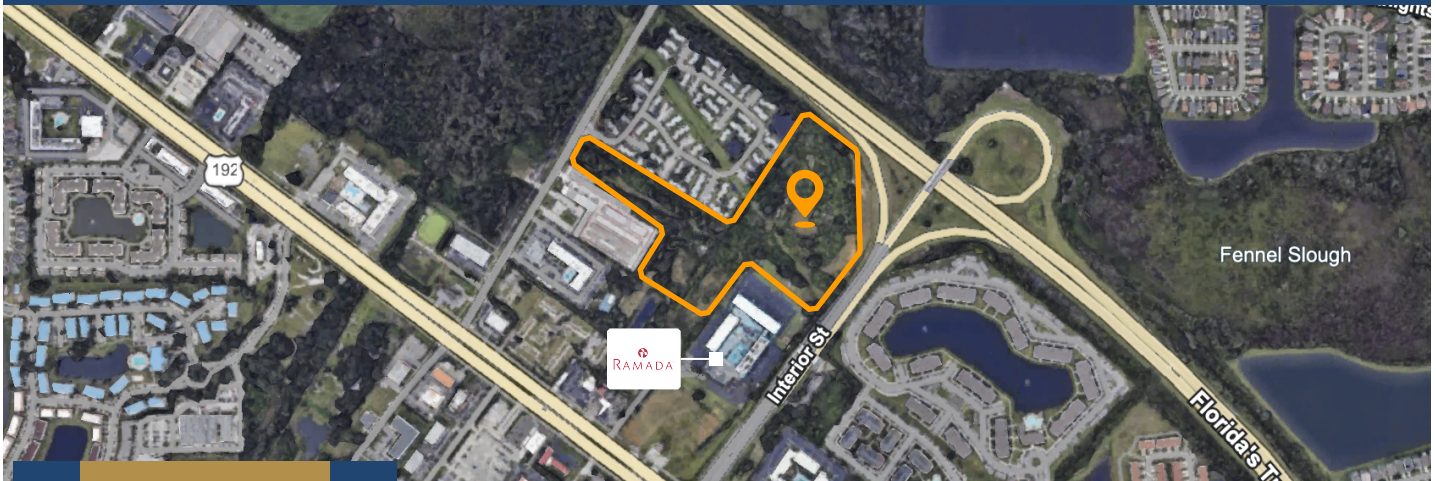


Turnpike and US 192 HWy E Irlo Bronson Memorial

Kissimmee, FL 34744



FOR SALE

OFFERING SUMMARY

Sale Price
\$ 7,500,000

PROPERTY SUMMARY

- ✓ 1.6 mile to NeoCity www.neocityfl.com
- ✓ 2 access: Simpson Rd., is currently being turned into a 4 Lane Road & 192 US HWy.
- ✓ Front on Turnpike & Exit 244.
- ✓ Ideal uses: rental apartments, condominiums, single family homes, townhouses, warehouses, medical clinic, 55+ community.
- ✓ Lot Size 21.5 acres.

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WITHIN 3 MILES

Outback Steakhouse
Starbucks
CVS Pharmacy
Marshalls
Amscot
Cricket Wireless

Fifth Third Bank
Shell
Walgreens
Circle K

WITHIN 1 MILE

KFC
Burger King
Taco Bell
Wendy's
McDonald's
Dunkin' Donuts

Subway
Wawa
Chipotle Mexican Grille
Publix
Great Clips
Coast Dental

Quest Diagnostics
Western Union
The UPS Store
Family Dollar
Ramada Hotel & Waterpark
Mobil

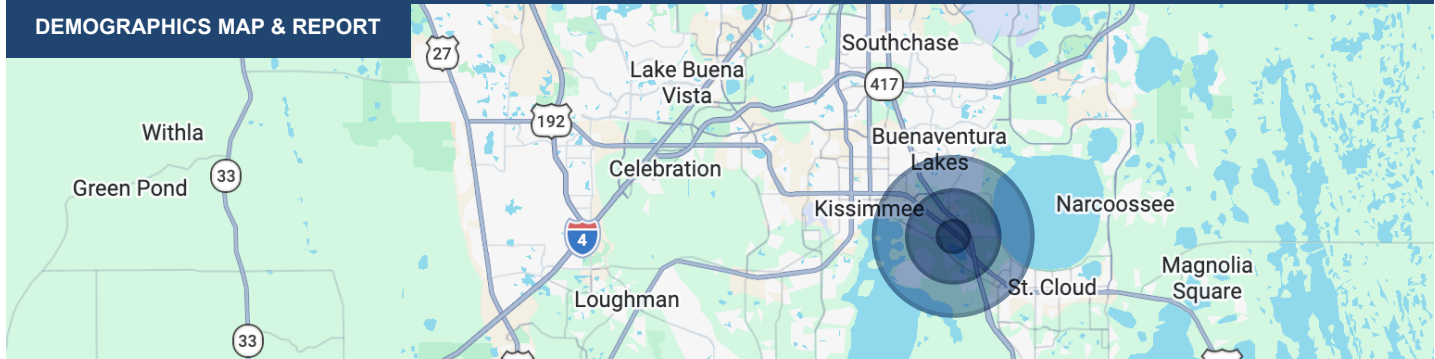
Citgo
AutoZone
O'Reilly Auto Parts

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Kissimmee, FL 34744



DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,990	54,316	143,816
Average Age	26.4	30.7	34.7
Average Age (Male)	26.1	36.3	39.2
Average Age (Female)	31.4	32.3	35.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,976	17,881	48,259
Number of Persons per HH	2.71	2.97	2.93
Average HH Income	\$65,360	\$74,340	\$70,744
Average House Value	\$341,670	\$350,074	\$354,280