

Leasing Information Package

# TOURIST ORIENTED GUN RANGE

5811 W. US 192 | Kissimmee, FL 34746



## Offering

10,000 SF

\$1.3M Build-Out in 2014-15  
by Birch Mier Construction

## Location

Frontage Directly on US-192  
in the heart of  
Central Florida's Tourist District

## Gun Range

2 Full Ranges  
(25' and 38' in length)



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## TABLE OF CONTENTS

Location	4
Photos	5
Demographics	35
Contact	38

# LOCATION



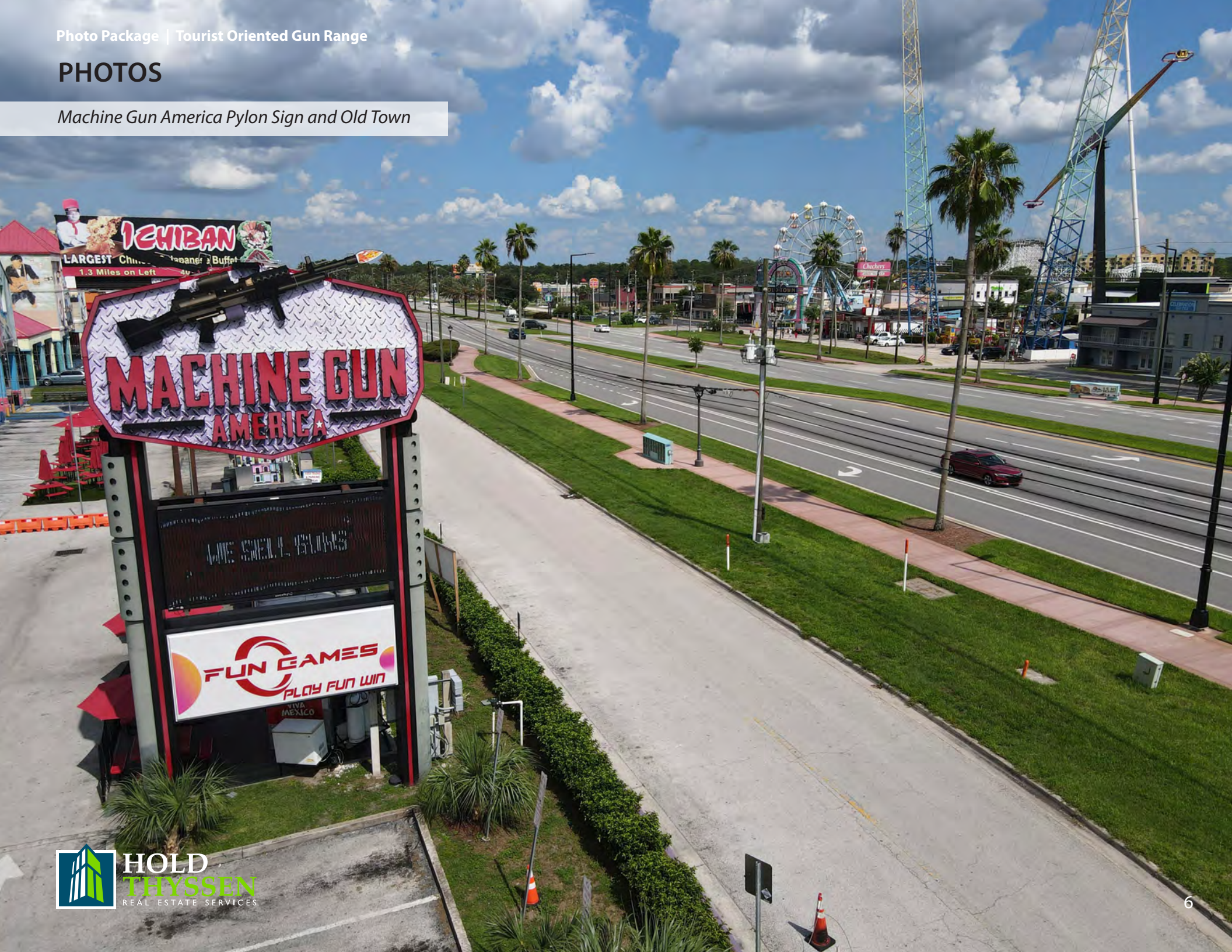
# PHOTOS

Exterior of Premises



# PHOTOS

Machine Gun America Pylon Sign and Old Town



# PHOTOS

Exterior of Premises



# PHOTOS

Main Entrance





