

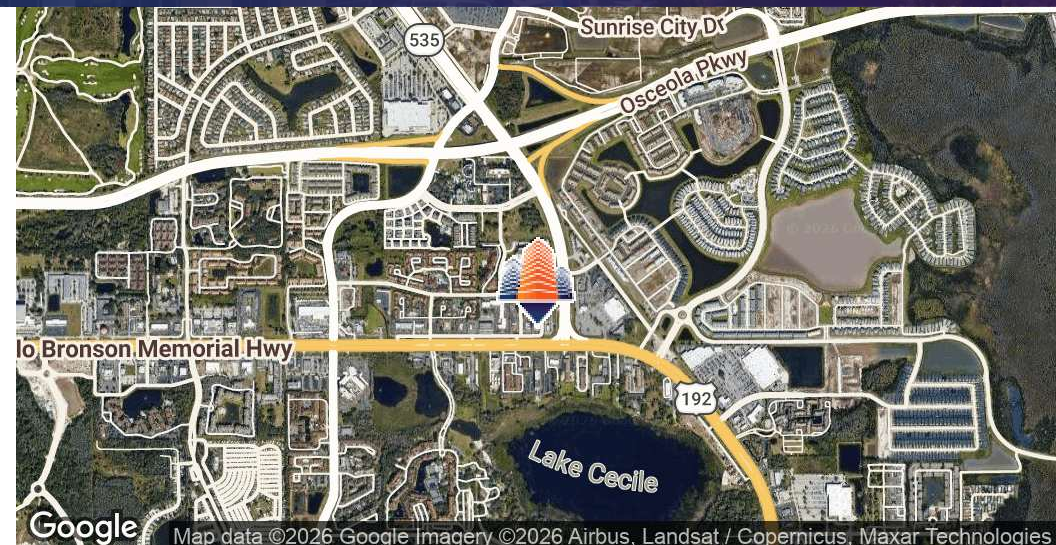
# International Promenade

4955 West Irlo Bronson Memorial Highway, Kissimmee, FL 34746



EQUITY  
INVESTMENT  
SERVICES

## PROPERTY SUMMARY



### PROPERTY HIGHLIGHTS

- 1,260 SF space available
- Prime retail location on highly trafficked US-192 corridor, positioned at signalized intersection of US-192 & FL-535
- Located within the core Disney World tourist trade area
- Combined traffic counts exceeding 100,000 VPD at intersection
- Strong visibility and accessibility with multiple points of ingress/egress
- Surrounded by national retailers, hospitality, entertainment, and dense tourism demand
- Outparcel / redevelopment potential available
- Ample parking / parking ratio: 4.7/1,000
- Traffic Counts: Vineland Rd. (FL-535) – 51,500 CPD and Irlo Bronson Memorial Hwy. (US 192) – 52,500 CPD

### OFFERING SUMMARY

|                |            |
|----------------|------------|
| Lease Rate:    | Negotiable |
| Available SF:  | 1,260 SF   |
| Lot Size:      | 5.15 Acres |
| Building Size: | 35,848 SF  |

| DEMOGRAPHICS      | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------|----------|----------|----------|
| Total Households  | 1,549    | 13,742   | 45,419   |
| Total Population  | 4,838    | 41,259   | 130,549  |
| Average HH Income | \$73,005 | \$92,042 | \$91,634 |

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## PROPERTY PHOTOS



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## SITE PLAN AND AVAILABLE SPACES



### TENANT ROSTER

|                     |                           |          |
|---------------------|---------------------------|----------|
| 4955                | Advance Auto Parts        | 6,077 SF |
| 2914                | AVAILABLE                 | 1,260 SF |
| 2916                | Kissimmee Dental          | 1,290 SF |
| 2918                | CBC Hospitality           | 1,338 SF |
| 2920                | Jerusalem Restaurant      | 2,888 SF |
| 2924                | Shanghai China Restaurant | 1,500 SF |
| 2926                | Javier's Barbershop       | 1,500 SF |
| 2928                | Chiropractor              | 1,500 SF |
| 2930                | Hair Salon                | 1,500 SF |
| 2932                | Spa & Massage             | 1,365 SF |
| 2934                | Halal Fried Chicken       | 1,400 SF |
| 2936                | Hookah Lounge             | 2,113 SF |
| 2940                | International Grocery     | 3,694 SF |
| 2948                | Bar & Restaurant          | 4,420 SF |
| OUTPARCEL AVAILABLE |                           | 2,000 SF |

