

**±1,800 SF
OFFICE
FOR LEASE**



OFFICE SPACE FOR LEASE IN CHAMPIONS VILLAGE

8660 W Irlo Bronson Memorial Hwy, Kissimmee, FL 34747

Rare Office Availability For
Lease Near Walt Disney World

PROPERTY HIGHLIGHTS

- Large board room / event space available for rent
- 5 separate offices with room for reception or waiting area
- Private entrance
- Full Service lease
- Security service on sight
- Overnight parking for company vehicles available



ASKING RATE:

Call for pricing



SQUARE FOOTAGE:

1,800± RSF



PARKING:

Ample surface parking



LOCATION:

- Located at a signalized intersection seeing over 56,500 vehicles per day.
- Near high-growth residential markets including Four Corners & Horizon West.
- With Disney World nearby, Champions Village is in a high demand tourist corridor.



HARBERT
REALTY SERVICES

KYLE KERSH

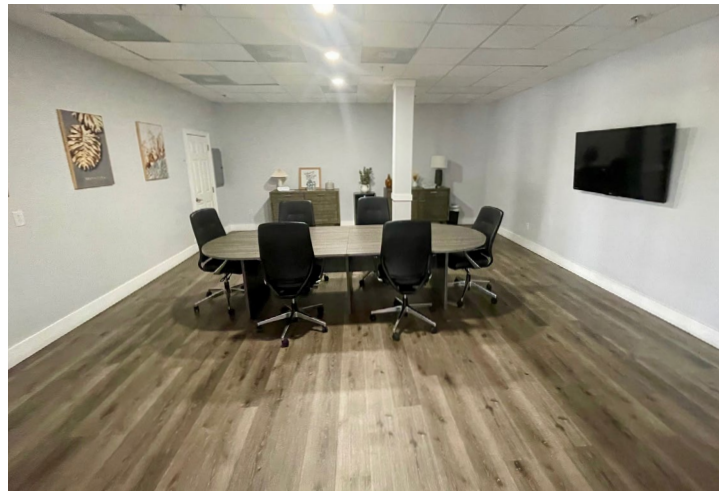
kkersh@harbertrealty.com | 626.862.0105

For More Information: HarbertRealty.com
400 S Park Ave, Suite 225, Winter Park, FL 32789

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Suite Photos



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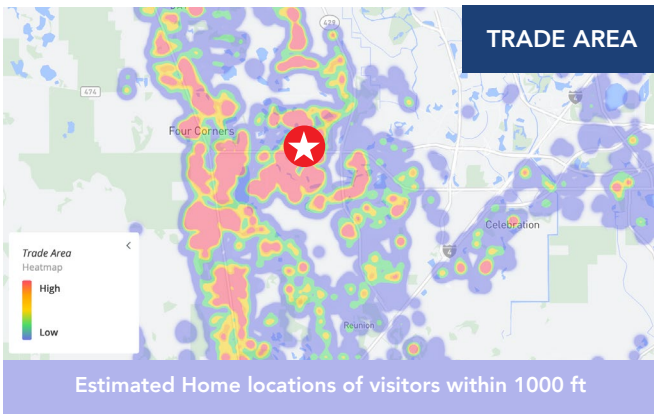
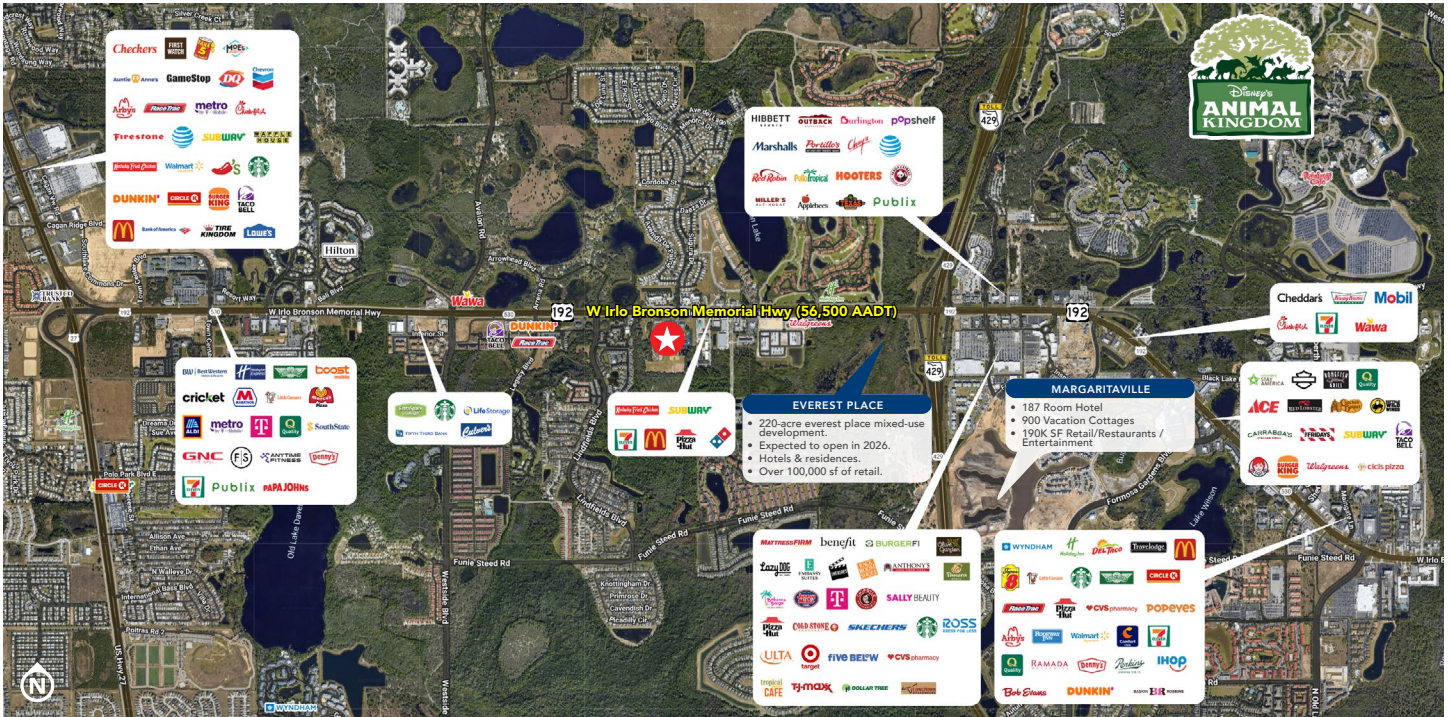
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Area Overview

IDEALLY LOCATED ALONG HIGH GROWTH CORRIDOR



12 MONTH FOOT TRAFFIC DEMOGRAPHICS WITHIN 1000 FT

| | |
|-----------------|------------|
| Visits | 756.2K |
| Visitors | 384.6K |
| Visit Frequency | 1.97x |
| Avg Dwell Time | 40 minutes |

| POPULATION | | |
|------------|---------|---------|
| 1 Mile | 3 Miles | 5 Miles |
| 10,140 | 45,575 | 101,216 |

| EMPLOYEES | | |
|-----------|---------|---------|
| 1 Mile | 3 Miles | 5 Miles |
| 1,281 | 8,670 | 18,647 |

| AVG HH INCOME | | |
|---------------|----------|-----------|
| 1 Mile | 3 Miles | 5 Miles |
| \$86,697 | \$97,038 | \$110,378 |



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