# PHOTOS

Lobby Area



# PHOTOS

Main Lobby from Behind the Desk



# PHOTOS

Handguns for Sale



# PHOTOS

AR Sales Area



# PHOTOS

*Corridor from Lobby to Restrooms and Elevator at the rear*



# PHOTOS

*Elevator and Stairs at the rear of Building*



# PHOTOS

Retail Area off of Main Lobby



# PHOTOS

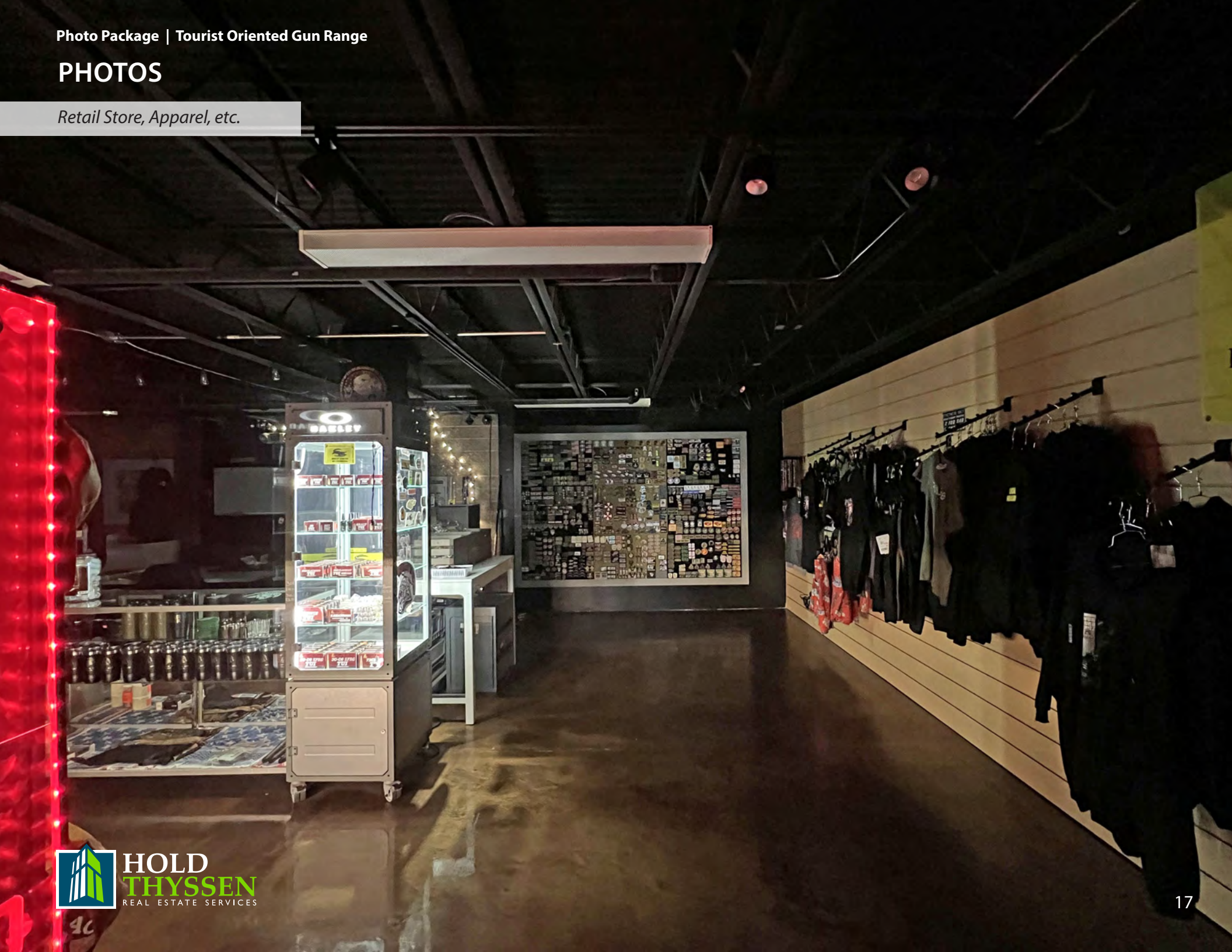
