

FOR LEASE



4655 W IRLO BRONSON MEMORIAL HWY
KISSIMMEE, FL 34746

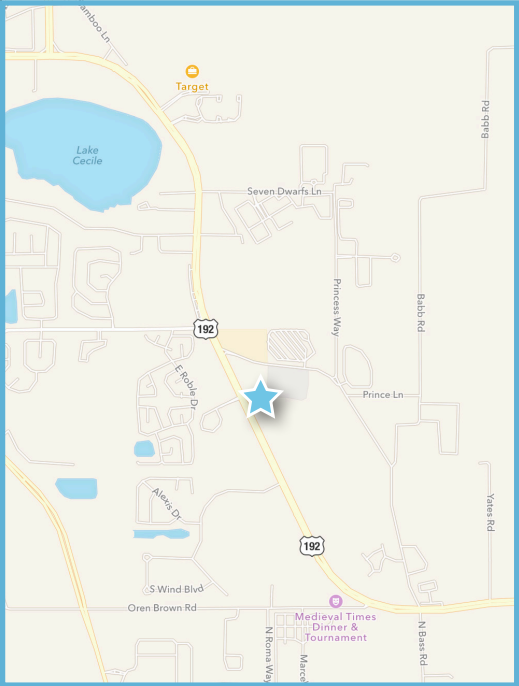


EXCELLENT LOCATION IN ORLANDO'S HIGHLY DESIRABLE TOURIST CORRIDOR!

The freestanding retail building sits on highly traveled W. Irlo Bronson Memorial Highway (HWY 192) in Kissimmee, Florida. Located in a desirable retail market that captures both, tourist and residential populations. Less than 0.5 miles from outlet stores and minutes from Osceola Parkway, I-4, the Central Florida Greenway. The building has been completely renovated and separated into five retail bays. Ideal site for any retail use.

- Rental Rate: \$18 /SF/Year
- Available SF: 1,337 / 1,359 / 1,359
1,359 / 1,387 SF
- Building Size: 6,840 SF
- Lot Size: 71,612 SF
- Year Built: 2015
- Property Type: Retail
- Property Sub-type: Free Standing Bldg
- Signage: Fascia and Monument
- Traffic Count: 50,500 AADT





DEMOGRAPHIC SNAPSHOT	1 MI.	3 MI.	5 MI.
TOTAL POPULATION	4,974	43,982	117,385
AVERAGE HOUSEHOLD INCOME	\$42,740	\$48,066	\$55,632
BUSINESS ESTABLISHMENTS	258	2,069	6,678
TOTAL EMPLOYEES	4,974	43,982	117,385

