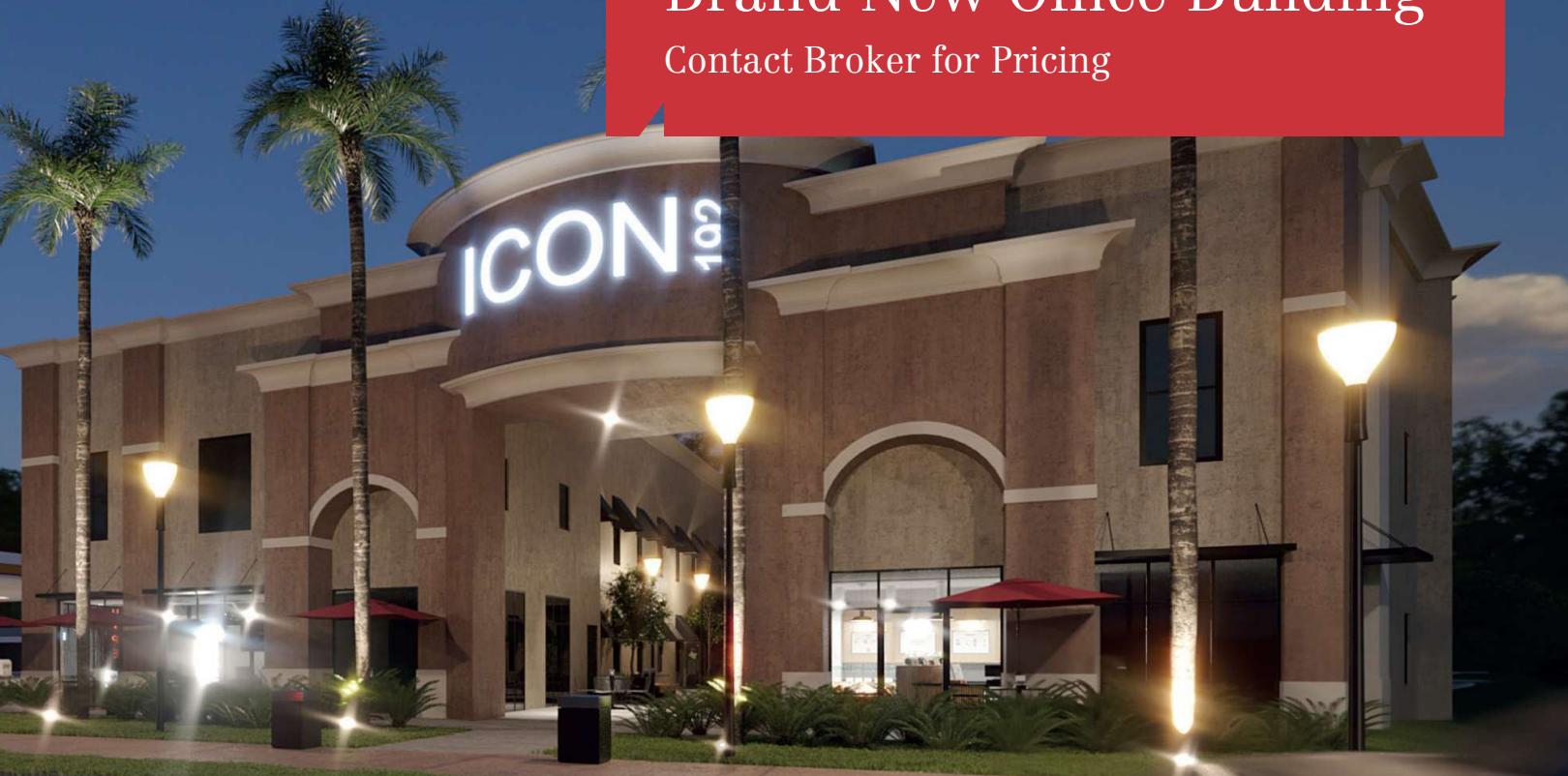


For Lease

Brand New Office Building

Contact Broker for Pricing

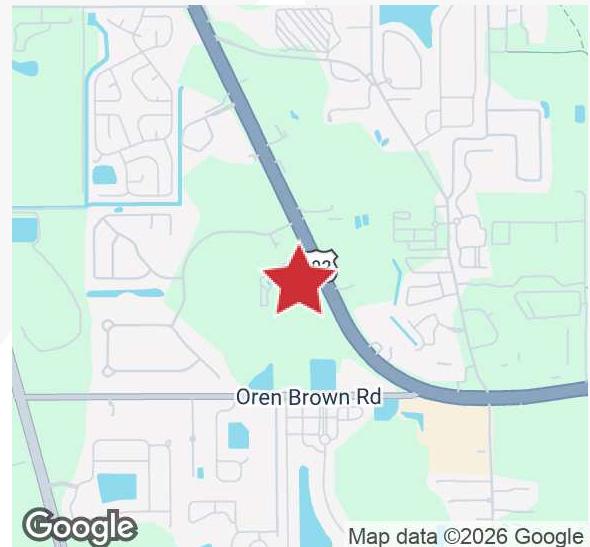


4560 W Irlo Bronson Memorial Hwy

Kissimmee, Florida 34746

Property Highlights

- Modern and innovative commercial mixed use development in a high-demand Central Florida corridor
- Prime location with US Hwy 192 frontage - excellent visibility and easy access
- Flexible office floor plans ideal for a variety of professional uses
- Located in one of Central Florida's fastest-growing markets
- Contemporary architecture and technology-driven design
- Construction nearing completion – limited opportunities remaining
- Ample parking available at the rear of the property
- High traffic counts — over 67,000 vehicles per day on US Hwy 192
- Full-service amenities and professional common areas
- Single ground floor retail unit for sale - contact broker



