

1,200 S.F. FOR LEASE BETWEEN DOLLAR TREE & ALDI

5250—5260 West US 192 Kissimmee, FL 34746

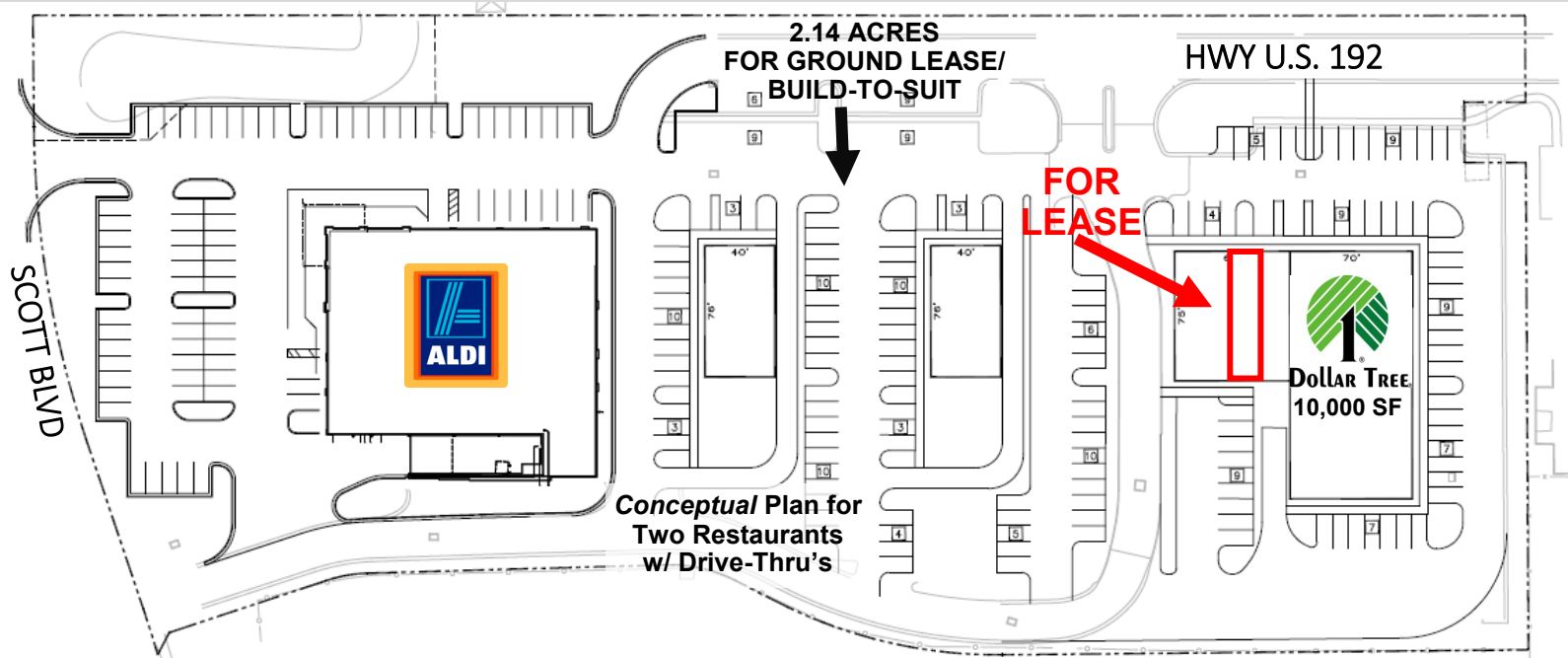


PROPERTY FEATURES

- ◆ Anchored by Dollar Tree & ALDI
- ◆ Brand new construction
- ◆ Located at signalized intersection on major Hwy West US 192
- ◆ High visibility
- ◆ Ample parking and excellent ingress/egress

ONLY 1,200 SF AVAILABLE

- ◆ **PRIME RETAIL LOCATION** next to Celebration with numerous national retailers, restaurants and a huge portion of the county's 45,000 hotel and resort rooms surrounding the property — Disney World being only a few miles away.
- ◆ **MAJOR RENAISSANCE** underway revitalizing the area, including new and redeveloped hotels, resorts and vacation homes; thousands of new residences to accommodate growing middle class population; and significant expansion of Old Town and Fun Spot.



