

KISSIMMEE STRIP CENTER

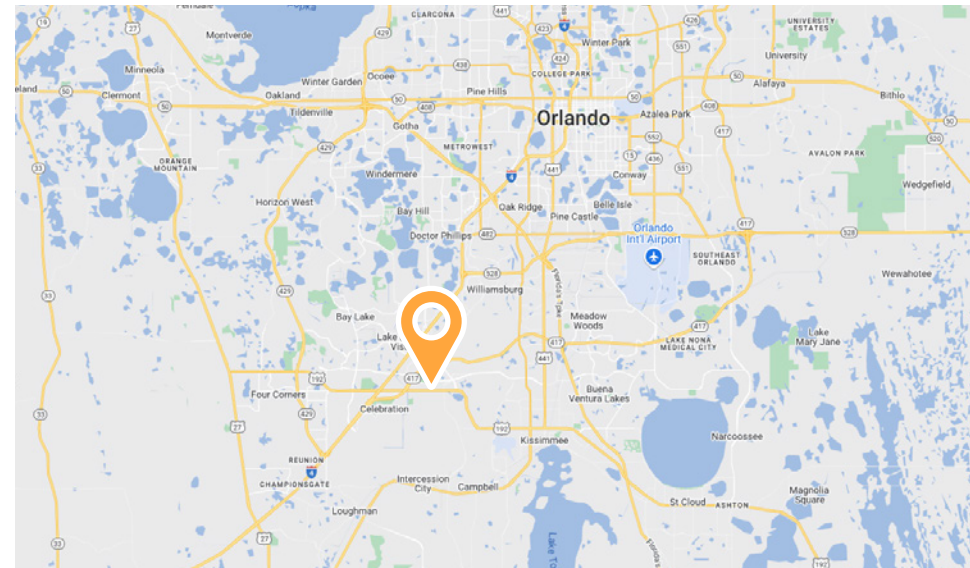
5341 W IRLO BRONSON MEMORIAL HWY (HWY 192), KISSIMMEE, FL 34746

RETAIL SPACE FOR LEASE



PROPERTY HIGHLIGHTS

- High Traffic Retail location on Hwy 192 surrounded by national restaurants and retailers including Aldi, Dollar Tree, CVS, Chili's, Longhorn Steakhouse and a new car wash next door.
- Broad frontage and visibility with over 52,000 vehicles per day in front of property on W Irlo Bronson and another 22,000 vehicles per day about 100 feet away on Polynesian Isle Blvd
- Strong demographics with a 5-mile population over 120,771, growing nearly 4% annually over the last 5 years and projected to keep growing nearly 3% annually.
- Close proximity to many economic drivers including Advent Health Hospital, ESPN Wide World of Sports, Disney Parks and Resorts and the new Magic Village Resort.



