

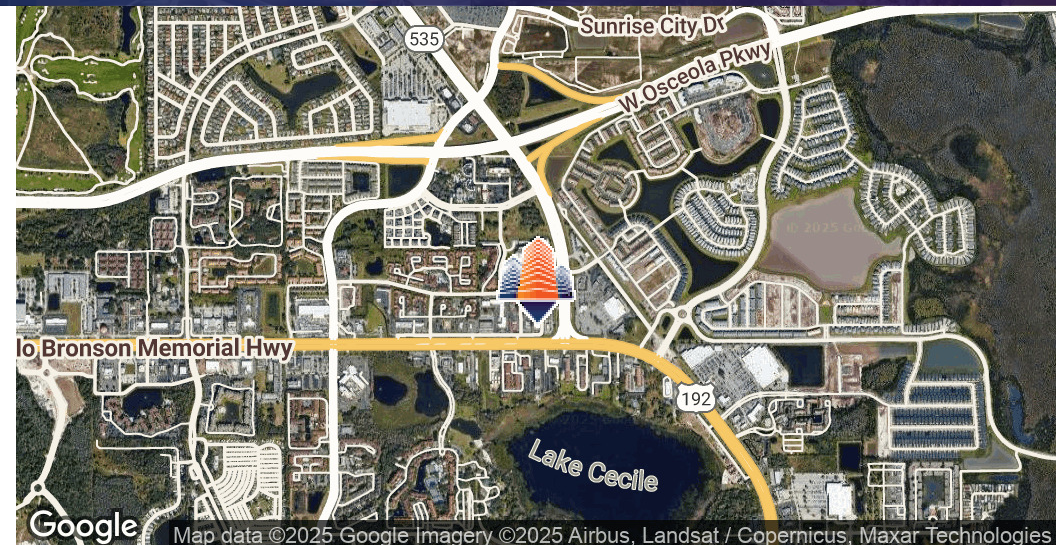
International Promenade

4955 West Irlo Bronson Memorial Highway, Kissimmee, FL 34746



EQUITY
INVESTMENT
SERVICES

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- 1,260 SF space available
- Ample parking / parking ration: 4.7/1,000
- US 192 has traffic counts of up to 52,500 vehicles daily
- Kissimmee Vineland Road has traffic counts of up to 51,500 vehicles daily
- At the intersection of Kissimmee Vineland Road and US 192
- In the Disney World tourist area
- Outparcel available for ground lease
- Traffic Counts: Vineland Rd. (FL-535) – 51,500 CPD and Irlo Bronson Memorial Hwy. (US 192) – 52,500 CPD

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,260 SF
Lot Size:	5.15 Acres
Building Size:	35,848 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,346	19,160	54,128
Total Population	9,990	55,468	152,942
Average HH Income	\$67,917	\$81,701	\$82,036

Casey Dorner

407.404.4017

CDorner@eisre.com

Eric Portnoy

954.242.2010

EPortnoy@eisre.com



7575 Dr. Phillips Blvd, Ste 390

Orlando, FL 32819

www.eisre.com

International Promenade

4955 West Irlo Bronson Memorial Highway, Kissimmee, FL 34746



EQUITY
INVESTMENT
SERVICES

PROPERTY PHOTOS



Casey Dorner

407.404.4017

CDorner@eisre.com

Eric Portnoy

954.242.2010

EPortnoy@eisre.com



7575 Dr. Phillips Blvd, Ste 390

Orlando, FL 32819

www.eisre.com

International Promenade

4955 West Irlo Bronson Memorial Highway, Kissimmee, FL 34746



EQUITY
INVESTMENT
SERVICES

SITE PLAN AND AVAILABLE SPACES



TENANT ROSTER

4955	Advance Auto Parts	6,077 SF
2914	AVAILABLE	1,260 SF
2916	Kissimmee Dental	1,290 SF
2918	CBC Hospitality	1,338 SF
2920	Jerusalem Restaurant	2,888 SF
2924	Shanghai China Restaurant	1,500 SF
2926	Javier's Barbershop	1,500 SF
2928	Chiropractor	1,500 SF
2930	Hair Salon	1,500 SF
2932	Spa & Massage	1,365 SF
2934	Halal Fried Chicken	1,400 SF
2936	Hookah Lounge	2,113 SF
2940	International Grocery	3,694 SF
2948	Bar & Restaurant	4,420 SF
	OUTPARCEL	2,000 SF