Retail Area off of Main Lobby





# PHOTOS

*Retail Store, Apparel, etc.*



# PHOTOS

The Armory



# PHOTOS

Ammunition Room



# PHOTOS

4 Lane Bullet Tumbler



# PHOTOS

6 Lane Bullet Tumbler



# PHOTOS

*Six Shooting Alleys. Note the AC Outlets.*



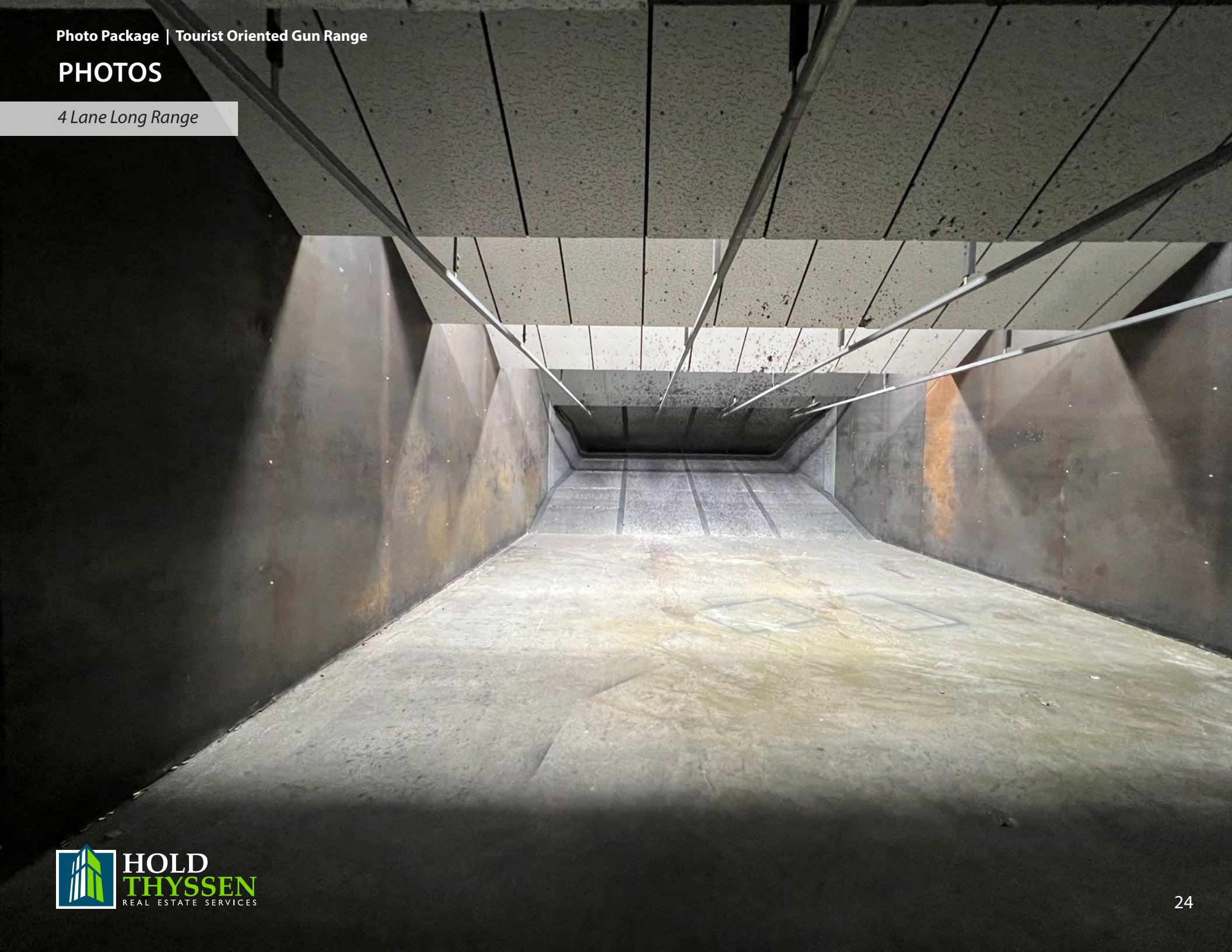
# PHOTOS

*Looking Down the Range*



