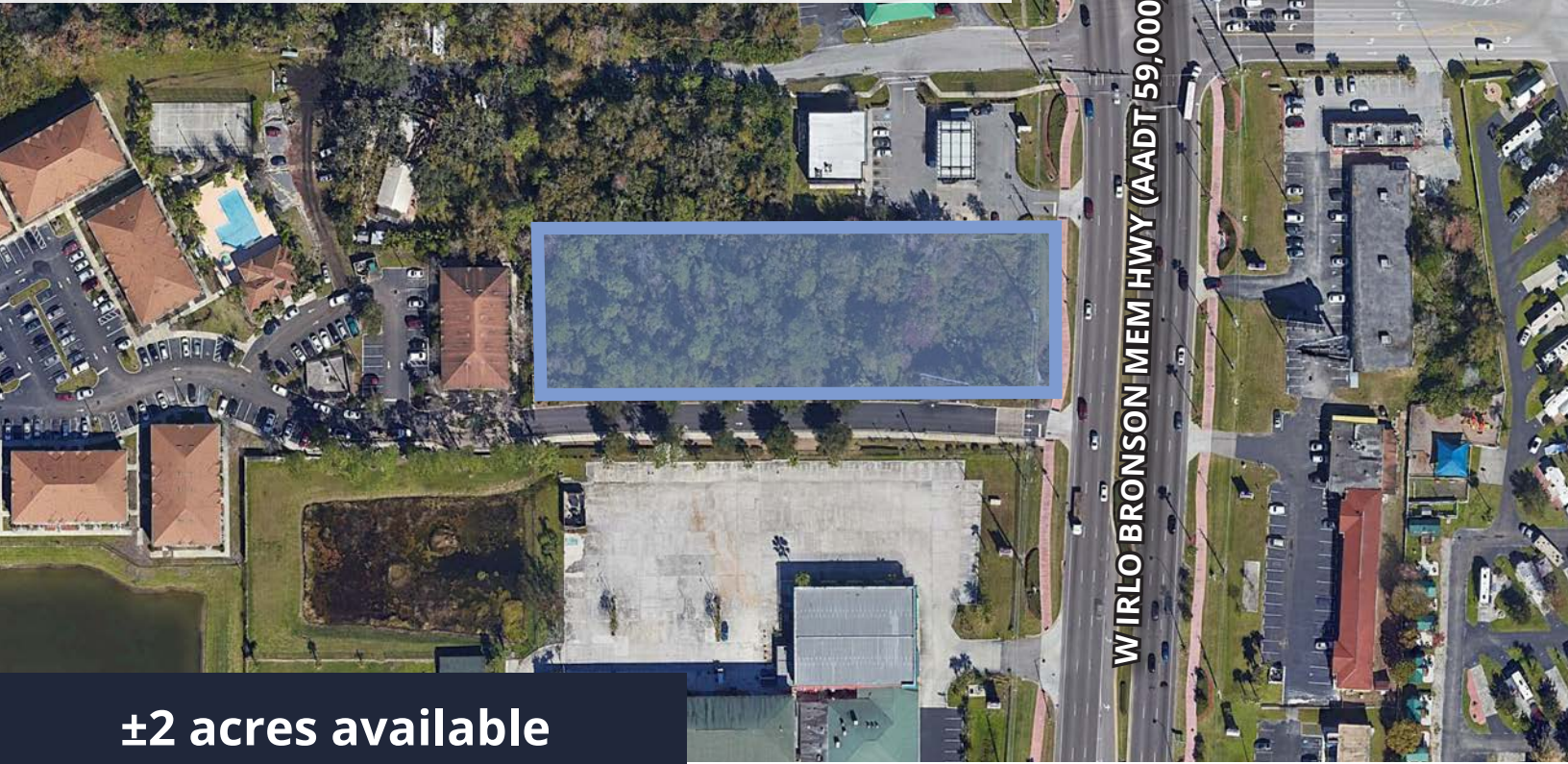


# Commercial Land

W Irlo Bronson Memorial Highway | Kissimmee, FL 34746



**±2 acres available**

## Property Stats

Address	W Irlo Bronson Memorial Highway Kissimmee, FL 34746
Folio number	122528000002150000
Land	±2.00 ac
Zoning	Commercial Tourist
Frontage	±145 sf on W Irlo Bronson Mem Hwy

## Property Highlights



Prime location minutes from Disney World



Excellent exposure on major road



Near an abundance of restaurants and retail

## Property Information

This ±2.00 AC parcel of land provides significant development potential, currently zoned Commercial Tourist. Located under 20 minutes from major tourist attractions such as Disney World and SeaWorld. Located directly on W Irlo Bronson Memorial Highway, the property has quick access to major thoroughfares such as Interstate-4, US 192, and SR 417. Major tourist attractions such as Disney World and SeaWorld are a short drive away providing an ideal location for future development.

