



ICON 192

4560 EAST IRLO BRONSON MEMORIAL HIGHWAY, KISSIMMEE, FL 34771

Property Highlights

- Direct frontage on US Highway 192
- Exposure to more than 67,000 vehicles per day
- Brand-new construction with Certificate of Occupancy expected in August 2026
- Modern architecture and professional common areas
- Flexible spaces for office, showroom, service, or select retail uses
- Convenient access for both local customers and area visitors

FOR MORE INFORMATION | [MILLENIA-PARTNERS.COM](https://millenia-partners.com)

PRESENTED BY
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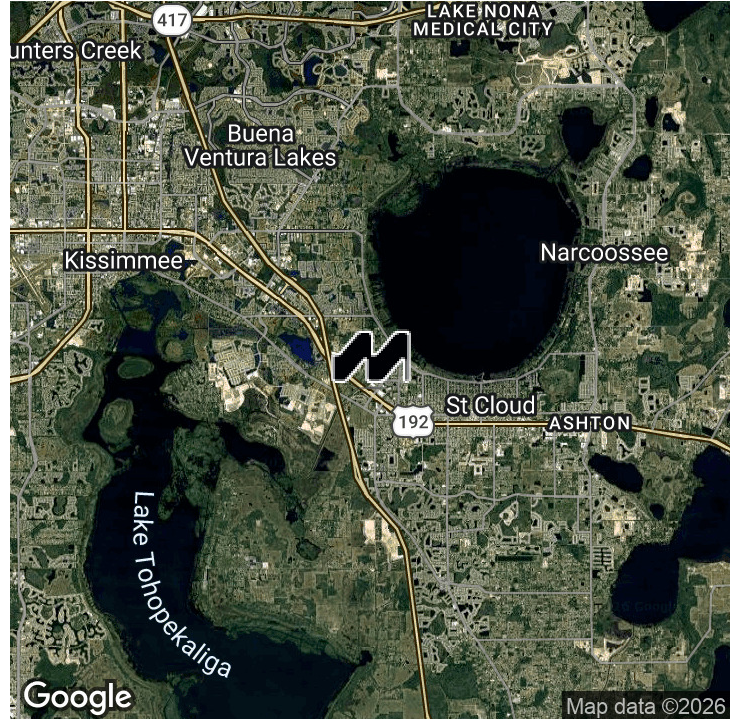


Google Earth / Copernicus, Maxar Technologies

EXECUTIVE SUMMARY

4560 EAST IRLO BRONSON MEMORIAL HIGHWAY, KISSIMMEE, FL 34771

ICON 192



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	1,080 SF
Available SF:	210 - 1,080 SF

Brand-New Commercial Space on High-Traffic US-192

Position your business at ICON 192, a new mixed-use development with direct frontage on US Highway 192 in Kissimmee. The property offers strong visibility, easy access, and a modern setting designed for businesses looking to stand out.

Located along one of Central Florida's busiest corridors, ICON 192 is surrounded by growing residential communities, hotels, attractions, restaurants, and retail destinations. The location provides convenient access to Celebration, the Disney tourism area, and other major destinations throughout Kissimmee and Orlando.

ICON 192 is a strong opportunity for businesses seeking a new, professional, and highly visible location in one of Kissimmee's most active commercial areas.

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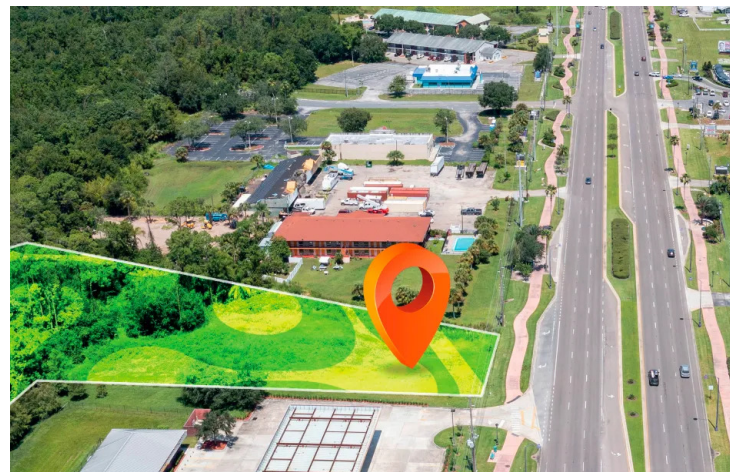
OFFICE BUILDING

