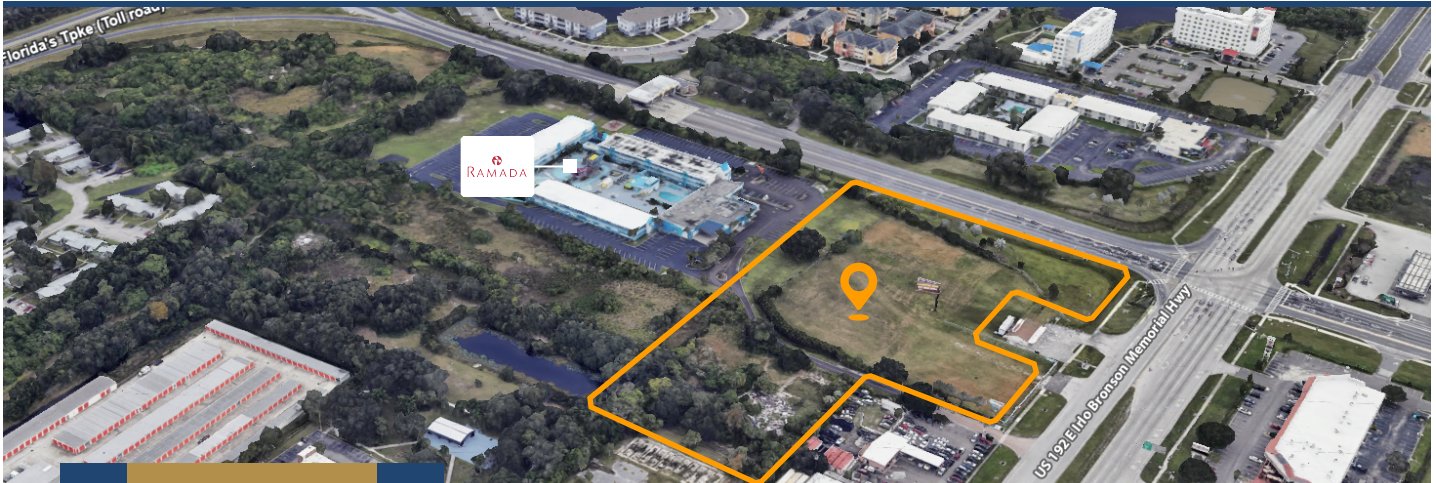


2267 E Irlo Bronson Memorial Hwy Site

Kissimmee, FL 34744



FOR SALE

OFFERING SUMMARY

Sale Price
\$ 4,500,000

PROPERTY SUMMARY

- ✓ North East corner E Irlo Bronson and Turnpike exit.
- ✓ Strong Retail Corridor.
- ✓ Traffic on E Irlo Bronson Hwy +/- 60,000 cars a day.
- ✓ Ideal uses: gas station, car dealership, medical, commercial center.
- ✓ Lot size 4.88 acres.
- ✓ Approved building plans available.

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WITHIN 3 MILES

WITHIN 1 MILE

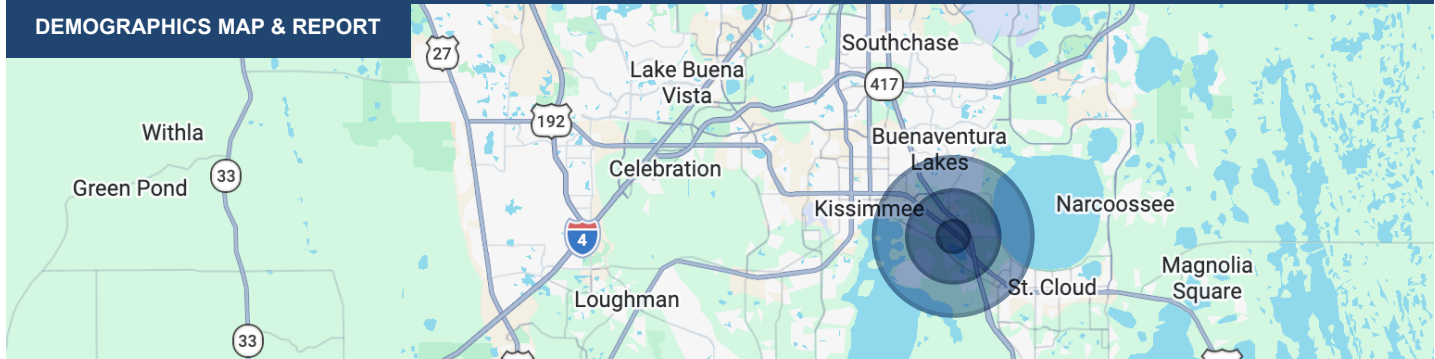
Outback Steakhouse	Fifth Third Bank	KFC	Subway	Quest Diagnostics	Citgo
Starbucks	Shell	Burger King	Wawa	Western Union	AutoZone
CVS Pharmacy	Walgreens	Taco Bell	Chipotle Mexican Grille	The UPS Store	O'Reilly Auto Parts
Marshalls	Circle K	Wendy's	Publix	Family Dollar	
Amscot		McDonald's	Great Clips	Ramada Hotel & Waterpark	
Cricket Wireless		Dunkin' Donuts	Coast Dental	Mobil	

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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	\$283,670	\$288,071	\$270,770