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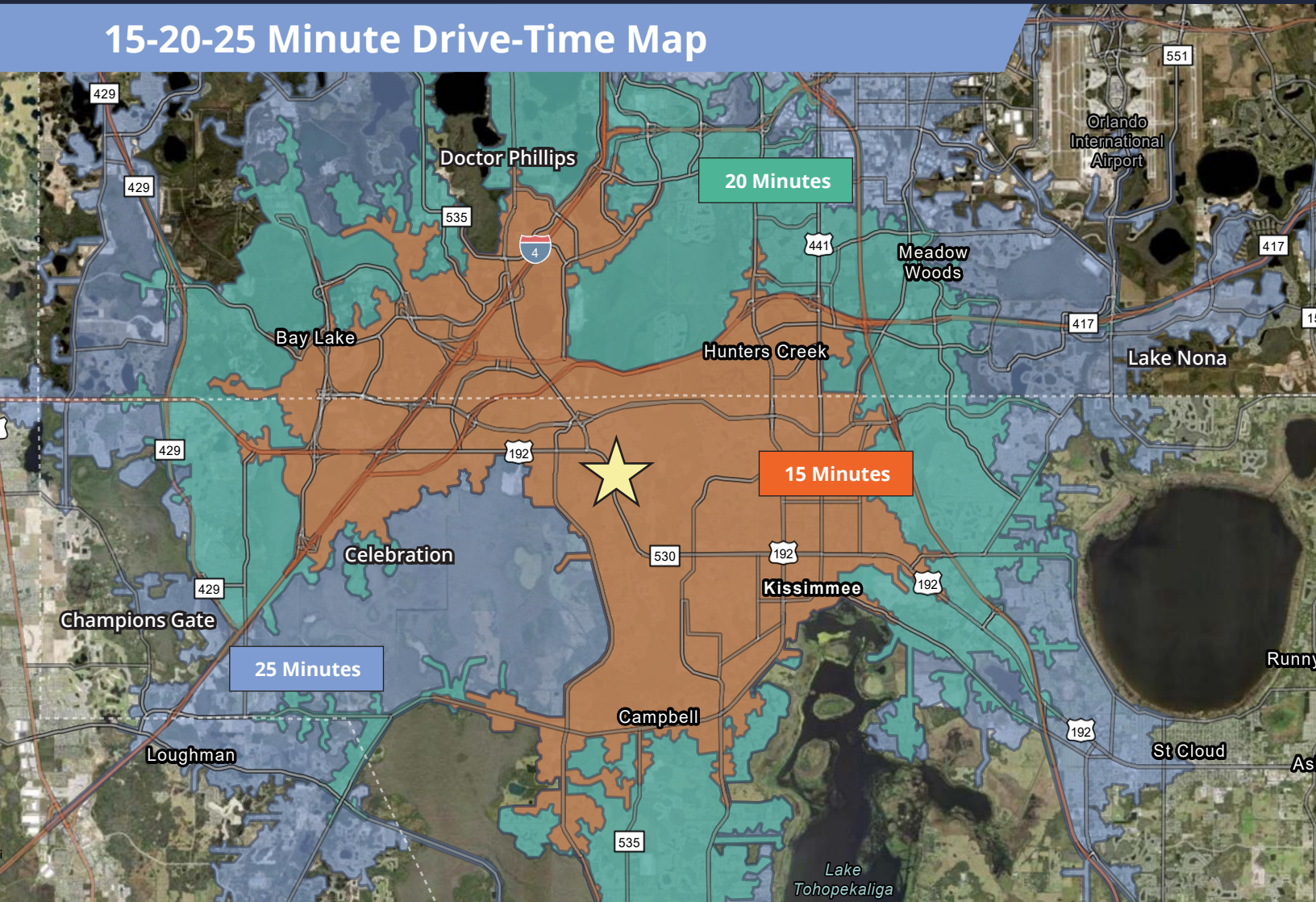
**Asking Price: \$1,600,000**

**Gunner Leslie, Vice President**  
407 440 6642  
407 949 2100  
gunner.leslie@avisonyoung.com

**Nathan Eissler, CCIM, SIOR, Principal**  
407 440 6658  
407 342 7494  
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15-20-25 Minute Drive-Time Map




Drive Time Demographics (20 Minutes)