# PHOTOS

4 Lane Long Range





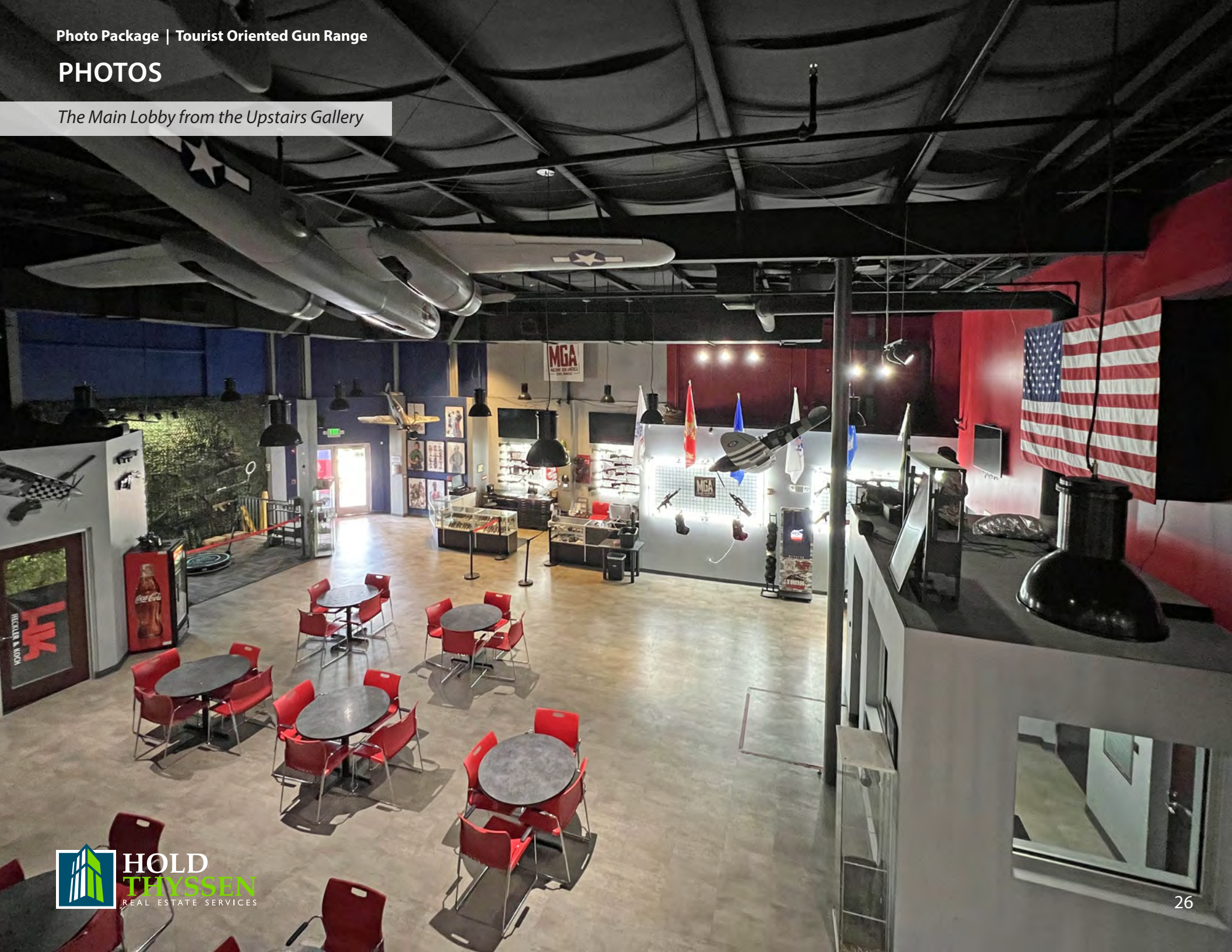
# PHOTOS

*One of the Two Ranges. Note the Steel Lined Walls*



# PHOTOS

*The Main Lobby from the Upstairs Gallery*



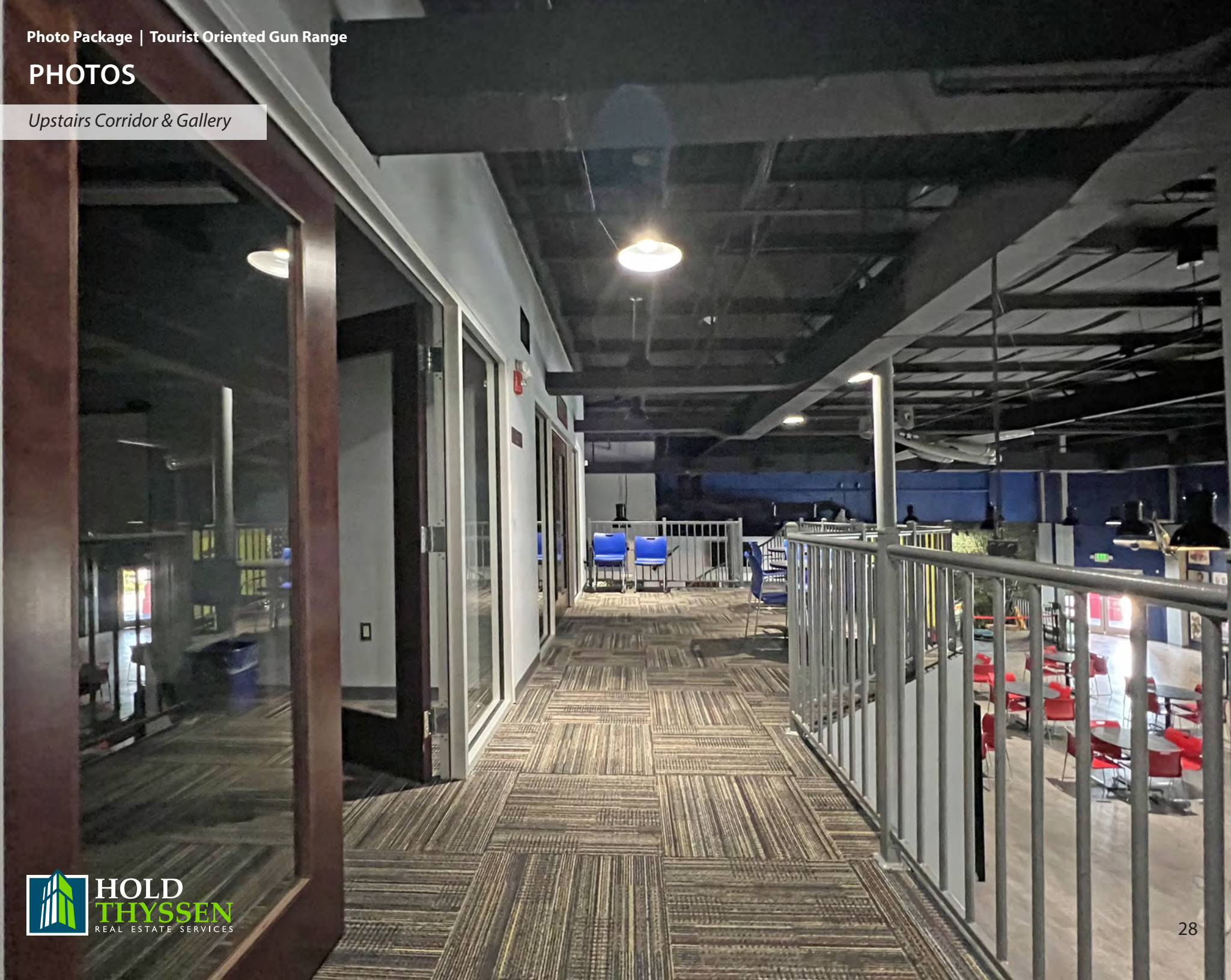
# PHOTOS

Retail Area from Upstairs Gallery



# PHOTOS

*Upstairs Corridor & Gallery*