Additional Units Available
Contact Broker for Current Availability

For more information

Samira Massey

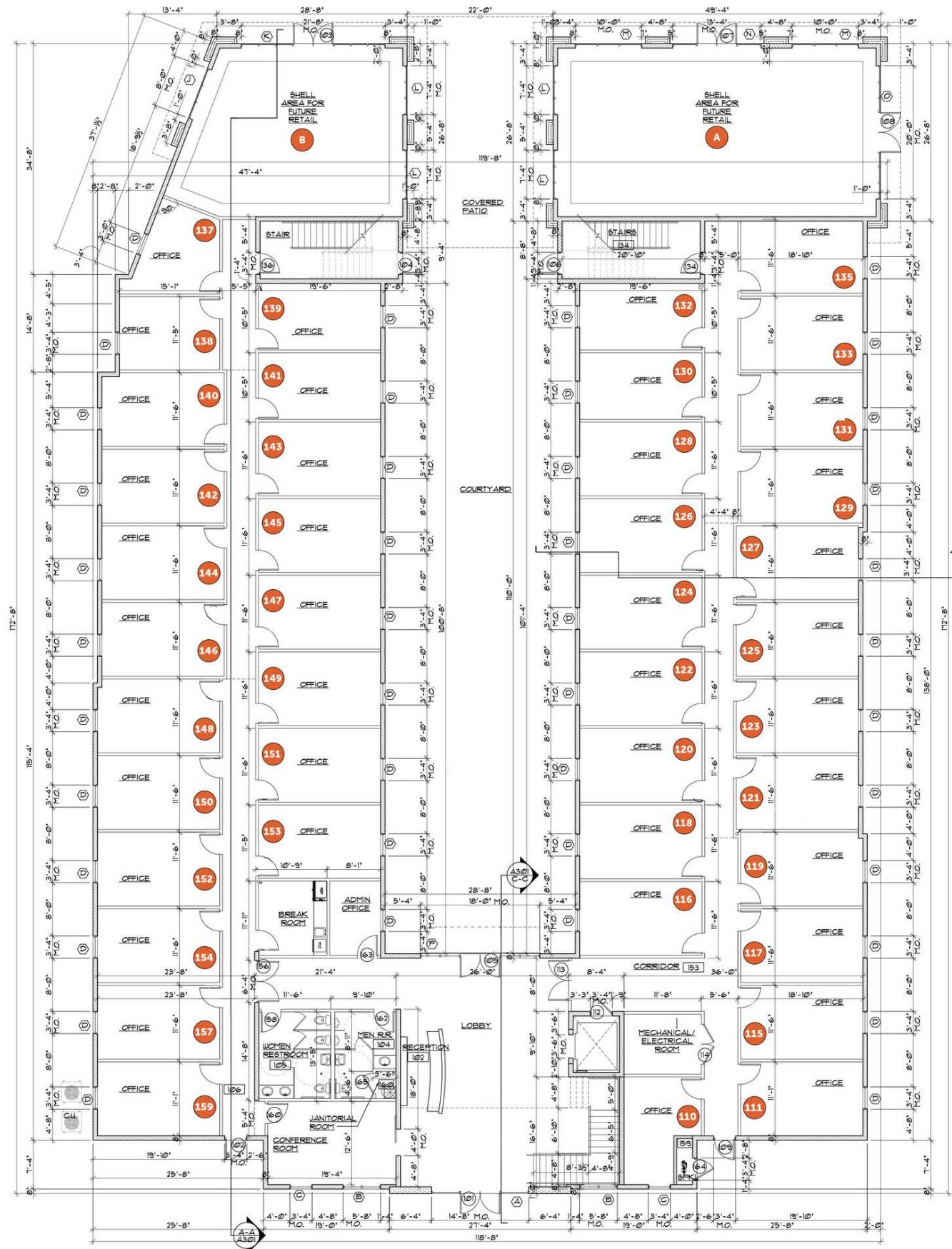