For Lease

ADDITIONAL PHOTOS

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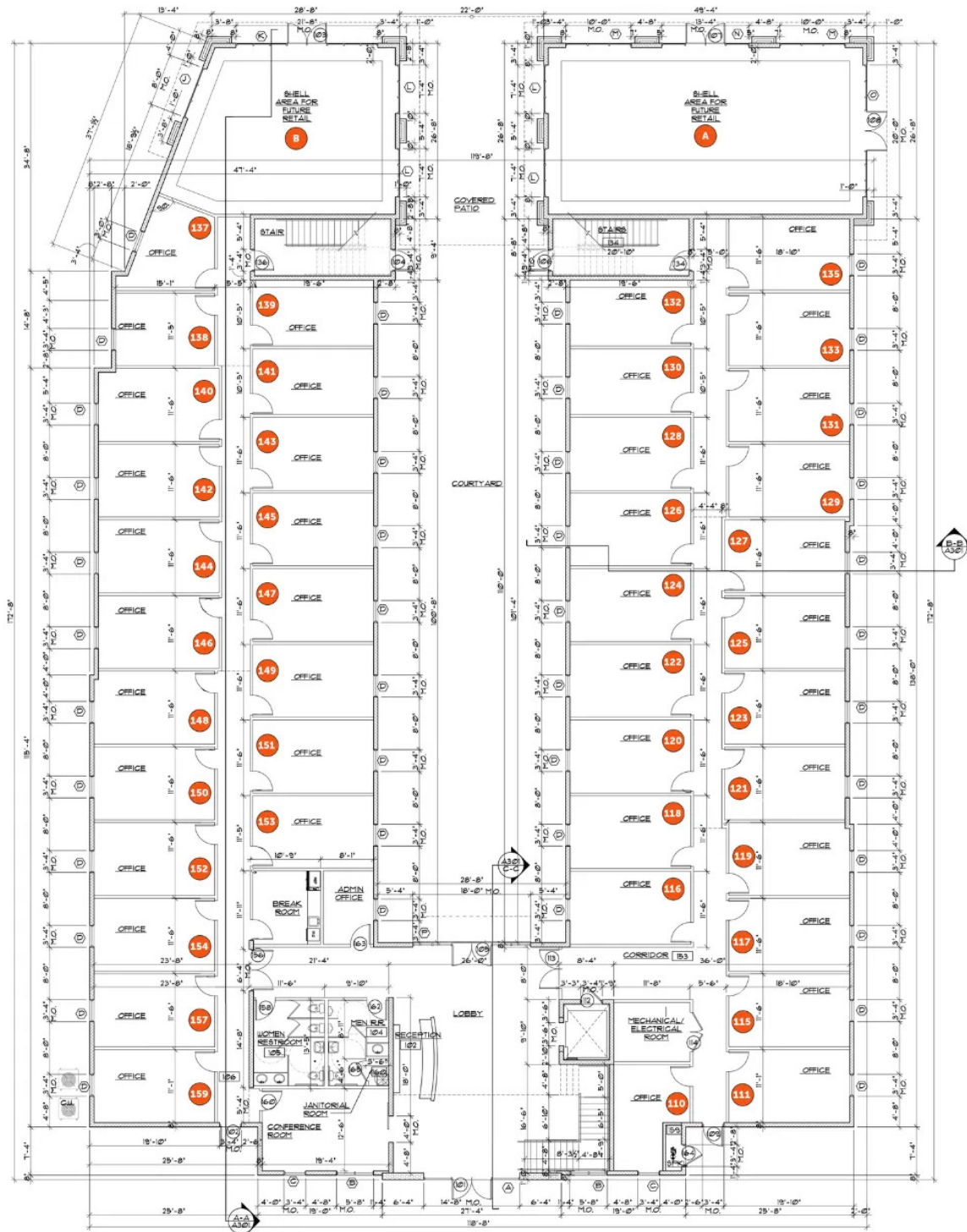
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FLOOR PLANS