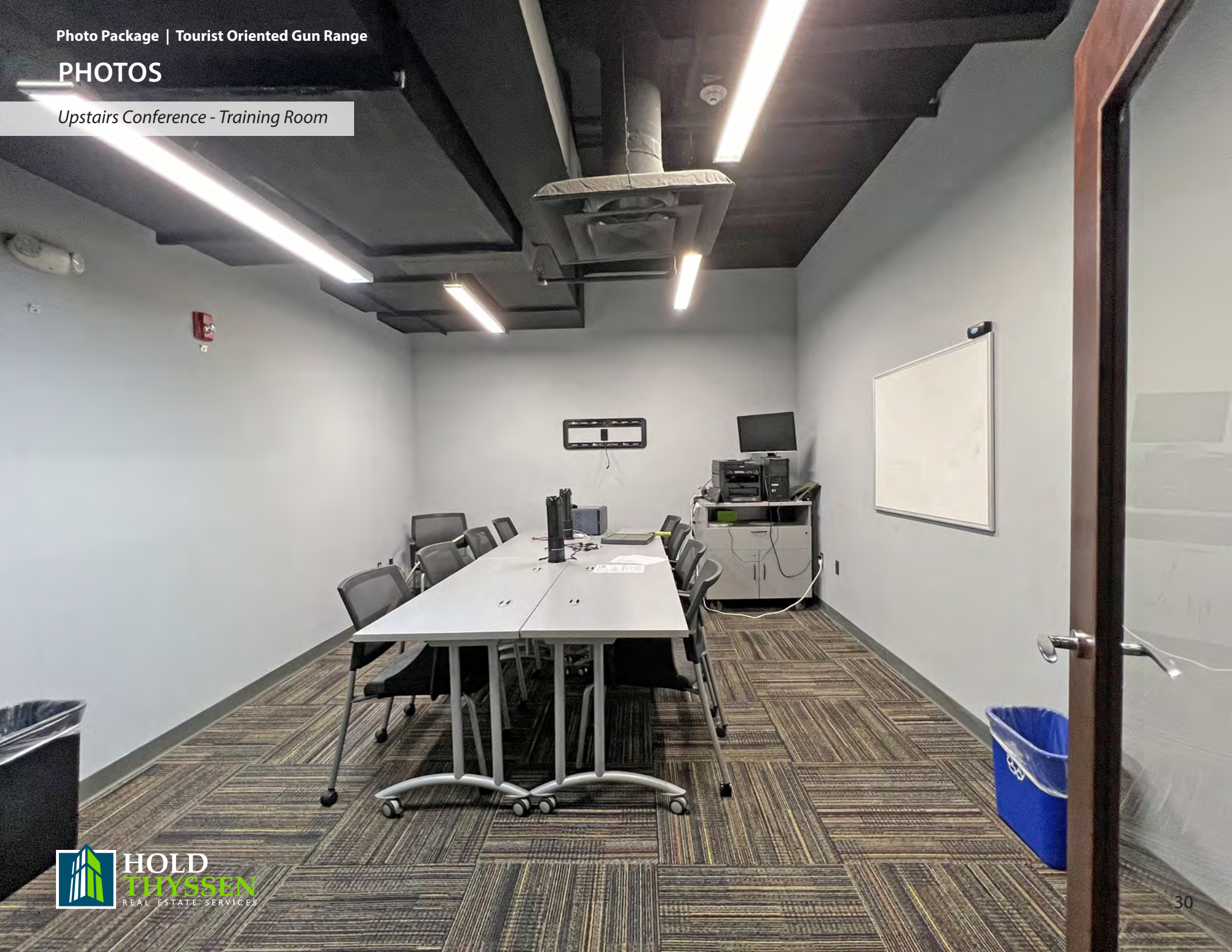
# PHOTOS

Upstairs VIP Lounge



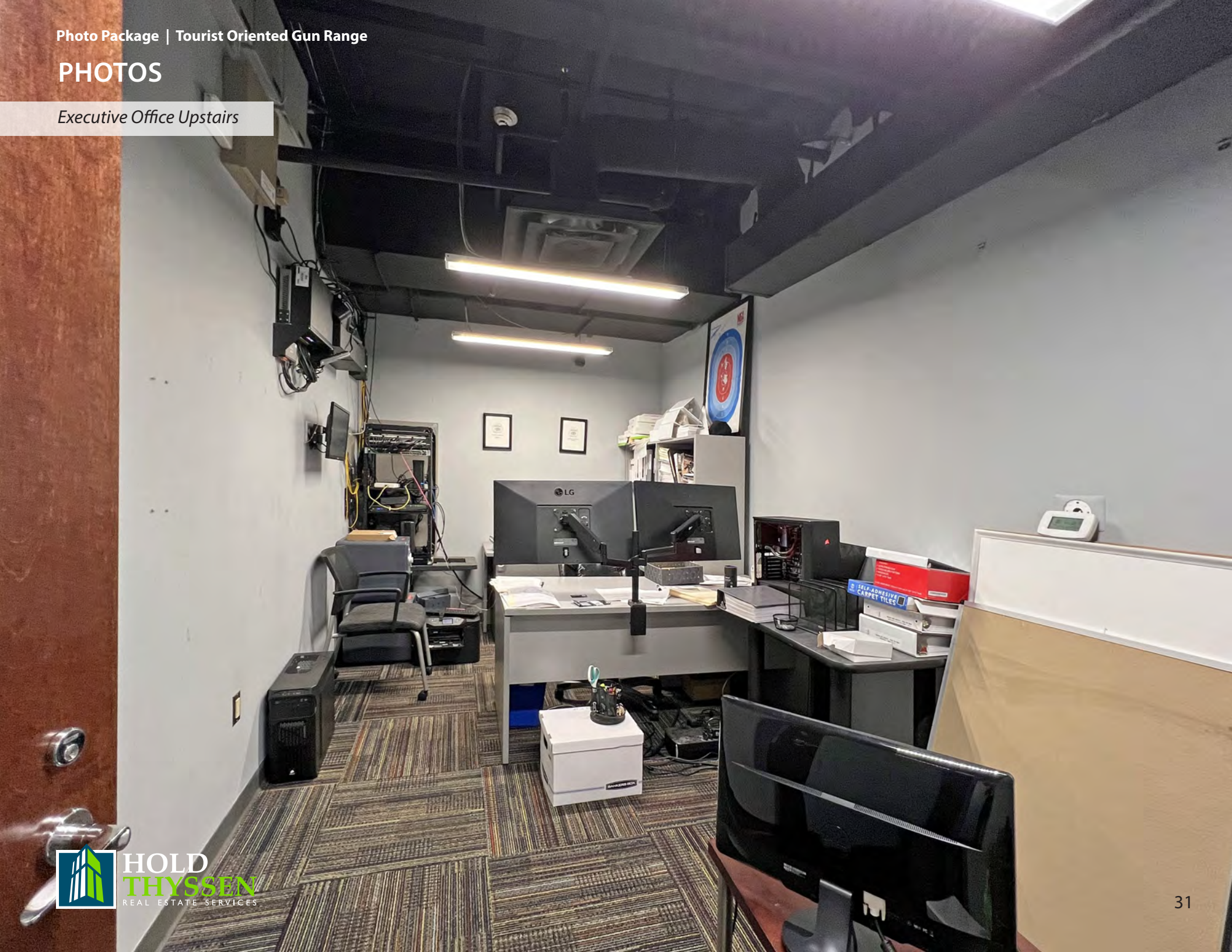
# PHOTOS

Upstairs Conference - Training Room



# PHOTOS

Executive Office Upstairs



# PHOTOS

Break Room





# PHOTOS

*Kitchen in Break Room*



# PHOTOS

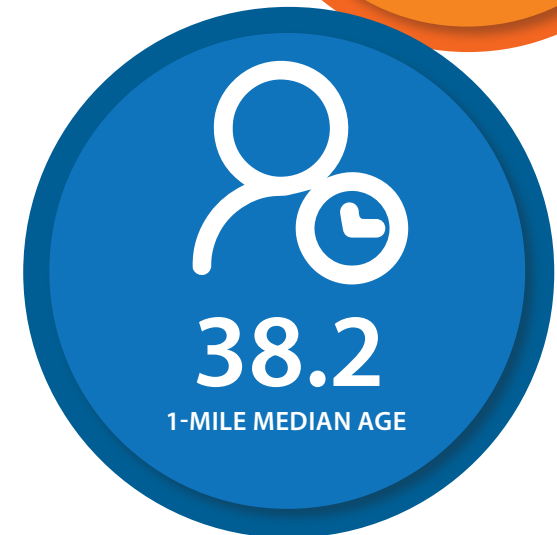
Ground Floor - Range Safety Office