Casey Dorner
407.404.4017
CDorner@eisre.com

Eric Portnoy
954.242.2010
EPortnoy@eisre.com



7575 Dr. Phillips Blvd, Ste 390
Orlando, FL 32819
www.eisre.com

International Promenade

4955 West Irlo Bronson Memorial Highway, Kissimmee, FL 34746



EQUITY
INVESTMENT
SERVICES

RETAILER MAP



Casey Dorner
407.404.4017
CDorner@eisre.com

Eric Portnoy
954.242.2010
EPortnoy@eisre.com



7575 Dr. Phillips Blvd, Ste 390
Orlando, FL 32819
www.eisre.com

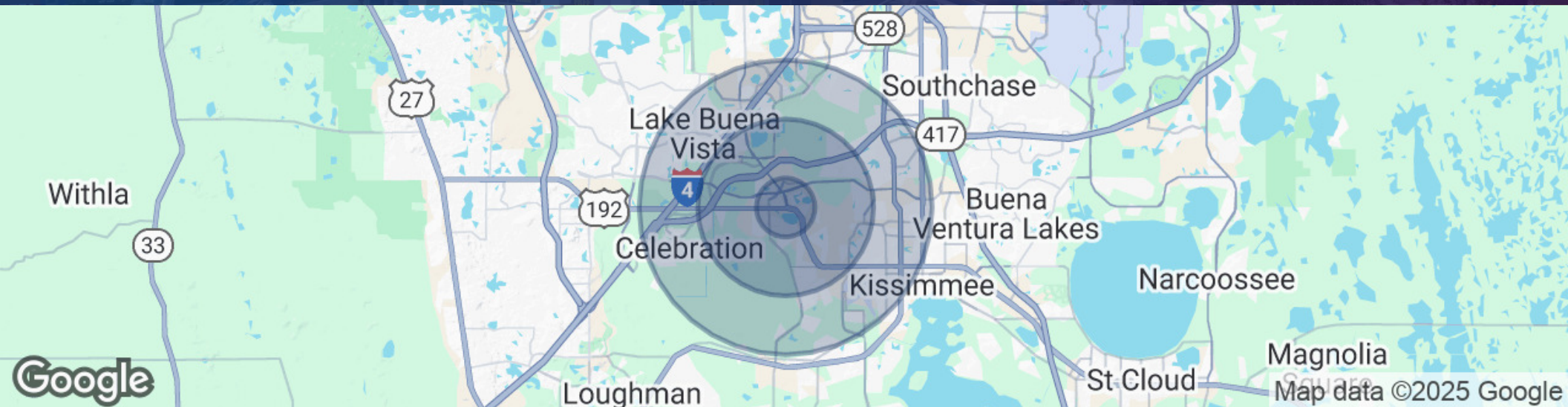
International Promenade

4955 West Irlo Bronson Memorial Highway, Kissimmee, FL 34746



EQUITY
INVESTMENT
SERVICES

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,990	55,468	152,942
Average Age	36	37	38
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,346	19,160	54,128
# of Persons per HH	3	2.9	2.8
Average HH Income	\$67,917	\$81,701	\$82,036
Average House Value	\$279,210	\$357,847	\$383,011

Casey Dorner
407.404.4017
CDorner@eisre.com

Eric Portnoy
954.242.2010
EPortnoy@eisre.com



7575 Dr. Phillips Blvd, Ste 390
Orlando, FL 32819
www.eisre.com