

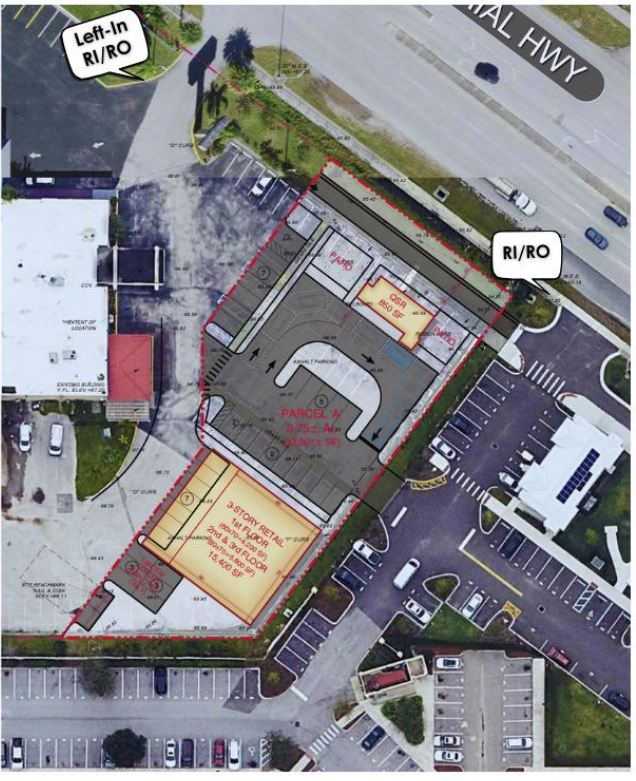
Prime Retail Opportunity **FOR LEASE/SALE**



2050 E. Irlo Bronson Memorial Pkwy • Kissimmee, FL

SEEKING COFFEE, STORAGE, QSR, RESTAURANT

- Prime hotel outparcel on a high-traffic corridor
- Located directly in front of 152-room hotel undergoing renovations
- Across from Osceola Heritage Park (major venue for events)
- Excellent visibility, frontage and shared access
- Outstanding population density & strong traffic counts
- 10 minutes from Disney, Gatorland & Universal Studios
- Located in a rapidly growing trade area
- 0.5 miles north of NeoCity Academy of Advanced Science (520 students)



Demographics	1 Mile	3 Miles	5 Miles
2024 Population	8,423	65,533	160,694
2024 Daytime Pop.	4,378	34,955	98,119
2024 Households	2,863	21,871	54,485
2024 Avg. HH Inc.	\$74,822	\$89,762	\$80,644
2024 Med. HH Inc.	\$54,934	\$67,251	\$62,752

100 Colonial Center Parkway, Suite 230 • Lake Mary, FL 32746 • 321-363-4955
www.TWDRE.com



Prime Retail Opportunity

FOR LEASE/SALE



	Size	Status
QSR	850 SF	AVAILABLE
RETAIL	14,000 SF	AVAILABLE



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