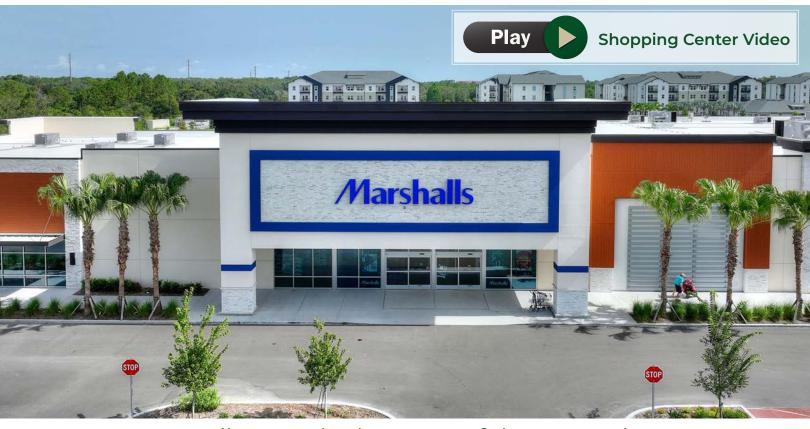
8035 W Irlo Bronson Memorial Hwy | Kissimmee | FL





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.
- · 2,800 Sf former salon 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.

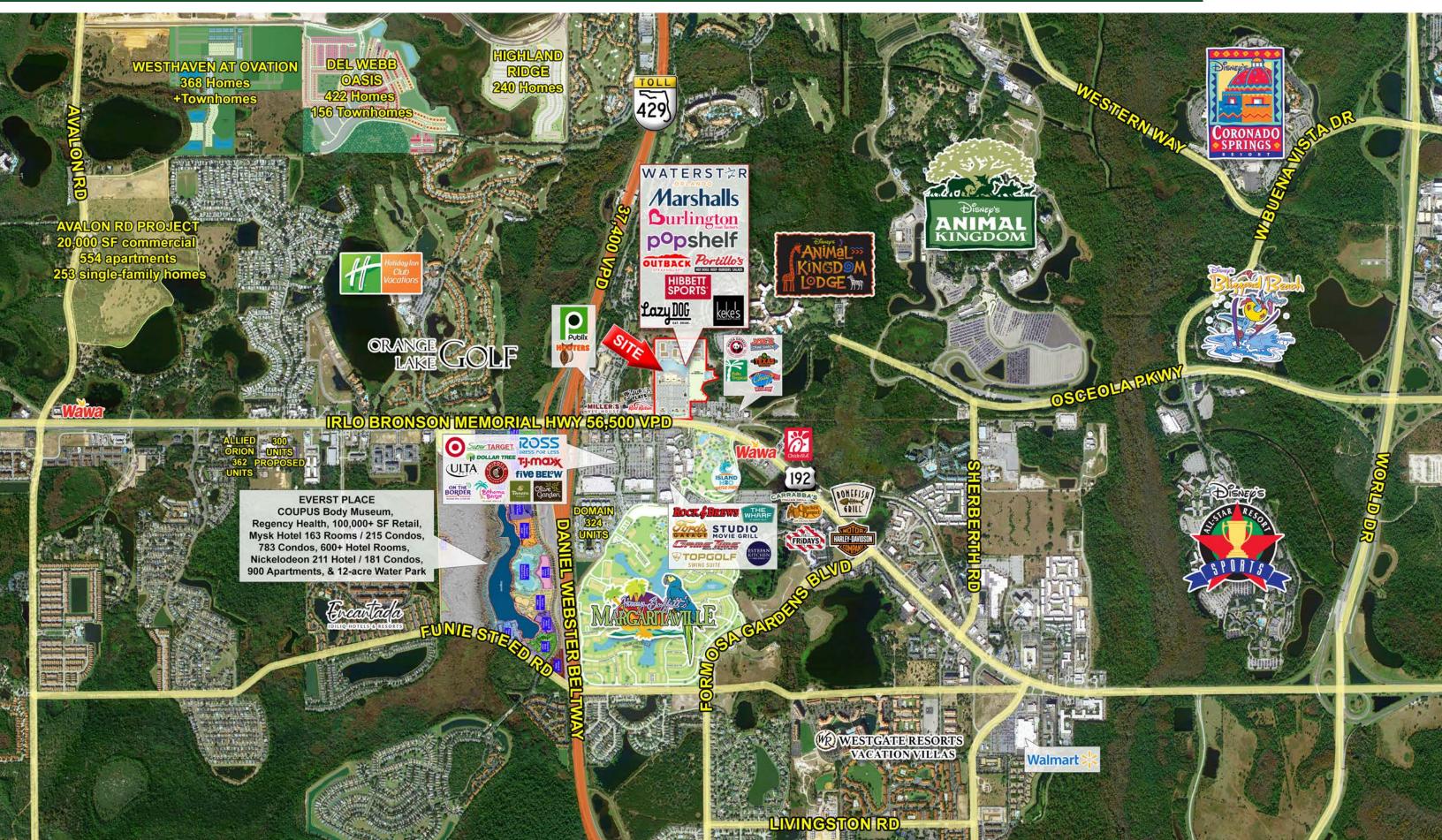
- 320 residential units on site with an additional 200 units planned for Phase II.
- Close to the areas fastest growing residential community; Horizon West, and Orlando's tourism & entertainment attractions.

Demographics	1 Mile	3 Miles	5 Miles
Population	698	12,129	60,139
Population Growth	16.0%	17.2%	13.9%
Daytime Employees	524	12,983	50,448
Household Income	\$80,603	\$85,409	\$93,371
Median Age	36.8	37.1	37.9
Median Home Value	\$310,399	\$330,547	\$305,188
Seasonal Population	1,051	10,189	25,149



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SITE PLAN



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