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Shopping Center Video



New Retail Center in the Heart of the Entertainment & Recreation Tourist District

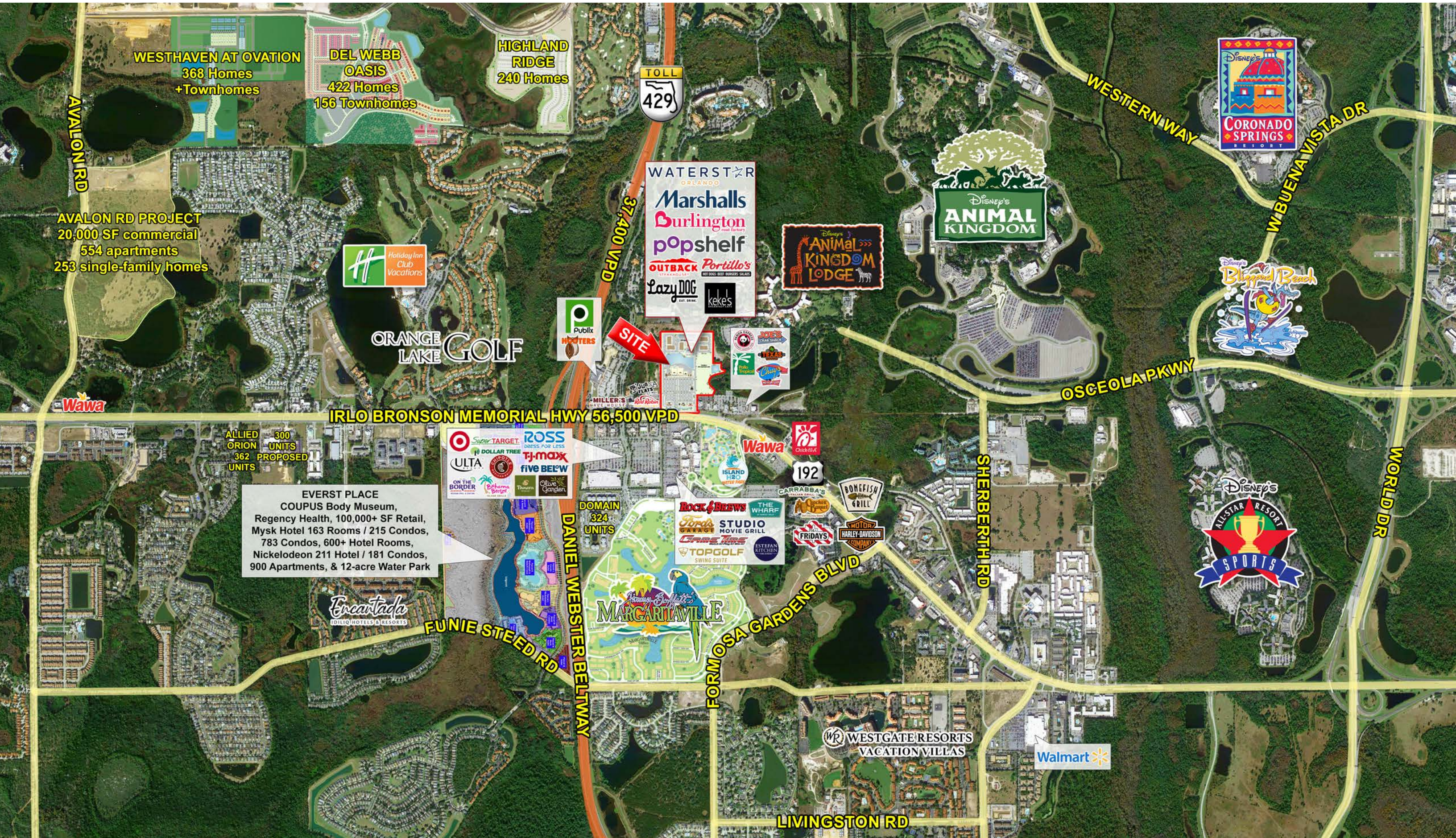
- Newly opened 35-acre mixed-use project.
- 2,800 - 8,000 SF of space available.
- 2,300 feet of prime frontage on Irlo Bronson Memorial Highway (56,500 VPD).
- Across from the \$750M Margaritaville Resort, with over 1.6M annual visitors and 1,200 vacation homes.
- Estimated \$9.4M daily tourism spending within 5 miles.
- Across from Sunset Walk, and Island H2O, Orlando's newest 12-acre water park, with over 2.6M annual visitors combined.
- Beside SR-429 Beltway; the western entrance to Walt Disney World.
- 320 residential units on site with an additional 200 units planned for Phase II.
- Close to the areas fastest growing residential community; Horizon West, and Orlando's tourism & entertainment attractions.