# POPULATION

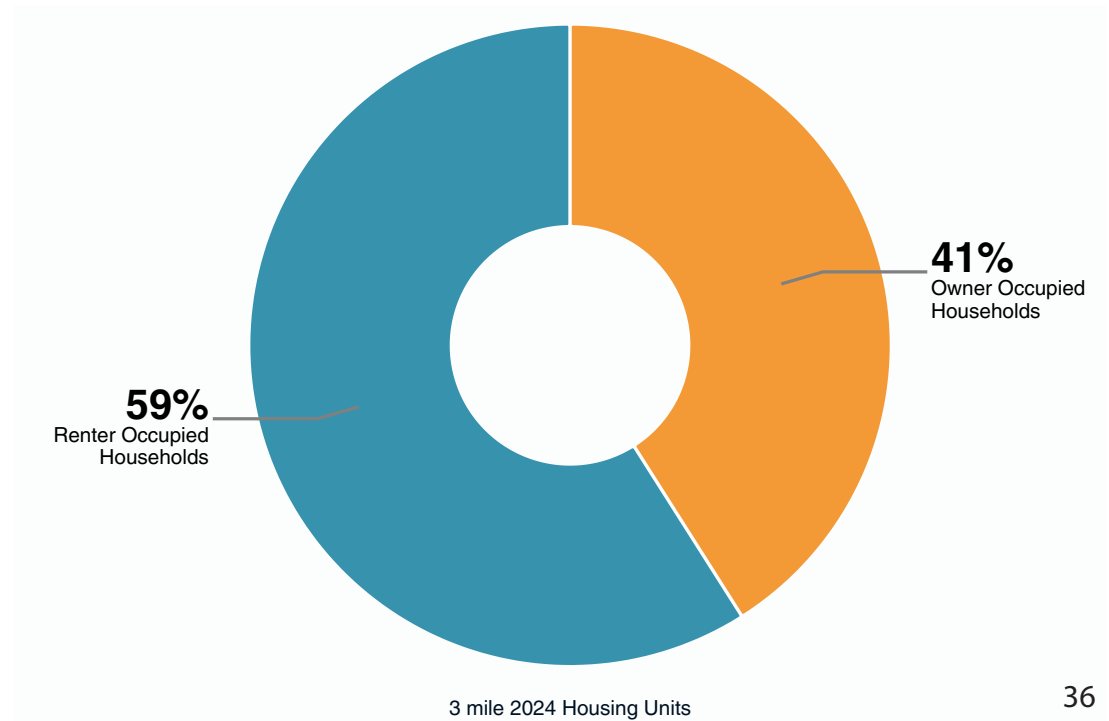
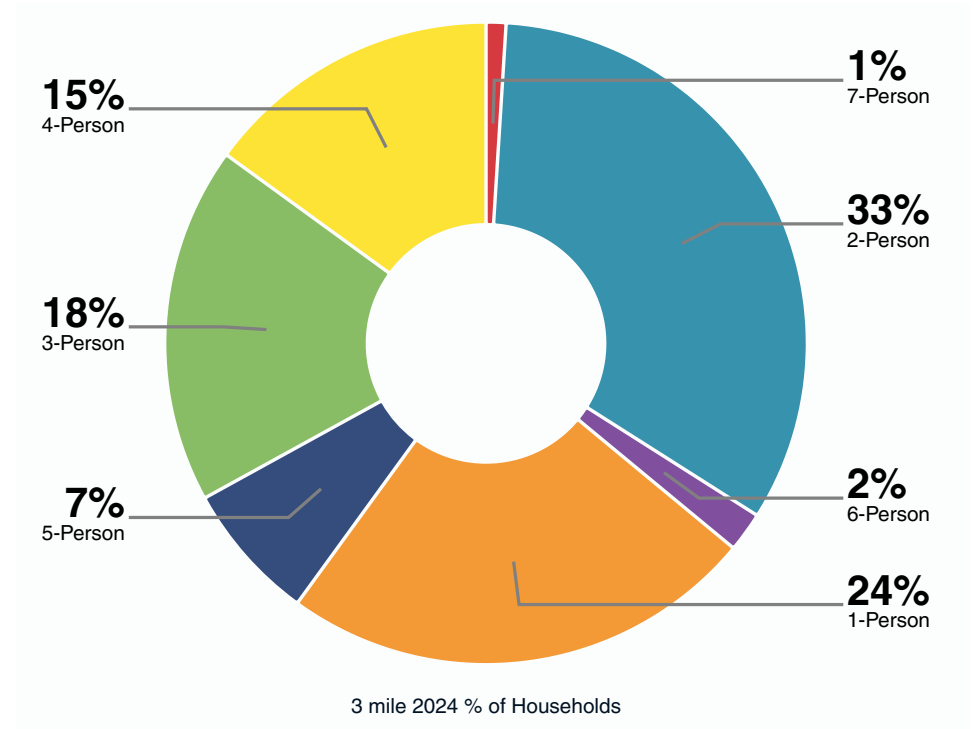
POPULATION	1-MILE	3-MILE	5-MILE
2020 Population	2,190	28,431	72,598
2024 Estimate	2,947	37,737	92,644
2029 Projection	3,599	45,285	109,263
Annual Growth 2020-2024	8.6%	8.2%	6.9%
Annual Growth 2024-2029	4.4%	4.0%	3.6%
Median Age	38.2	37.1	37.6