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## RETAILER MAP



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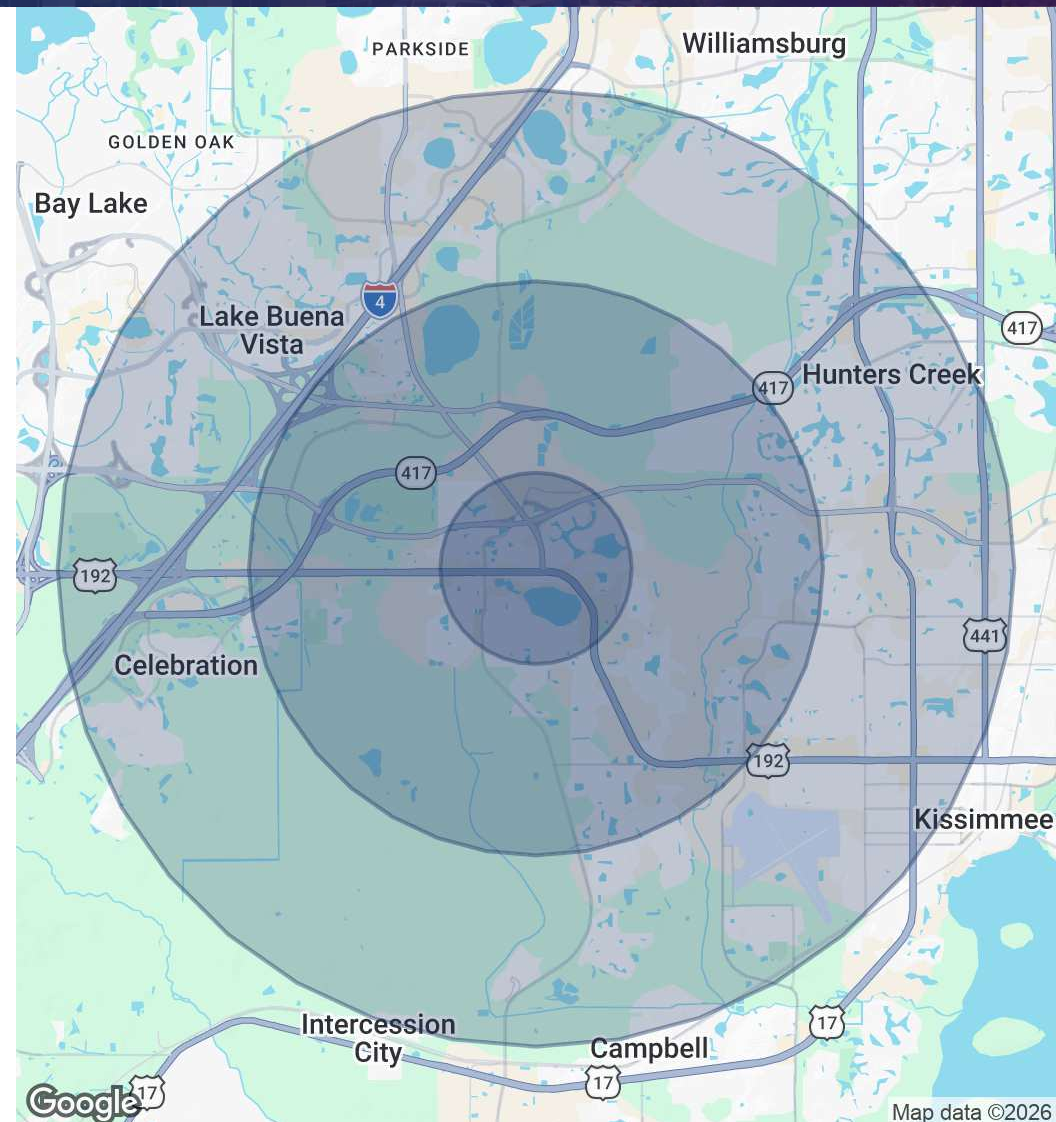
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## DEMOGRAPHICS MAP & REPORT

| POPULATION       | 1 MILE | 3 MILES | 5 MILES |
|------------------|--------|---------|---------|
| Total Population | 4,838  | 41,259  | 130,549 |
| Average Age      | 33.5   | 34.3    | 35.6    |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 1,549     | 13,742    | 45,419    |
| # of Persons per HH | 3.1       | 3.0       | 2.9       |
| Average HH Income   | \$73,005  | \$92,042  | \$91,634  |
| Average House Value | \$271,691 | \$315,095 | \$370,078 |

| AGE     | 1 MILE | 3 MILES | 5 MILES |
|---------|--------|---------|---------|
| 0 - 4   | 239    | 2,126   | 7,904   |
| 5 - 9   | 407    | 2,532   | 9,029   |
| 10 - 14 | 247    | 2,493   | 8,259   |
| 15 - 17 | 227    | 1,743   | 5,012   |
| 18 - 20 | 129    | 1,319   | 4,455   |
| 21 - 24 | 244    | 2,417   | 7,569   |
| 25 - 34 | 1,095  | 9,376   | 24,297  |
| 35 - 44 | 831    | 5,384   | 18,919  |
| 45 - 54 | 456    | 5,278   | 16,601  |
| 55 - 64 | 611    | 4,359   | 13,528  |
| 65 - 74 | 257    | 2,569   | 9,403   |
| 75 - 84 | 94     | 1,075   | 3,800   |
| 85+     | 8      | 601     | 1,788   |



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