Demographics	1 Mile	3 Miles	5 Miles
Population	845	8,577	34,009
Population Growth	13.7%	20.0%	13.8%
Employees	1,421	11,985	27,667
Household Income	\$83,474	\$86,678	\$91,128
Median Age	36.4	37.0	38.4
Median Home Value	\$273,711	\$297,823	\$265,360
Seasonal Population	3,934	27,570	55,940



WATERSTAR ORLANDO

8035 W Irlo Bronson Memorial Hwy | Kissimmee | FL



WESTHAVEN AT OVATION
368 Homes
+Townhomes

DEL WEBB OASIS
422 Homes
156 Townhomes

HIGHLAND RIDGE
240 Homes

AVALON RD

AVALON RD PROJECT
20,000 SF commercial
554 apartments
253 single-family homes

Holiday Inn Club Vacations

TOLL 429

WATERSTAR ORLANDO
Marshalls
Burlington
popshelf
OUTBACK **Portillo's**
Lazy DOG **kekes**

Disney's ANIMAL KINGDOM LODGE

Disney's ANIMAL KINGDOM

Disney's CORONADO SPRINGS RESORT

Disney's Blipwood Beach

WESTERN WAY

WIBUENA VISTA DR

ORANGE LAKE GOLF

Publix

SITE

OSCEOLA PKWY

IRLO BRONSON MEMORIAL HWY 56,500 VPD

ALLIED ORION 300 UNITS
362 PROPOSED UNITS

EVERST PLACE
COUPUS Body Museum,
Regency Health, 100,000+ SF Retail,
Mysk Hotel 163 Rooms / 215 Condos,
783 Condos, 600+ Hotel Rooms,
Nickelodeon 211 Hotel / 181 Condos,
900 Apartments, & 12-acre Water Park

Super TARGET **ROSS**
DOLLAR TREE **DRESS FOR LESS**
ULTA **tj-maxx**
ON THE BORDER **five BELOW**
Behr **Olive Garden**

DOMAIN 324 UNITS

MARGARITAVILLE

Wawa

192

ROCK & BEER **THE WHARF**
STUDIO MOVIE GRILL
FRIDAYS **HARLEY-DAVIDSON**
TOPGOLF **ESTEFAN KITCHEN**

SHERBERTH RD

Disney's ALLSTAR RESORT SPORTS

WORLD DR

FUNIE STEED RD

DANIEL WEBSTER BELTWAY

FORMOSA GARDENS BLVD

WESTGATE RESORTS VACATION VILLAS

Walmart

LIVINGSTON RD

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SITE PLAN



Suite#	Tenant Name	SF
110	Available	2,800
130	Available	8,000
140	Marshalls	22,000
150	Burlington	25,000
160	popshelf	10,200
170	Allure Nail Bar	2,800
180	Lease Pending	4,200
OP1	Portillo's	7,300
OP2	Lazy Dog	9,838
OP3	Outback Steakhouse	6,543
8031	keke's Breakfast Cafe	4,600

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