POPULATION BY RACE	1-MILE	3-MILE	5-MILE
White	1,724	17,680	37,107
Black	123	2,092	6,595
American Indian/Alaskan Native	20	332	772
Asian	89	1,694	5,501
Hawaiian & Pacific Islander	7	62	97
Hispanic Origin	957	16,121	43,914
Two or More Races	985	15,876	42,571



# HOUSEHOLDS

HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2020 Households	883	10,931	26,055
2024 Estimate	1,181	14,307	32,886
2029 Projection	1,441	17,094	38,706
Growth 2020-2024	4.0%	5.0%	4.1%
Growth 2024-2029	4.4%	3.9%	3.5%
Owner Occupied	888	7,071	16,788
Renter Occupied	553	10,023	21,918
Avg HH Size	2.5	2.6	2.8
Avg. HH Vehicles	2	2	2
Median Home Value	\$470,512	\$354,361	\$346,033
Median Year Built	1997	2001	2003

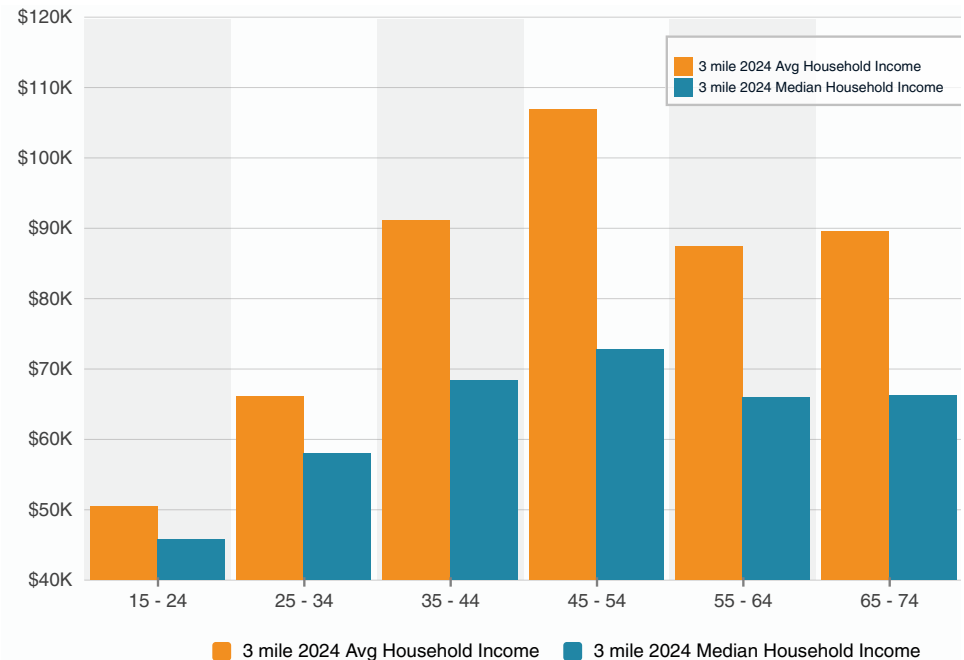


# INCOME

INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$99,027	\$84,594	\$87,449
Median Household Income	\$69,540	\$62,968	\$62,118
< \$25,000	102	2,313	5,133
\$25,000 - 50,000	314	2,815	6,825
\$50,000 - 75,000	224	3,768	8,165
\$75,000 - 100,000	224	1,976	4,143
\$100,000 - 125,000	59	964	2,416
\$125,000 - 150,000	34	553	1,324
\$150,000 - 200,000	80	844	2,089
\$200,000+	144	1,073	2,793



INCOME BY AGE





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