OFFERING SUMMARY

NEGOTIABLE

LEASE RATE

2,607-5,571 SF

AVAILABLE SF

17,190 SF

BUILDING SIZE

DEMOGRAPHICS

1 MILE

3 MILES

5 MILES

TOTAL POPULATION

6,480

38,184

120,771

AVERAGE HH INCOME

\$63,203

\$88,353

\$91,065

MEDIAN AGE

38.5

34.0

34.9

KEVIN YARYAN

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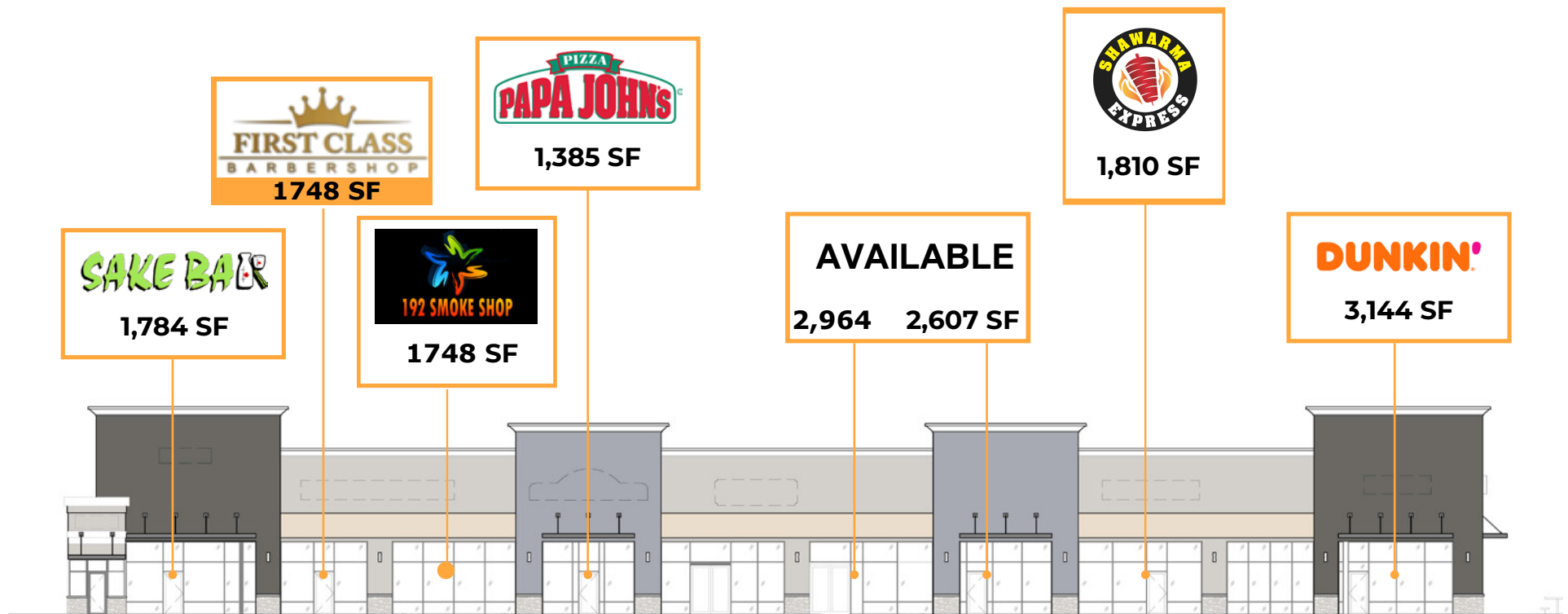
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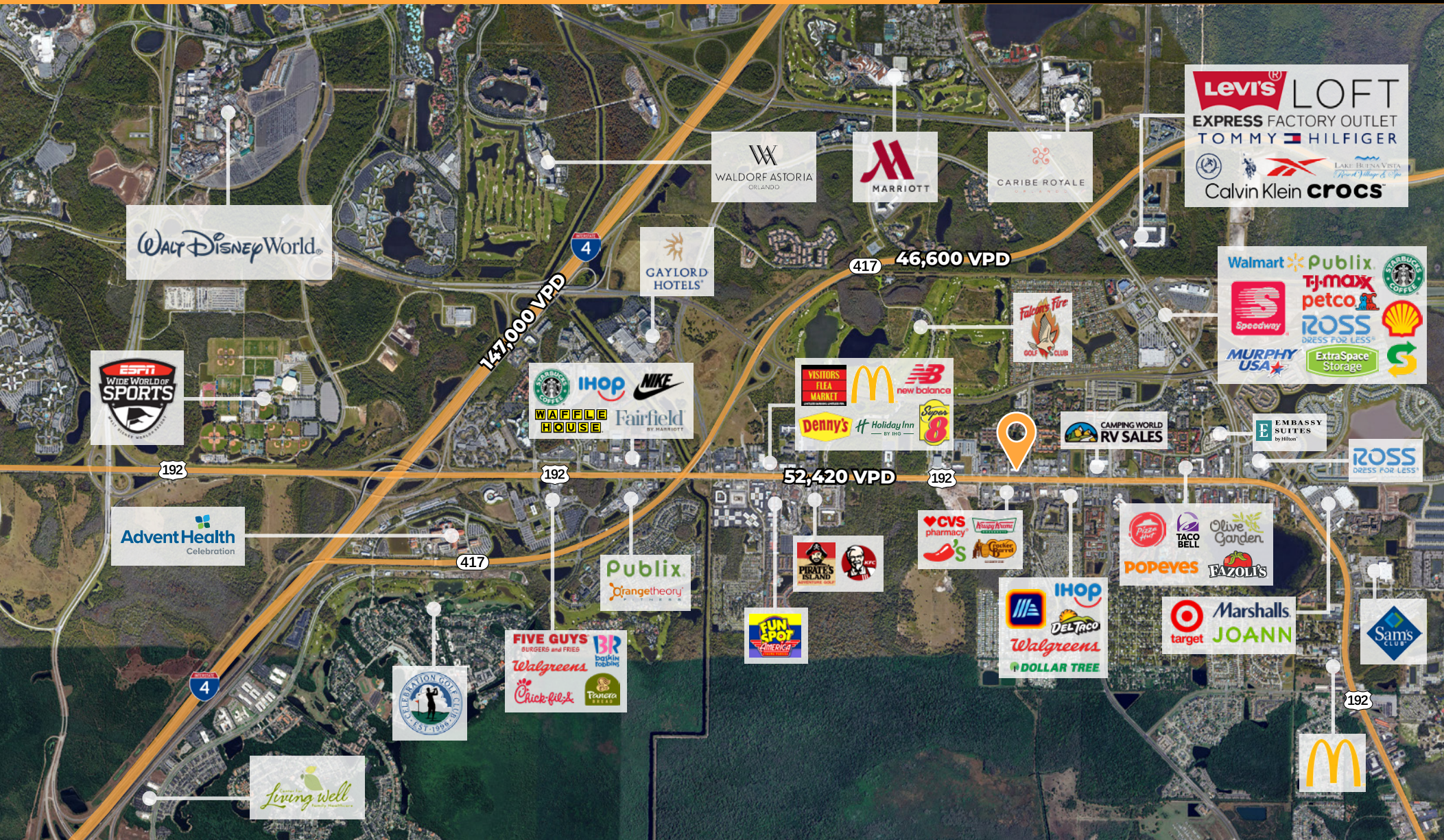
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LOCATION OVERVIEW