FOR MORE INFORMATION, [SEE FULL BROCHURE](#)

CONTACT

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Property and Area Information

PROPERTY FEATURES

- ◆ Brand new construction, completed in Fall 2017
- ◆ Anchored by Dollar Tree & Aldi
- ◆ Located at lighted intersection, plus median-cut access from Hwy US 192
- ◆ Ample parking, high visibility, excellent ingress/egress and vehicle circulation.

SPACE FEATURES

- ◆ Last space for lease
- ◆ ~1,200 sq. ft.
- ◆ In-line space next to Dollar Tree
- ◆ Condition: Vanilla shell—concrete flooring, ceiling, restroom, HVAC, plumbing, lighting and electrical outlets provided.

LOCATION HIGHLIGHTS

Property located in the heart of the West 192 corridor between the I-4 and Hwy SR 535. This specific area is currently undergoing a massive renaissance revitalizing its residential, commercial, hospitality and entertainment sectors.

Surrounding the property is a large portion of the 45,000 hotel and resort rooms hosting some of Orlando's 60 million annual visitors. Disney World is only a few miles away.

Thousands of new houses and apartments are under construction to support the fast-growing middle class population in the immediate vicinity.

Existing hotels are being rebuilt and expanded while new attractions are going up in nearby Old Town and Fun Spot.

DEMOGRAPHICS (2015)

Radius	3 mi	5 mi
Population	23,864	80,970
Daytime Population	39,997	89,369
Avg. HH Income	\$58,889	\$58,858
Total Employees	29,599	49,201

TRAFFIC COUNTS (2017)

