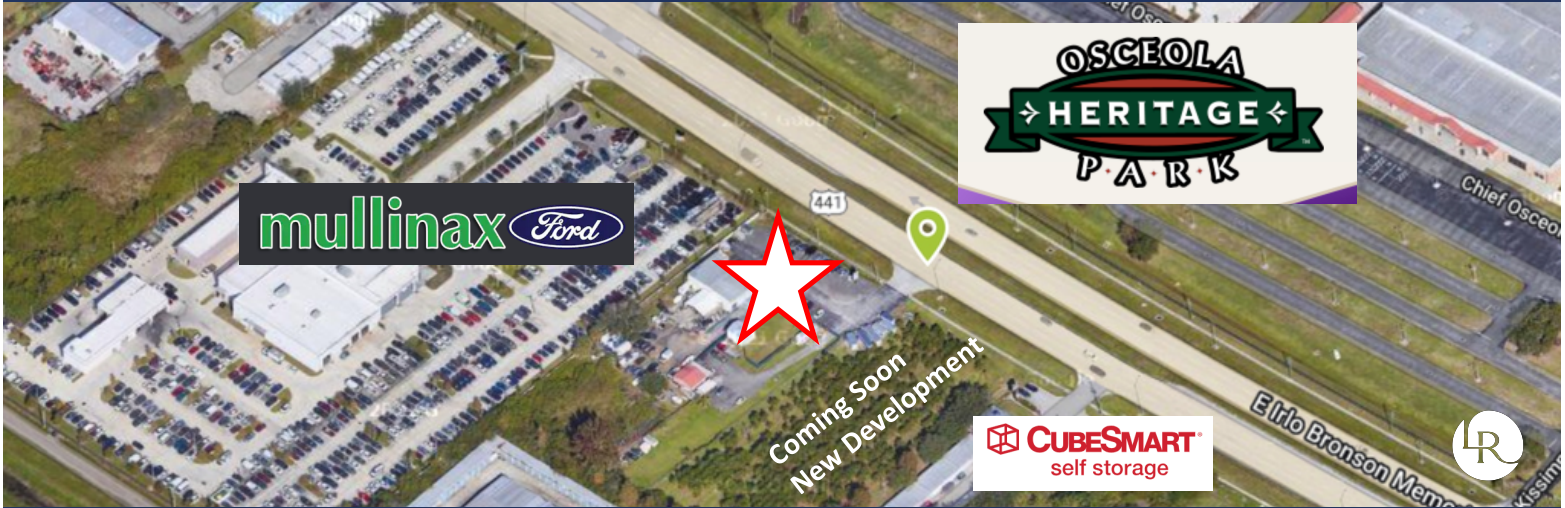


1818 East Irlo Bronson Highway, Kissimmee, FL 34744



 **3,032sf/2.00acres**
 **Lease-4 years**
 **Call For Rates**

PROPERTY DETAILS:

Building Size:	3,032sf
Minimum Size:	3,032sf
Term:	4 years/NNN

PROPERTY DESCRIPTION:

- **Zoned: General Commercial/ECC/ECP**
- **Parcel #: 23252936400000W0067**
- **Fronts: NEOCITY-500 acre Technology Park**
- **Across the street: Osceola Heritage Park-Convention Center (Mecum Auction/Rodeo)**
- **Near Florida Turnpike Parkway (1.6) miles**
- **High traffic count of 62,500/day**
- **Fastest growing county in Florida/2nd in the Nation**



DEMOGRAPHICS:

US Highway 192 AADT:	62,500
Total Population of Osceola County: (2023)	424,647

	1-mile	3-mile	5-mile
Total Population	3,996	87,999	84,370
Average HH Income	\$84,370	\$80,705	\$87,757
Number of Households	2,227	29,493	69,656
Number of Employees	2,671	36,761	67,167



Lisa Owen, PLLC

Senior Commercial Advisor

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Website:

HOSPITALS

- AdventHealth Kissimmee 3.3 miles
- AdventHealth Partin Settlement 3.5 miles
- Advent Health Celebration 14.1 miles
- Nemours Children's Hospital 15.7 miles
- Osceola Regional Medical Center 2.9 miles
- Orlando Health Osceola ER 4.4 miles
- Orlando Health St. Cloud 6.1 miles

COLLEGES

- Valencia College Osceola 1 mile
- UCF Orlando 37 miles

AIRPORTS/THEME PARKS

- Kissimmee Gateway Airport 5.6 miles
- Lake Nona 12 miles
- Orlando International Airport 12 miles
- Sea World 18 miles
- Walt Disney World 15 miles

PROPERTY TYPE

- ✓ Auto Dealer
- ✓ Professional Space
- ✓ Retail
- ✓ Small Business/Outside Display
- ✓ Call for specific zoning

PROPERTY FEATURES

- ❖ Furnished/Move-In Ready
- ❖ Newly Renovated Interior
- ❖ 3-Private Offices
- ❖ Display Lot Area/2-Acres
- ❖ Security-Chain Link Fencing
- ❖ 3-Panel Signage
- ❖ Separate 3-Bay Building
- ❖ Rear Awning Extension Work Area
- ❖ Breakroom/Coffee & Reception Area
- ❖ Traffic Count 62,500 Cars/Day
- ❖ Centrally Located in Osceola County

