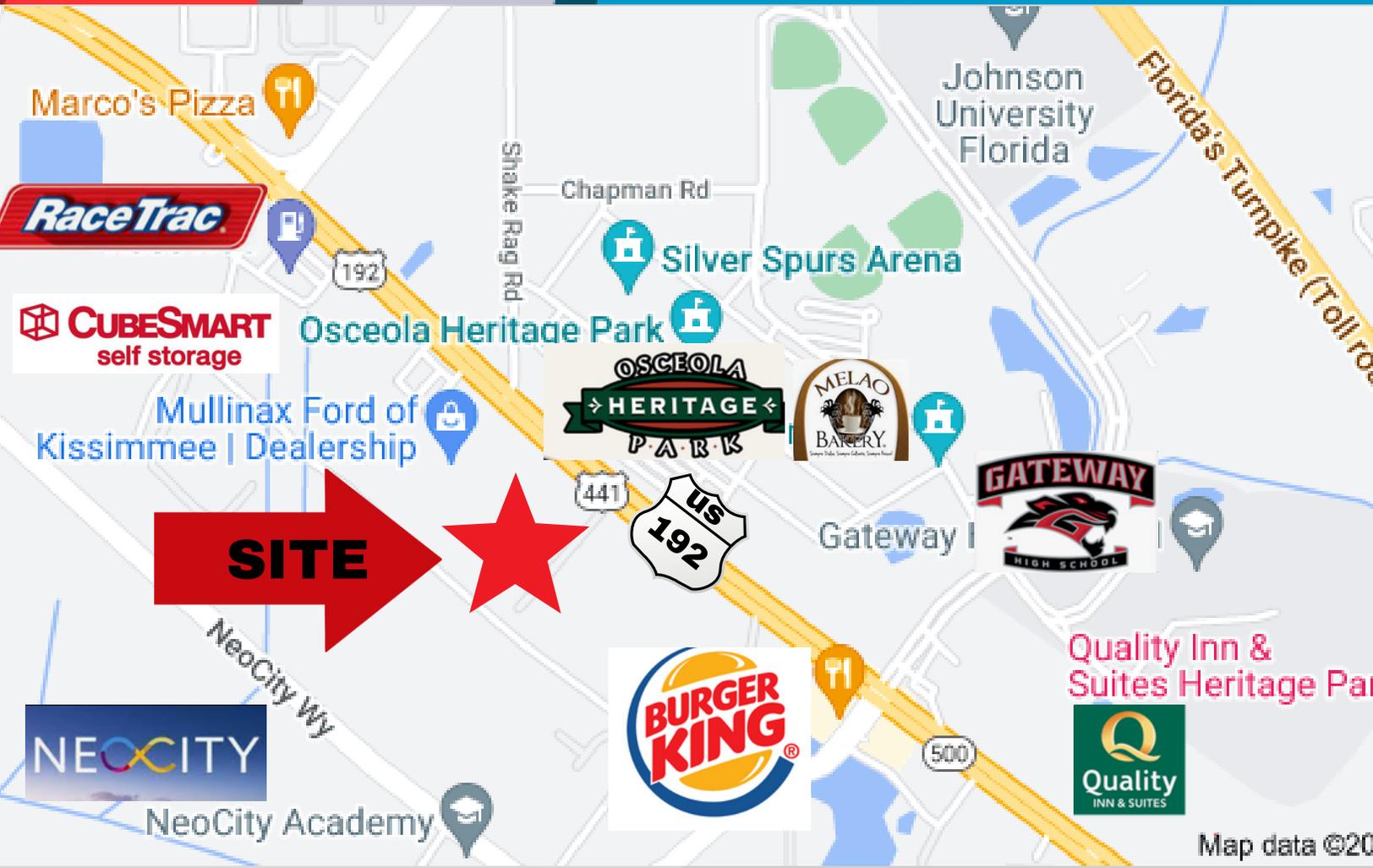


RETAIL/OFFICE PRE-LEASE

Kissimmee, FL



Property Highlights

- Osceola County Parcel ID 2325293640000W0065
- Pre-leasing a 10,000 sf office/retail or Drive thru
- Build to Suit Lease Minimum 10 years
- Minimum Divisible 1000 sf 5 year minimum
- Fronting Neo City (\$1.2 Billion development)
- Across from Osceola Heritage Park with 600,000 annual visitors
- NNN lease
- High traffic count exposure to property
- AADT 35,000 on US-192
- 1 mile from the Turnpike