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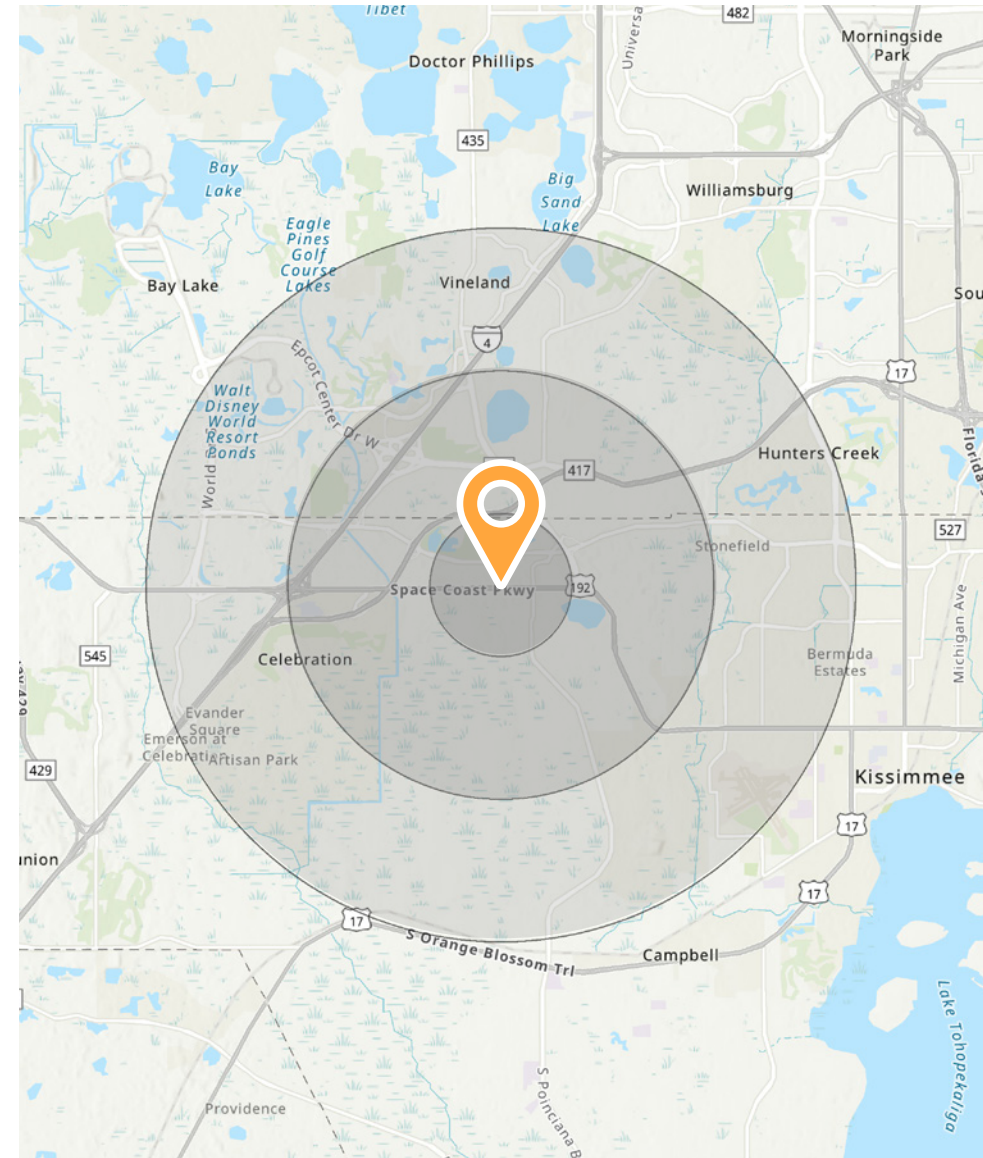


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DEMOGRAPHICS

2024 SUMMARY	1 MILE	3 MILES	5 MILES
Population	6,480	38,184	120,771
Households	2,307	13,654	43,405
Families	1,504	8,846	29,350
Average Household Size	2.81	2.77	2.77
Annual Population Growth (Last 5 Years)	1.03%	5.41%	3.77%
Annual Population Growth (Next 5 Years)	2.88%	2.80%	2.63%
Median Age	38.5	34.0	34.9
Median Household Income	\$52,388	\$61,518	\$61,967
Average Household Income	\$63,203	\$88,353	\$91,065



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New Car Wash next door



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