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# ±1 Acre Parcel Available

Orange Blossom Trail & W Osceola Parkway  
 Kissimmee, FL 34758

# ±1.0 Acre Pad Available for Lease or BTS

## Property highlights

- Come join StorageUnits and 7-Eleven
- Pylon signage on S Orange Blossom Trl and W Osceola Pkwy
- Located at the main and main intersection of W Osceola Pkwy and S Orange Blossom Trl
- Heave traffic counts:
  - Orange Blossom Trl - 40,000 AADT
  - W Osceola Pkwy - 51,500 AADT
- Continuous growth market with new Orlando Health Hospital and upcoming multifamily developments surrounding the market



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## Demographics

(ESRI 2025)

POPULATION		AVERAGE HH INCOME	
	1 MI. 8,802		1 MI. \$65,855
	3 MI. 118,082		3 MI. \$86,154
	5 MI. 261,771		5 MI. \$92,511
HOUSEHOLDS		MEDIAN AGE	
	1 MI. 3,195		1 MI. 38.4
	3 MI. 39,935		3 MI. 37.9
	5 MI. 85,638		5 MI. 37.8

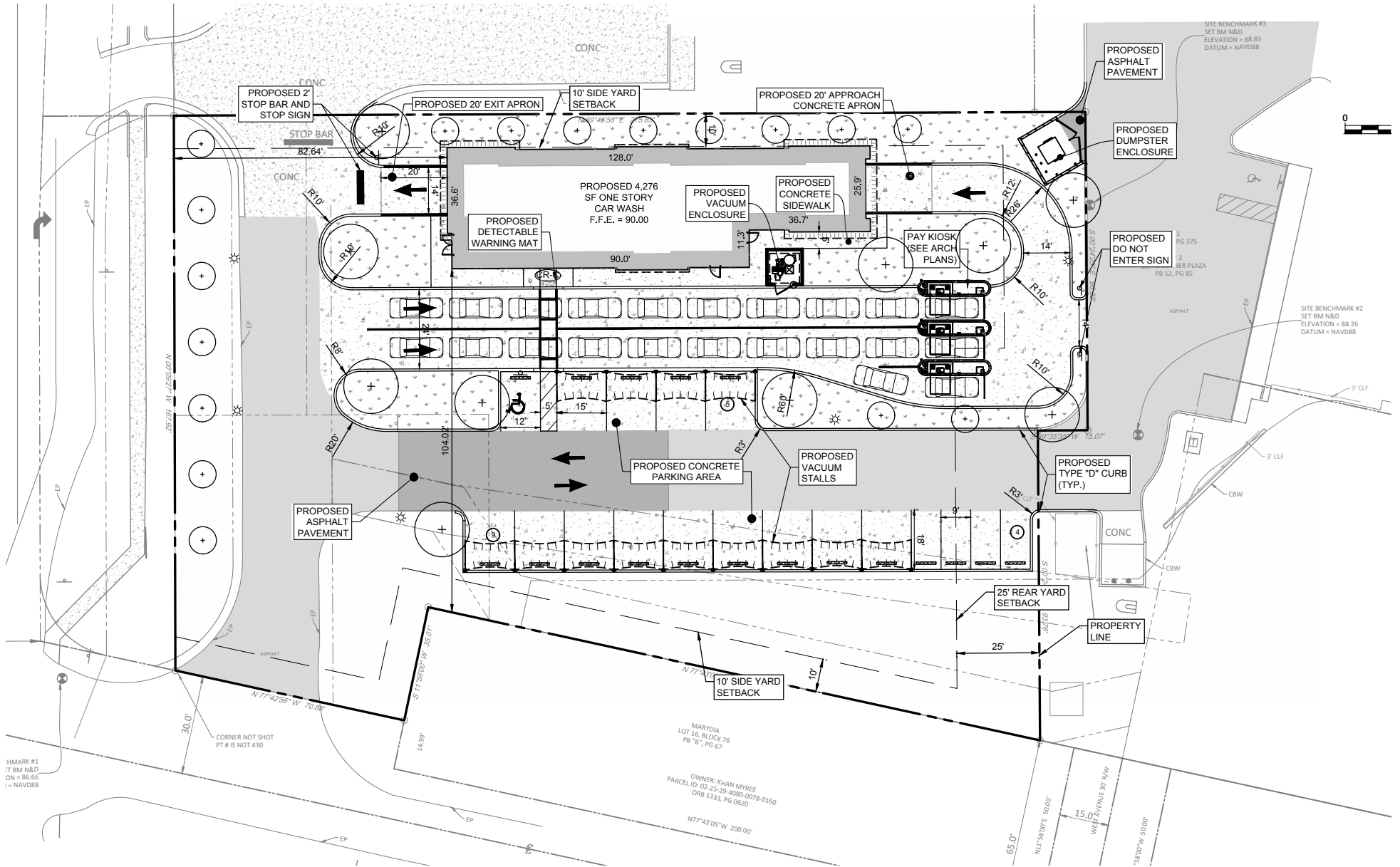
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# Area Developments and Neighbors

