

# FOR LEASE: 9,516 SF END CAP

2744 N. Orange Blossom Trl. | Kissimmee, FL



## HIGHLIGHTS

- 9,516 SF available for lease.
- Adjacent to Mayfair Pet Hospital.
- Prime monument signage available on OBT.
- 69 total parking spaces, 42 existing + 27 additional with proposed expansion (3.7/1,000 SF parking ratio).
- Convenient access to Florida's Turnpike.

### Traffic Counts

Orange Blossom Trl:

±40,000 vpd

| Demographics      | 1 Mile   | 3 Miles  | 5 Miles  |
|-------------------|----------|----------|----------|
| Population        | 10,872   | 110,470  | 255,650  |
| Average HH Income | \$49,610 | \$73,605 | \$81,886 |
| Daytime Employees | 6,907    | 44,261   | 100,517  |



Play



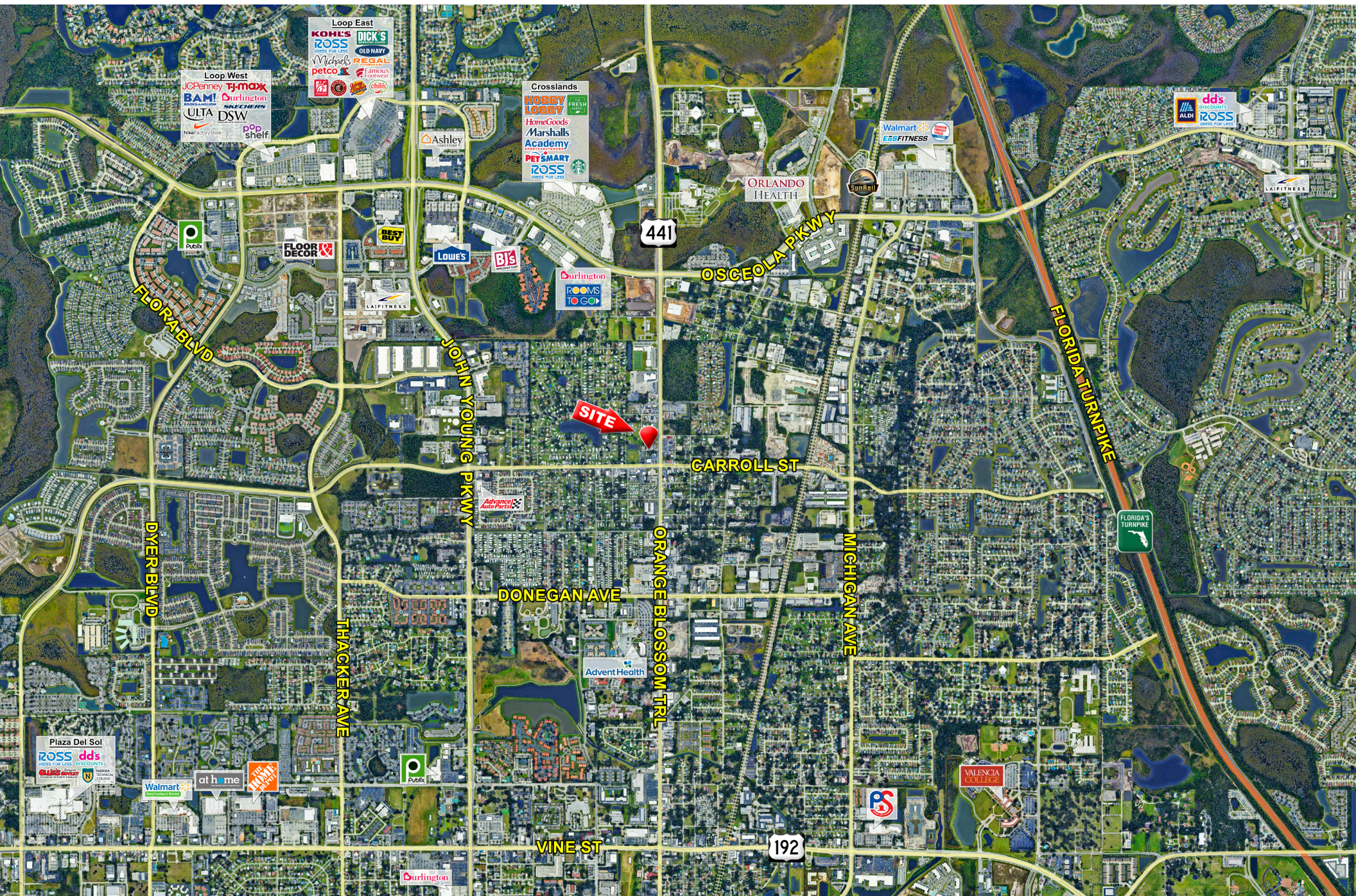
View Property Video



MONTE MITCHELL | Monte@FornessProperties.com | 407.988.0073  
www.FornessProperties.com | Licensed Real Estate Broker