O: 407 949 0705
smassey@realvest.com

Property Photos



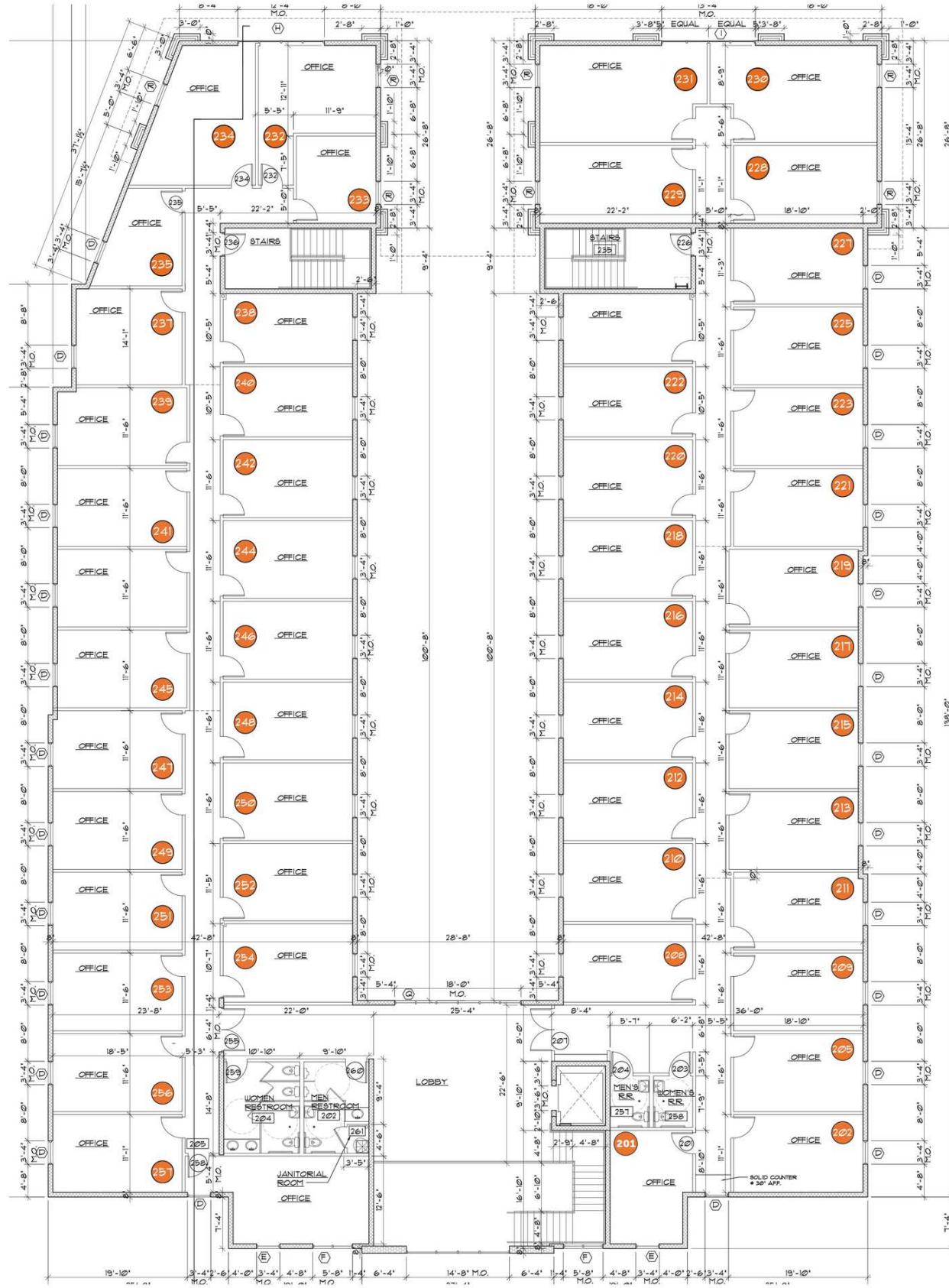
The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults.