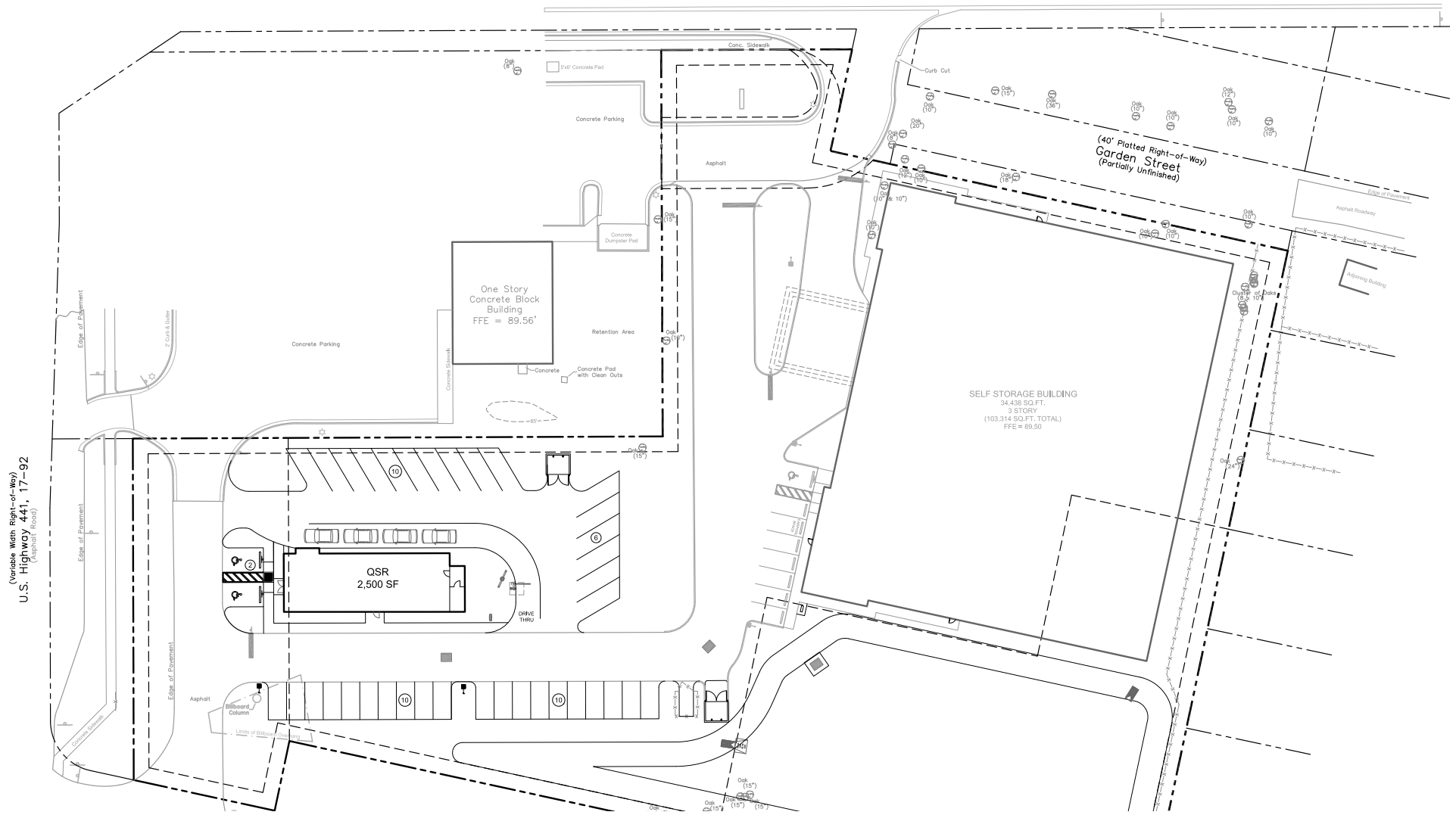


# Proposed Concept - Option 1



# Proposed Concept - **Option 2**

(150' Right-of-Way)  
Osceola Parkway  
(Asphalt Road)



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