



Real Estate Company

**Standalone Retail/Medical Building  
For Sale Or Lease  
Traffic Count: 66,711 AADT**



## 2037 E Irlo Bronson Hwy • Kissimmee, FL 34744

This Prime Medical, Retail, Office, Restaurant Standalone Building offers exceptional visibility, billboard signage, & frontage on US HWY 192 (E. Irlo Bronson Mem. Hwy). The property benefits from being a block from the NeoCity Technology District project with an estimated economic impact of \$25 Billion Dollars. Currently the property is operating as a medical office. Strategically located near all the growth from Osceola Heritage Park and Gateway High School, the medical office presents a layout that can be utilized immediately for health care or retail purposes.

### Property Summary:

- Total SQFT: 1,688
- Year Built: 1992
- Parking: Approximtely 30 Spaces
- Includes Signage
- Land Size: .18 AC
- Zoning: OCT, County - CT -3.2.4

**For Sale: \$749,000**

**For Lease: \$3,495 NNN/month**

Demographics	2 Mile	5 Mile	10 Mile
2023 Pop.	32,675	164,510	493,534
Households	10,705	54,597	164,067
Avg. HH Income	\$66,016	\$65,686	\$62,026
Med. HH Income	\$51,304	\$51,858	\$63,704

**For More Information Contact  
T. Zachary High  
Licensed FL Real Estate Broker  
Zach@ElkPenn.com**



**321-866-8121  
www.ElkPenn.com  
861 W Morse Blvd., Suite 250  
Winter Park, Florida 32790**



- 500-acre urban campus
- hub for manufacturing research and development
- \$50.8M grant to Osceola County for NeoCity
- 26,469 square foot R&D microelectronics facility
- \$17.5M multi-use Lab

- \$1.5 billion redevelopment plan
- Hub for manufacturing research and development
- New project for Orlando City SC/Orlando Pride
- New team headquarters and training facilities

AdventHealth is set to build a new hospital campus in NeoCity South, St. Cloud, Florida, following Osceola County's approval of a \$9.4 million land purchase for 20 acres, with plans for an initial 80-bed hospital expandable to 200 beds and medical offices to serve the growing community. The project aims to boost local jobs and improve healthcare access in the fast-growing region.

