direct frontage on Vine Street (US-192) — 60,000 to 85,000+ vehicles per day on one of Central Florida's most heavily traveled commercial corridors. Easy ingress and egress with strong corner visibility.

03 **Ground Lease Flexibility**
Available exclusively as a long-term ground lease — preserving capital, minimizing up-front cost, and allowing tenant-controlled vertical improvements. Ideal for QSR, drive-thru, service retailer, or specialty use.

04 **Disney + Airport Proximity**
Minutes from Walt Disney World, Universal Studios area, and Orlando International Airport. Tourism traffic combines with local residents and daily commuters to deliver a uniquely diverse customer base.

05 **National Retailer Surround**
Trade area features Walmart, Target, Home Depot, At Home, Publix, Walgreens, CVS, Wawa, McDonald's, Wendy's, Dunkin', and dozens more — a proven retail environment with established consumer draw.

06 **Central Florida Growth**
Greater Orlando MSA has added over 350,000 residents since 2020 and remains one of the fastest-growing major metros in the United States. Osceola County leads the metro on household formation.

THE PITCH

Graded, paved, and on the path between Orlando International and Walt Disney World — the rare ground-lease pad that's truly ready to go.



US-192 · VINE STREET

60K – 85K VPD · Central Florida's primary tourism corridor

Central Florida's Tourism Corridor.

01 The Corridor

Vine Street (US-192) is Central Florida's primary east-west tourist and commercial corridor. The site carries 60,000–85,000+ daily vehicles and is anchored by Walmart, Target, Home Depot, and dozens of national service and dining brands.

02 Tourism Engine

Walt Disney World, Universal Studios, SeaWorld, and Orlando International Airport drive over 75 million annual visitors to the region. Kissimmee hosts more than 50,000 hotel rooms – the second-largest concentration in the country.

03 The Submarket

Osceola County is the fastest-growing county in the Orlando MSA. The five-mile trade area carries 180,000+ residents at an average household income of \$77,000 and an average home value above \$339,000.

DEMOGRAPHICS

Dense, growing, and visited.

180,985 PEOPLE

POPULATION IN 5 MILES

\$77,297 AHI

AVG HH INCOME (5 MI)

\$402K AHV

AVG HOME VALUE (1 MI)

	1 MILE	3 MILES	5 MILES
Total Population	20,092	90,954	180,985
Total Households	6,999	31,170	61,673
Average HH Income	\$68,785	\$66,788	\$77,297
Average Home Value	\$402,923	\$330,562	\$339,819

Source: AlphaMap

Where Tourism Meets Retail.

75 million annual visitors. 180,000 nearby residents. One pad site to capture them.



AERIAL — VINE STREET CORRIDOR LOOKING WEST

DISNEY + UNIVERSAL

12 miles to the gates

Walt Disney World, Universal Studios, SeaWorld, and the broader theme-park complex draw over 75 million annual visitors to the Kissimmee/Orlando area. Vine Street is the main artery connecting hotels, attractions, and the airport.

ORLANDO INT'L (MCO)

20 minutes from gate to site

MCO is one of the top ten busiest US airports — 50+ million annual passengers, served by every major domestic and international carrier. Vine Street is the direct corridor from the airport into the resort area.

KISSIMMEE HOTELS

50,000+ guest rooms nearby

Kissimmee hosts the second-largest concentration of hotel rooms in the country — over 50,000 keys within a few miles of the site, sustaining year-round tourist density that feeds local retail and dining.

INSIDE THE 5-MILE TRADE AREA

Walmart Supercenter · Target · Home Depot
Publix · Walgreens · CVS · Wawa · At Home
McDonald's · Wendy's · Dunkin' · Pizza Hut

Plus ~40 additional national tenants in the corridor.

Surrounded by Anchors.

National retailers, restaurants, and daily-needs anchors line US-192.

ON-CORRIDOR ANCHORS

- Walmart Supercenter
- Target
- Home Depot
- At Home
- Publix

DAILY NEEDS

- Walgreens
- CVS
- Wawa
- 7-Eleven
- Circle K
- Dollar General
- PNC Bank

FOOD & BEVERAGE

- McDonald's
- Wendy's
- Pizza Hut
- Little Caesars
- Dunkin'
- Foxtail Coffee
- Whataburger



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PROVEN TRADE AREA

A retail environment already activated by Walmart, Target, Home Depot, Publix, and dozens of national restaurants – and one prime pad still on the table.

GET IN TOUCH

Let's talk about Vine Street.

*Ground lease opportunity on Central Florida's busiest corridor.
Inquiries from qualified retail, QSR, and service tenants welcome.*



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