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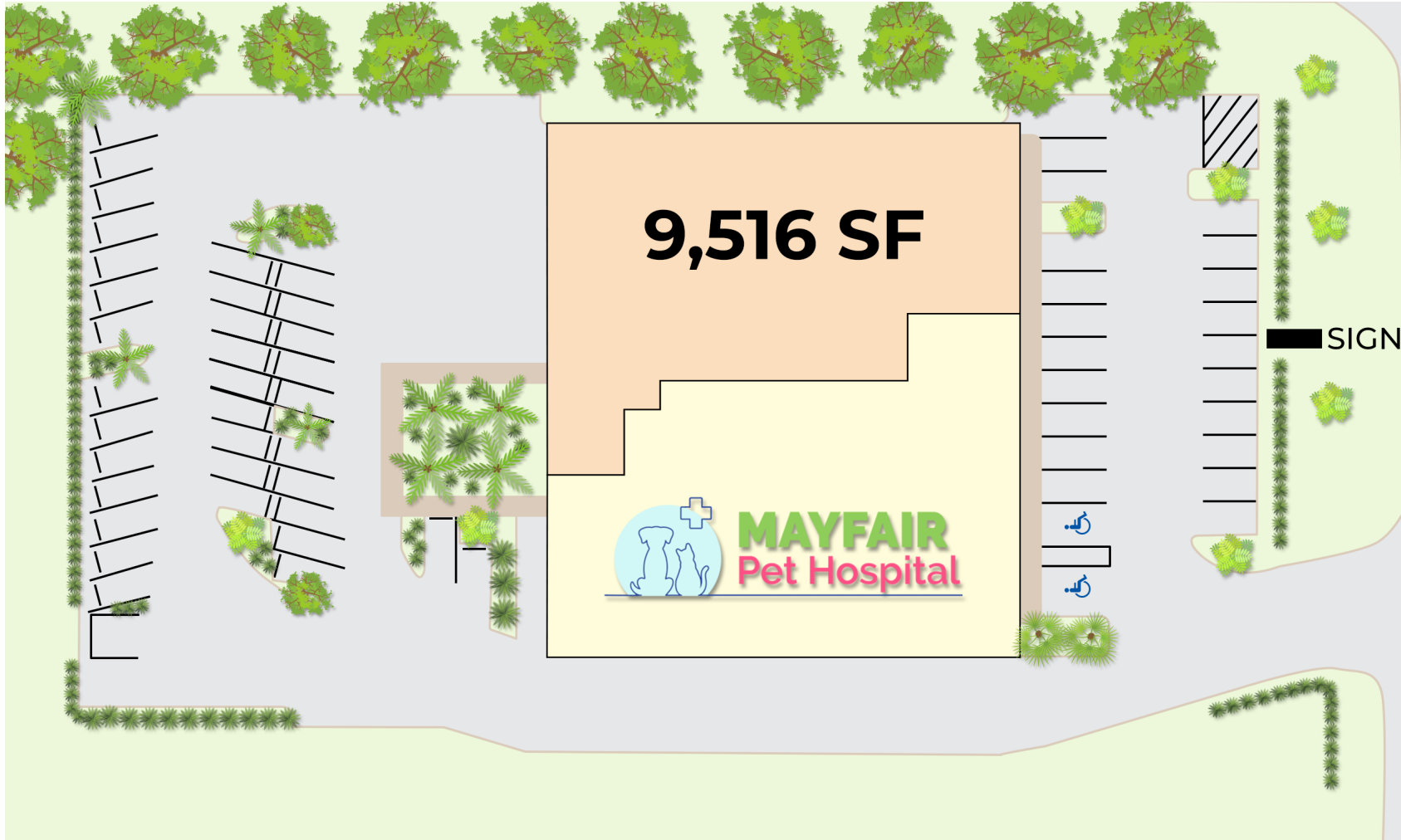
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ORANGE BLOSSOM  
TRAIL 40,000 VPD