First Floor



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Second Floor



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Available Spaces



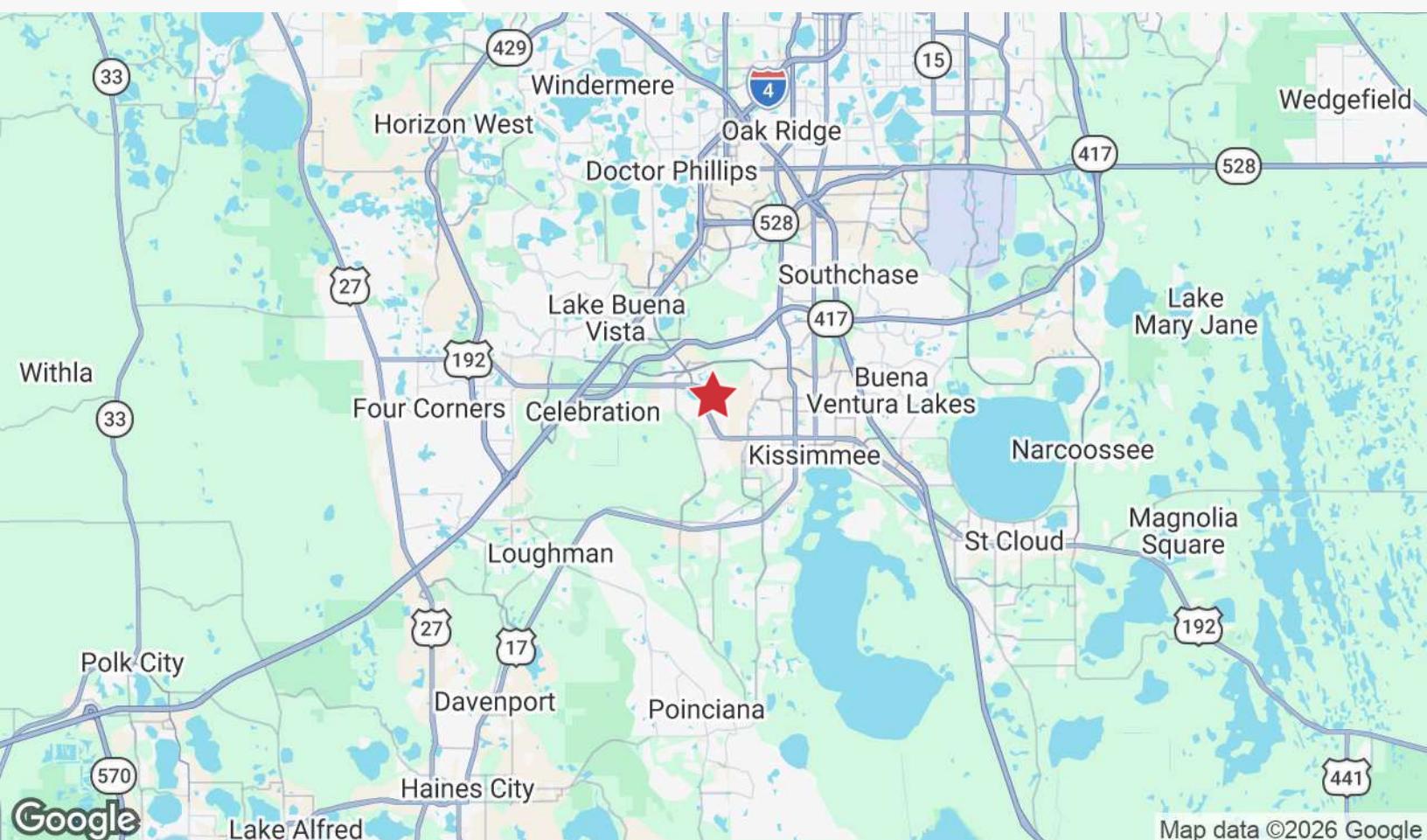
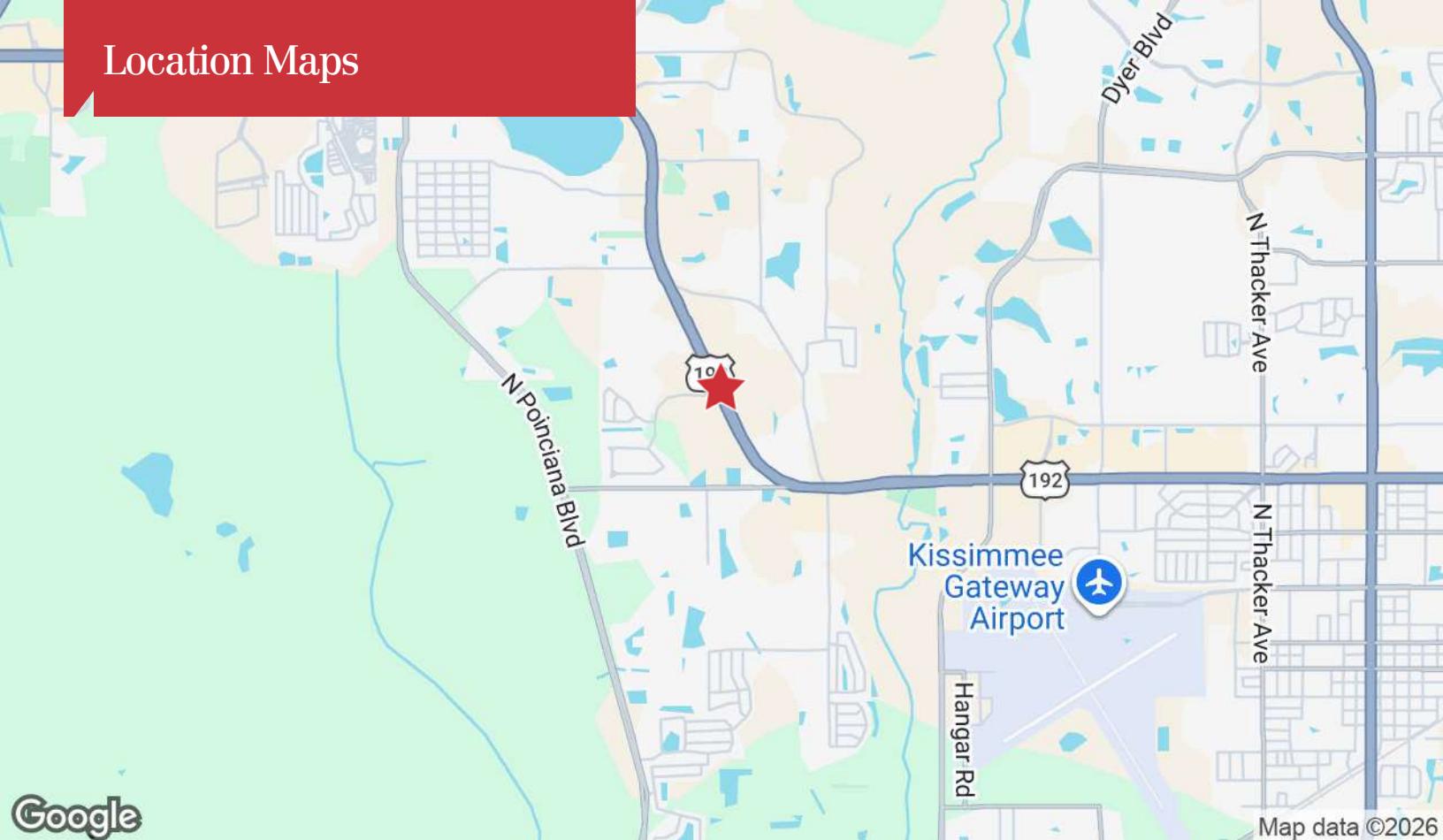
Space	Space Use	Lease Rate	Lease Type	Size (SF)	Property Information:
Unit 115	Office Building	Contact Broker	Full Service	210 SF	
Unit 127	Office Building	Contact Broker	Full Service	630 SF	
Units 120-131	Office Building	Contact Broker	Full Service	210 - 2,519 SF	
Unit 137	Office Building	Contact Broker	Full Service	420 SF	
Unit 213	Office Building	Contact Broker	Full Service	840 SF	
Unit 218	Office Building	Contact Broker	Full Service	420 SF	
Unit 232	Office Building	Contact Broker	Full Service	630 SF	
Unit 247	Office Building	Contact Broker	Full Service	210 SF	
Retail A	Street Retail	Contact Broker	Full Service	1,315 SF	Ground Floor Retail Space - Also available for sale

Property Information:

