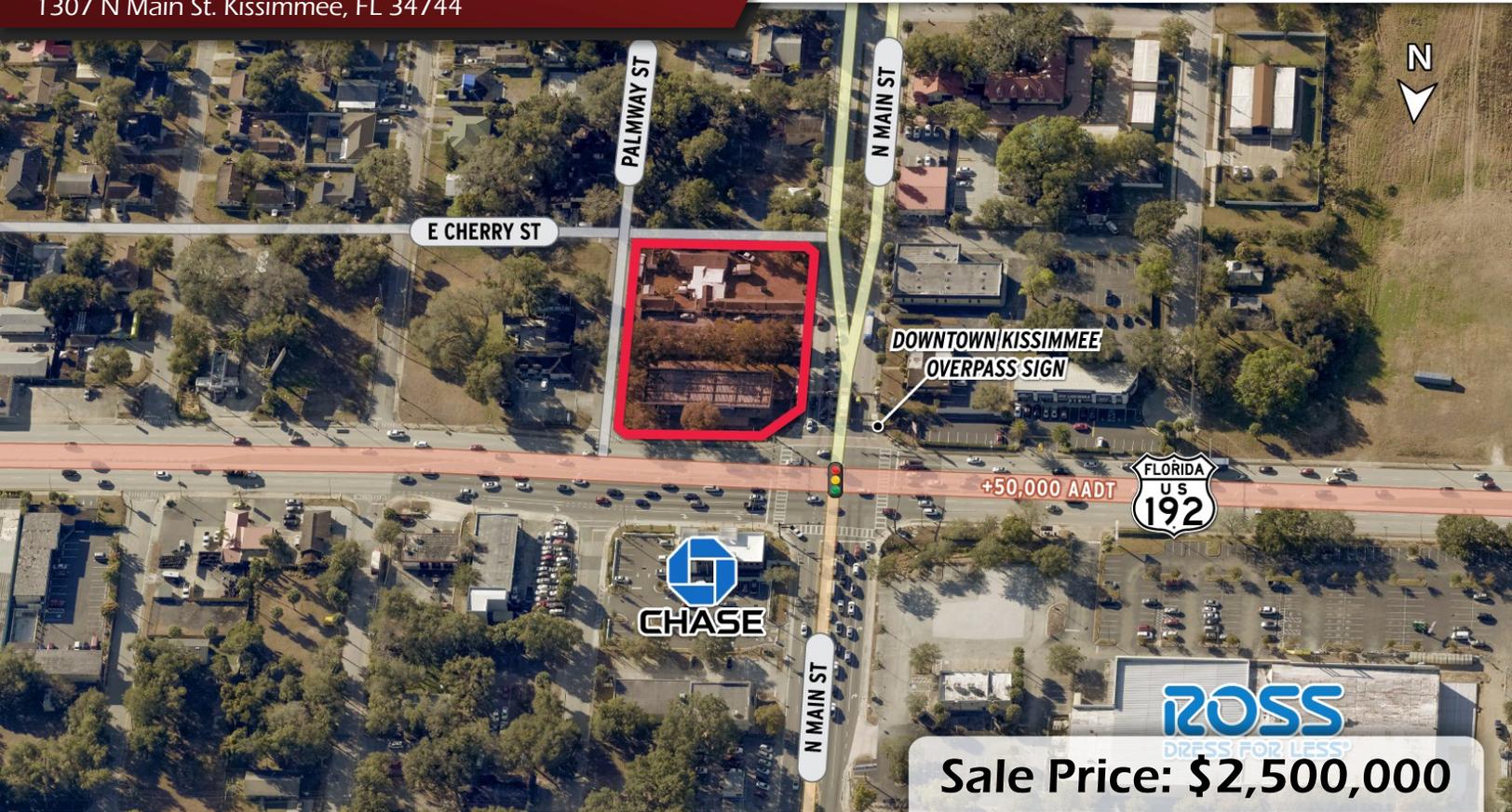


Downtown Kissimmee Redevelopment

1307 N Main St. Kissimmee, FL 34744

Palkiper
Commercial Real Estate Services
Licensed Real Estate Broker



Sale Price: \$2,500,000

LOCATION DETAILS

Located in Downtown Kissimmee, this property offers direct frontage on N Main Street and US-192 (+50,000 AADT). It sits just south of the Downtown Kissimmee Overpass Sign, the "Gateway to Kissimmee", at the lighted intersection of US-192 and N Main Street.

LISTING DETAILS

- Four parcels totaling **±1.17 Acres**
- **Full-block site** sitting at a signalized hard corner with **strong exposure on US-192**
- Frontage includes +220' along N Main St. and +150' along E Vine St. / US-192
- **Zoned T5-M** (Mixed-Use Center) with the city of Kissimmee
- **MU-D (Downtown)** Future Land Use
- **City incentives available**, including a grant for the demolition of buildings
- **CRA incentives** also available



2025 DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
Population	11,629	91,013	228,023
Average HH Income	\$63,853	\$76,988	\$89,867
Median HH Income	\$47,337	\$60,459	\$70,284

CONTACT FOR MORE INFORMATION

Tony Ramirez
(407) 460-6146

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TonyRamirez@palkiper.com

Marie@palkiper.com

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Existing Motel: ±3,769 SF, 17 units



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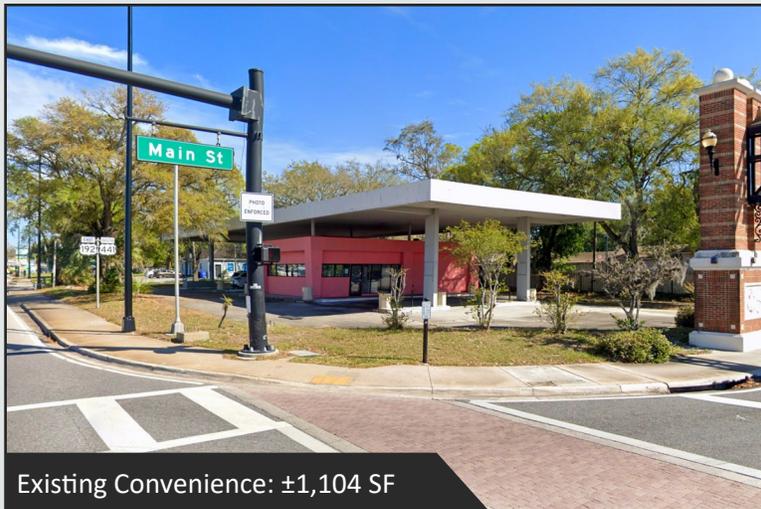
Palkiper has made every effort to obtain the information regarding this property from sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental, or other conditions, prior sale, lease or financing or withdrawal without notice.
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Existing Convenience: ±1,104 SF



Existing Residential: ±1,272 SF

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