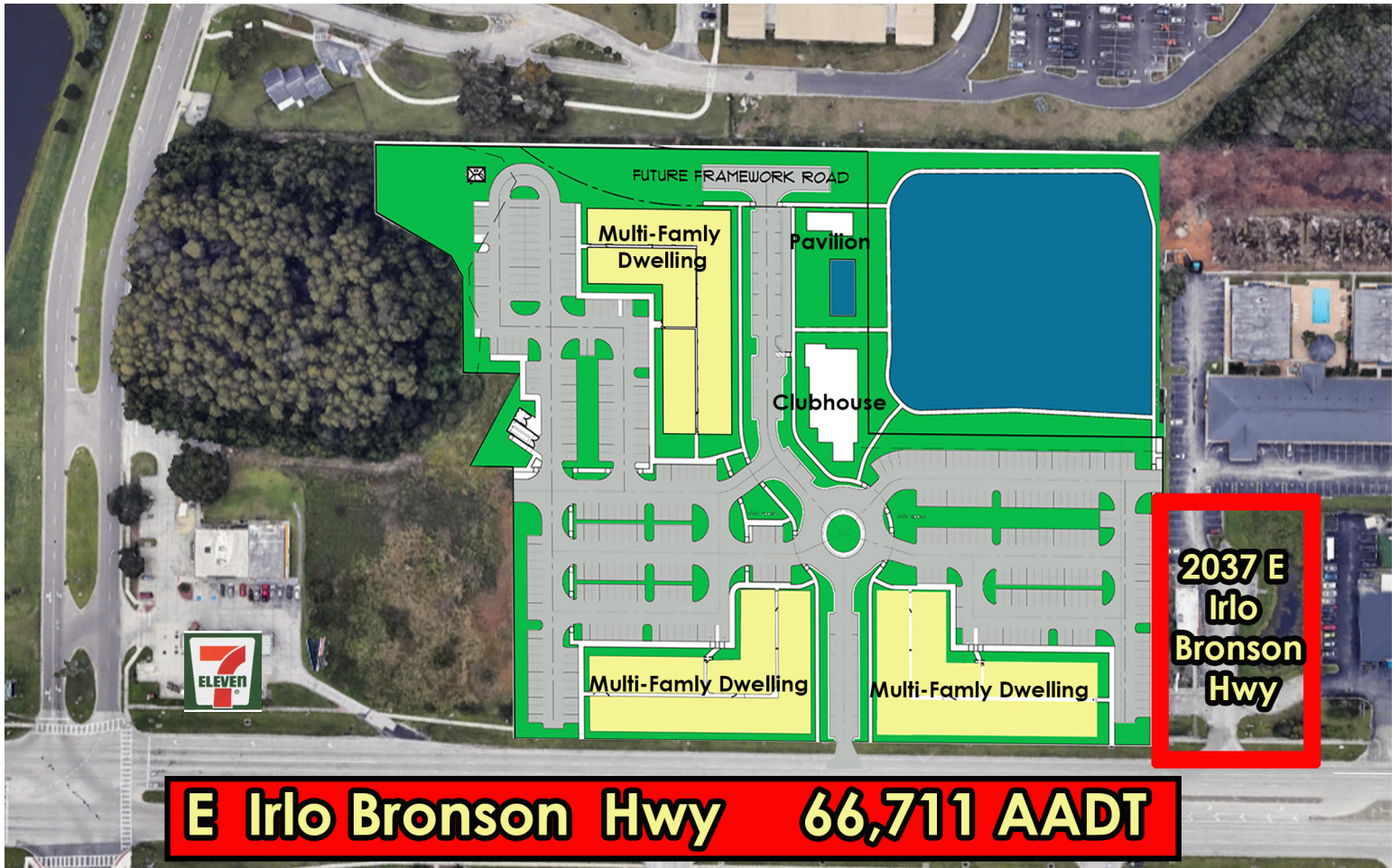
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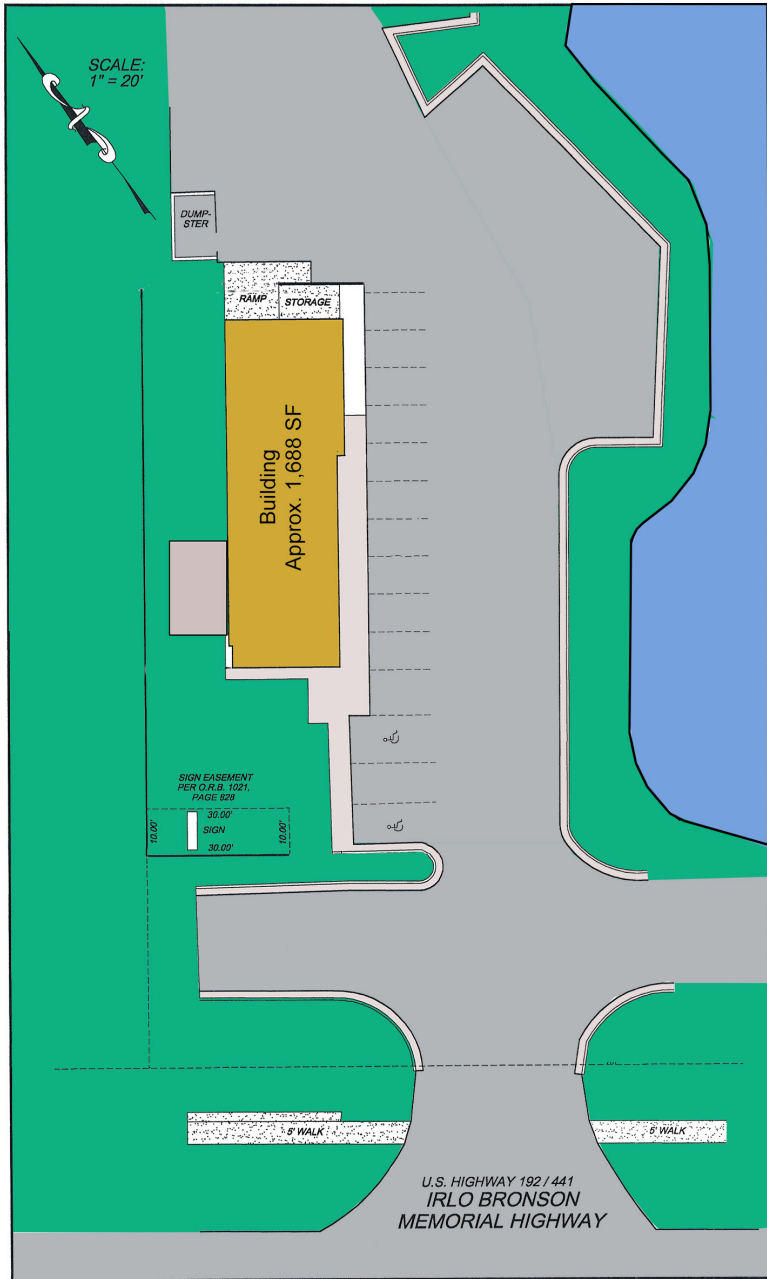