  
**341,636**  
Population

  
**118,208**  
Households

  
**\$85,092**  
Average HH income

  
**2.86**  
Average HH size

  
**211,348**  
Employees

For further information

**Gunner Leslie**  
Vice President  
+1 407 440 6642

**Nathan Eissler, CCIM, SIOR**  
Principal  
+1 407 440 6658

**AVISON  
YOUNG**

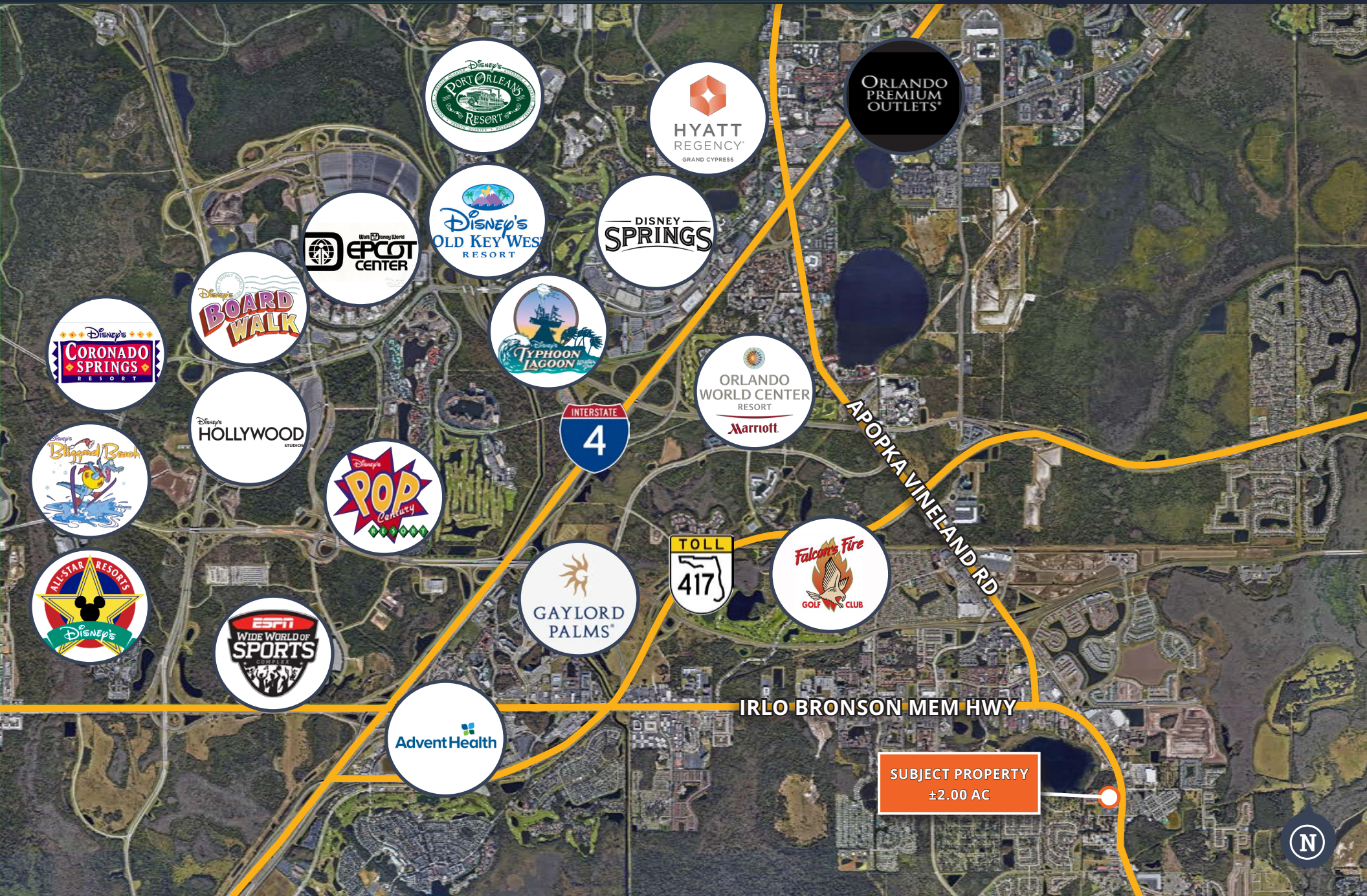
# Proximity Map

W Irlo Bronson Mem Hwy  
Kissimmee, FL 34744



# Surrounding Points of Interest

W Irlo Bronson Mem Hwy  
Kissimmee, FL 34744



If you would like more information  
on this offering please get in touch.

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**Broker Team**

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