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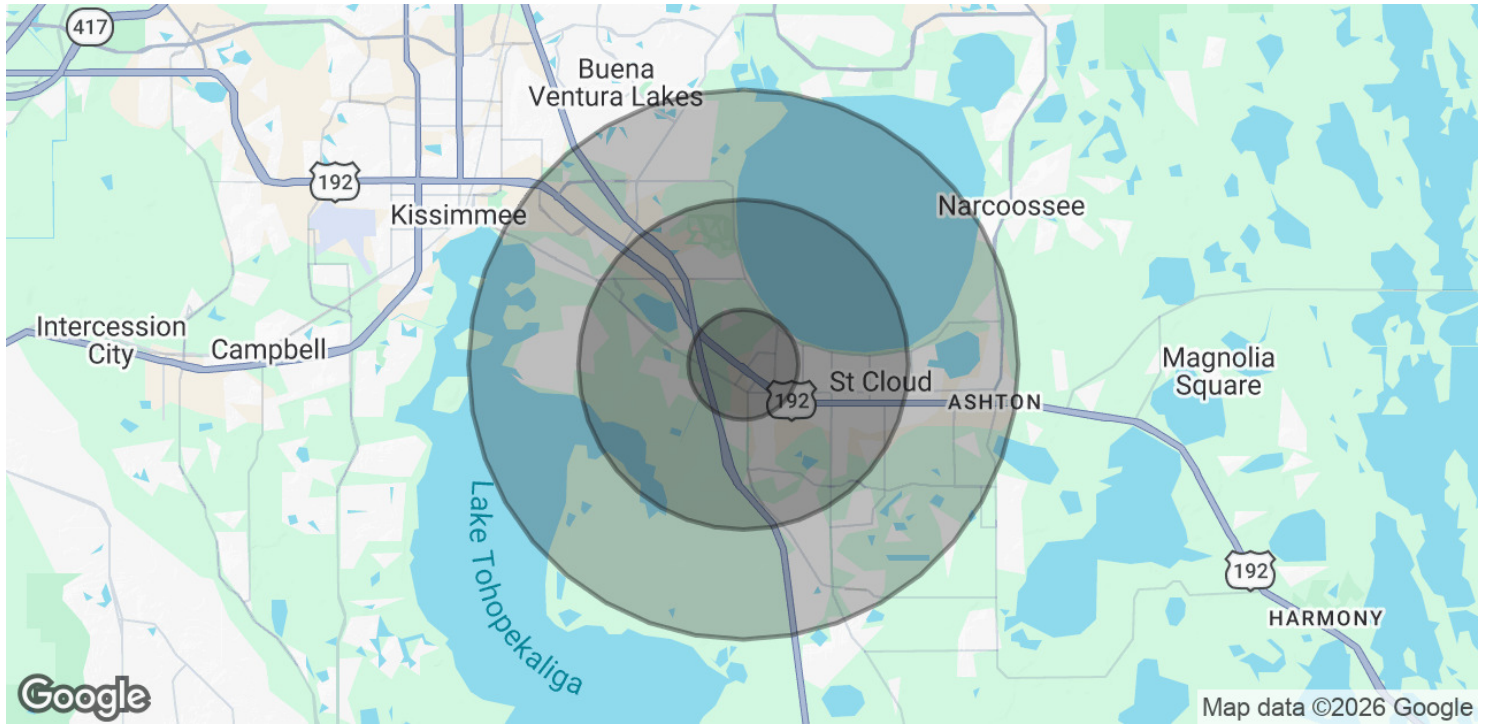
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DEMOGRAPHICS MAP & REPORT

4560 EAST IRLO BRONSON MEMORIAL HIGHWAY, KISSIMMEE, FL 34771

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POPULATION

1 MILE

3 MILES

5 MILES

Total Population	7,605	51,243	96,255
Average Age	42	40	40
Average Age (Male)	40	39	39
Average Age (Female)	44	41	41

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total Households	2,752	17,997	32,720
# of Persons per HH	2.8	2.8	2.9
Average HH Income	\$75,225	\$79,381	\$84,528
Average House Value	\$307,222	\$336,294	\$354,028

2020 American Community Survey (ACS)

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