**Directly Adjacent to New 260-Unit Multi-Family Development**

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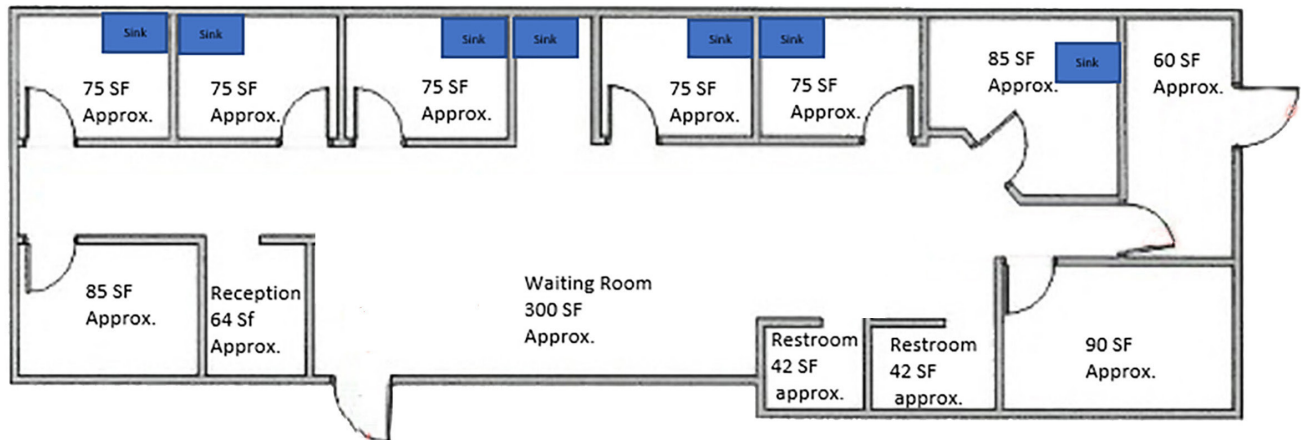


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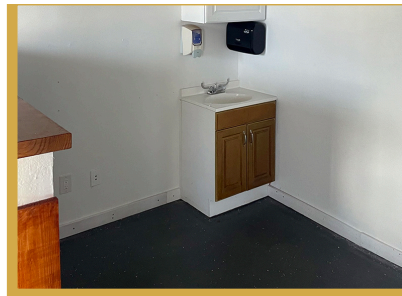
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Approx. 1,688 SF



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