1824 E. Irlo Bronson Highway
Kissimmee, FL 34744

OFFERING SUMMARY

10,000 sf BTS or 1,000 sf minimum

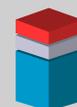
Call for Pricing

For More Information

Lisa Owen, PLLC

C 407.923.8262

lisa@gocapitalstack.com



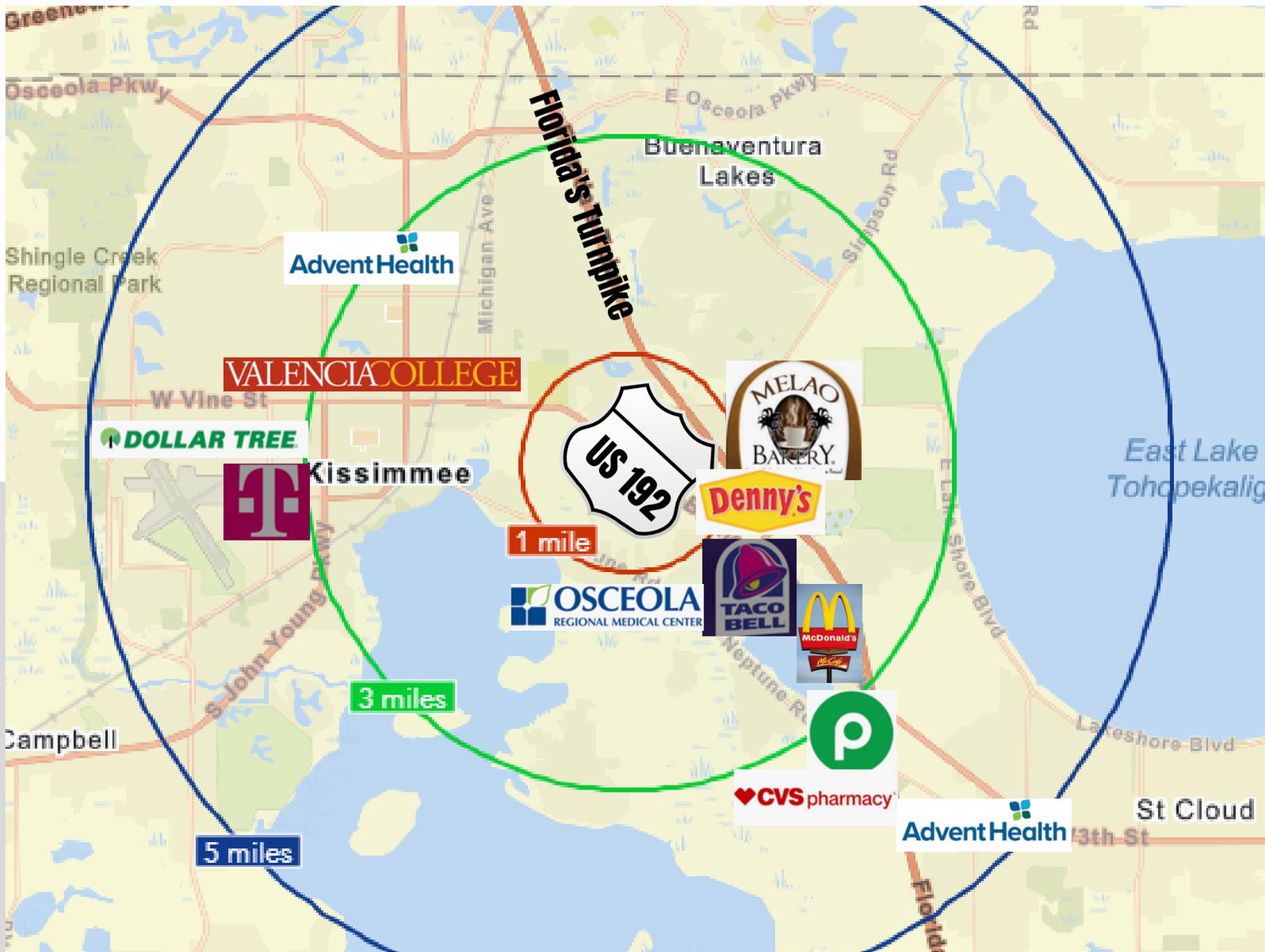
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REAL ESTATE GROUP

1420 Celebration Blvd. Suite 200, Celebration, FL 34747

407 Wekiva Springs Rd. Suite 207, Longwood, FL 32779

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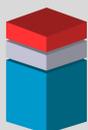
Kissimmee, FL



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DEMOGRAPHICS

Radius	Population	Average HH Income
1 mile	4,861	\$63,053
3 miles	79,468	\$68,550
5 miles	192,334	\$70,898



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