Additional units available

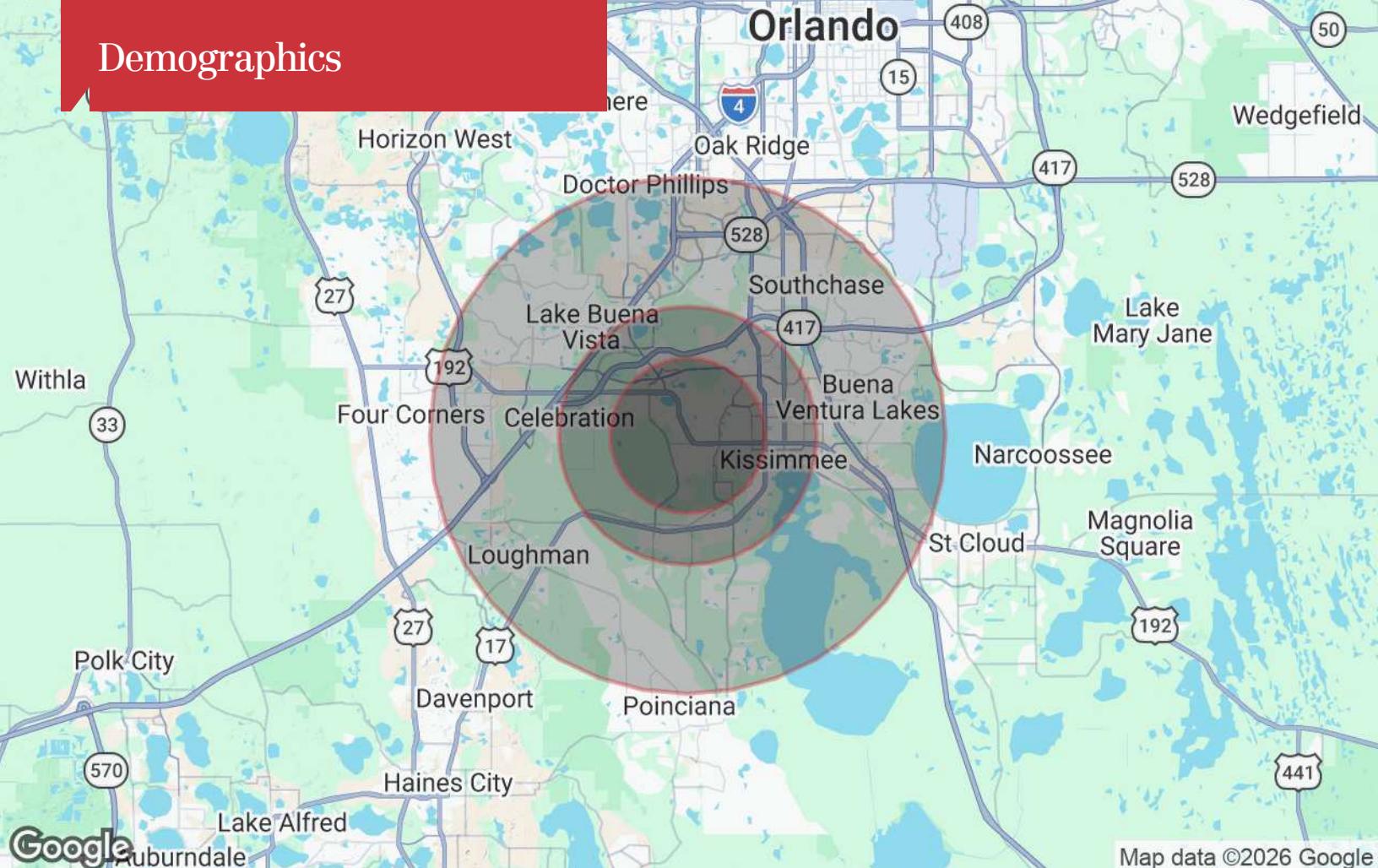
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Location Maps



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Demographics



Population

	3 Miles	5 Miles	10 Miles
TOTAL POPULATION	69,725	150,840	493,617
MEDIAN AGE	37	39	39
MEDIAN AGE (MALE)	36	38	38
MEDIAN AGE (FEMALE)	38	40	40

Households & Income

	3 Miles	5 Miles	10 Miles
TOTAL HOUSEHOLDS	23,497	53,057	167,263
# OF PERSONS PER HH	3	2.8	3
AVERAGE HH INCOME	\$70,525	\$79,022	\$89,502
AVERAGE HOUSE VALUE	\$349,557	\$364,186	\$380,831

* Demographic data derived from 2020 ACS - US Census

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