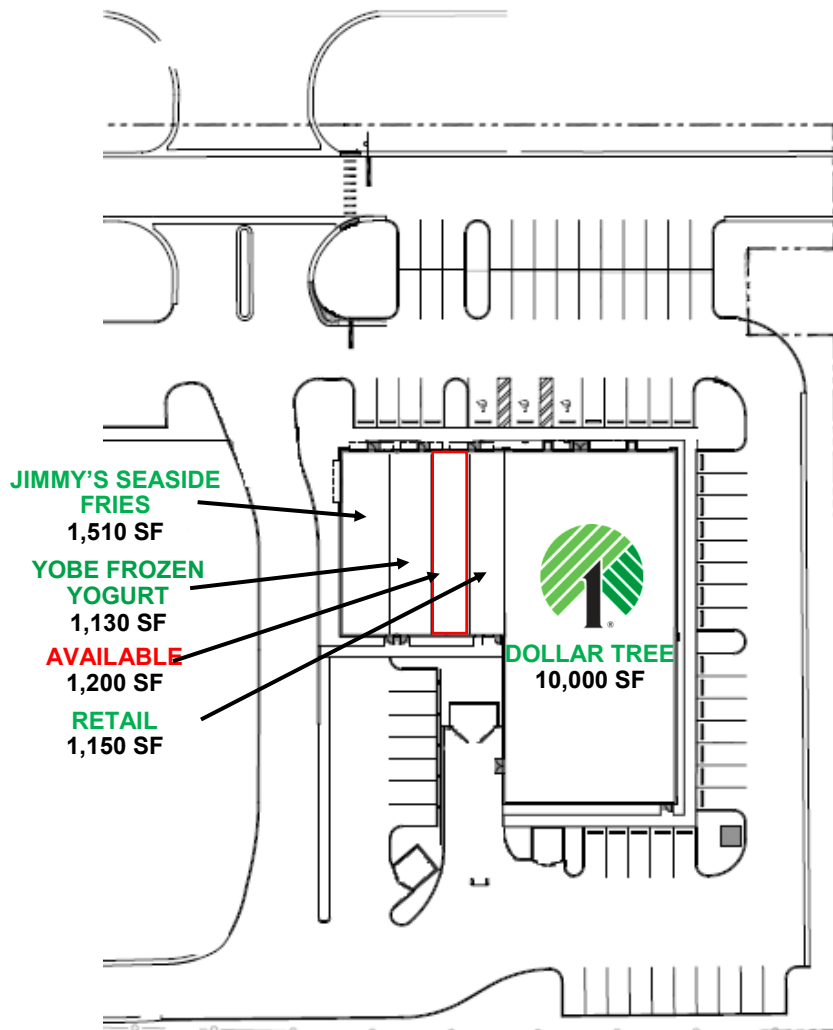
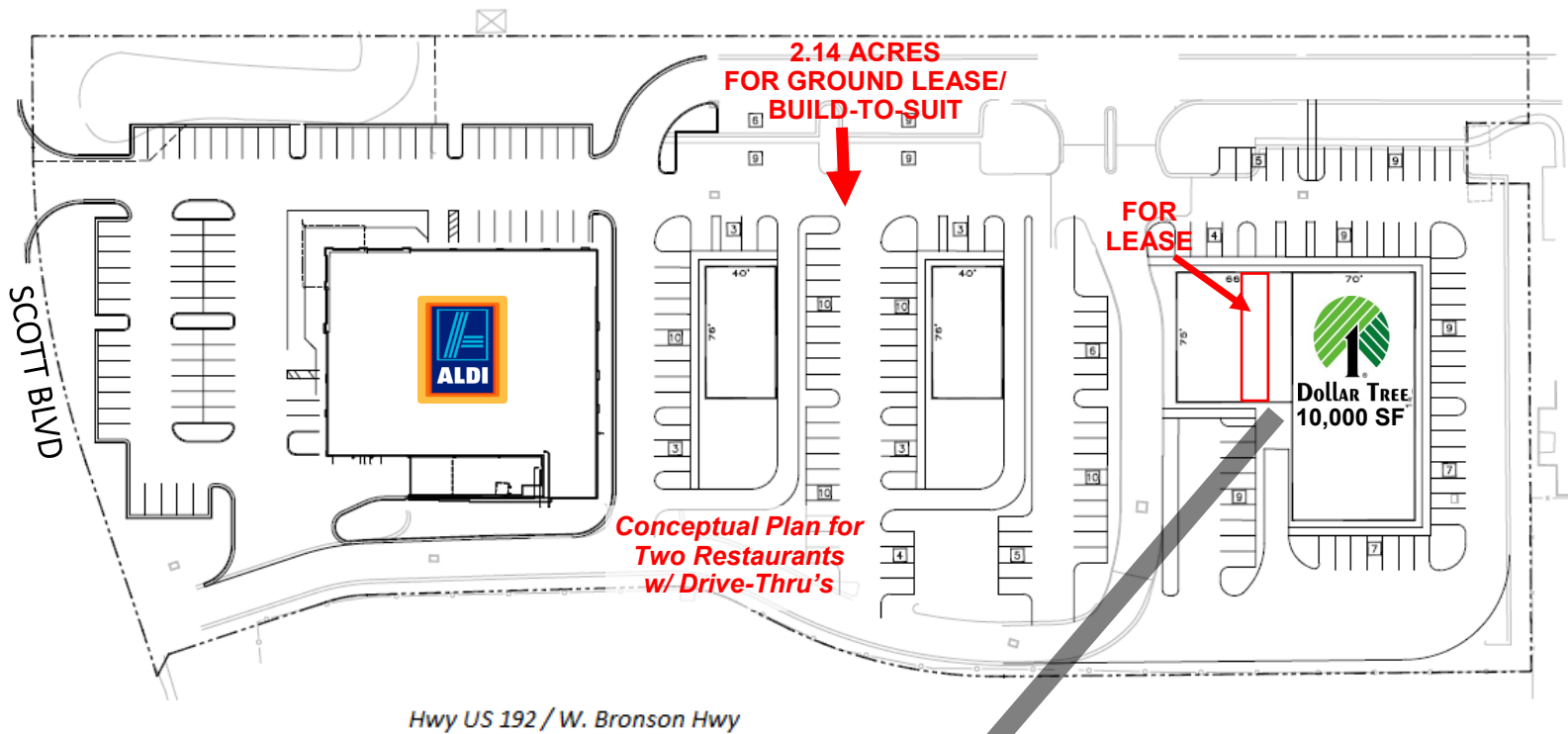
US 192 W. of Property	54,543 CPD
US 192 E. of Property	54,047 CPD
SR 535 (Vineland Rd)	58,808 CPD
Poinciana Blvd	36,240 CPD
Polynesian Blvd	10,273 CPD

AREA DEVELOPMENTS



Site Development

U.S. HIGHWAY 192



Dollar Tree anchors the strip center.
The remaining tenants are regional
franchises Jimmy's Seaside Fries and
Yobe Frozen Yogurt.



Aldi supermarket, another major
traffic generator, is opening on the
hard corner of the intersection.



The area between the property and
Aldi is in the process of demolition for
two stand-alone fast-food restaurants.

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