

# RETAIL LAND FOR SALE

0 Black Lake Road, Kissimmee, Florida, 34747

Contact: Jesse King  
Senior Sales & Leasing Associate

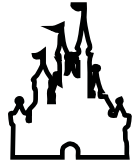
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**For Sale: \$800,000**

Availability: ± 1.218 Acres

Parcel ID: 03-25-27-0000-023-0000



**LOCATED 8 MINS FROM  
DISNEY THEME PARKS**

**SITUATED WITHIN  
BOOMING RETAIL +  
TOURISM CORRIDOR**

**STEPS FROM ISLAND H2O WATER  
PARK, MARGARITAVILLE RESORT,  
& DISNEY'S ANIMAL KINGDOM**

Rezoning to CT (Commercial Tourist) underway, allowing high-intensity uses like hotels, restaurants, retail, and entertainment

Completed Environmental Site Assessment, available upon request

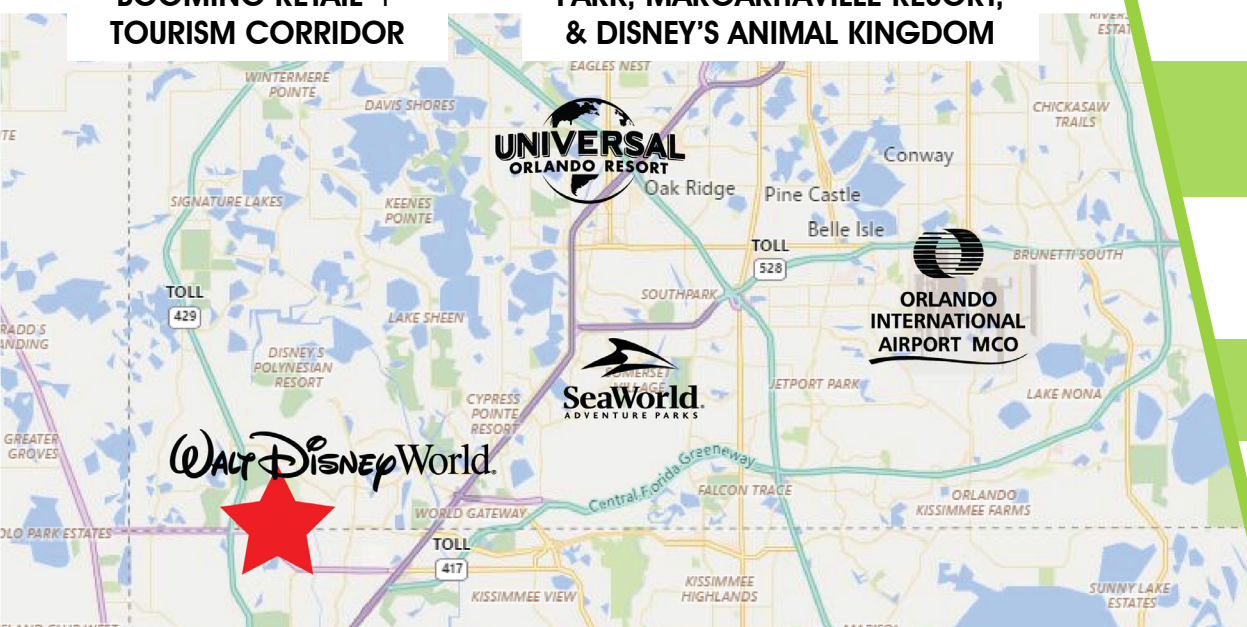
Situated immediately off of signalized intersection of W Irlo Bronson Memorial Highway (57,500 AADT) and Black Lake Road

Conveniently positioned between access to SR-429 (2 mins) and I-4 (6 mins) connecting the site to Greater Central Florida

Located within major tourist corridor with estimated \$9.4 million daily tourism spending within 5 mile radius

Traffic-driving nearby attractions include Margaritaville Resort (1.6M annual visitors), Sunset Walk and new Island H2O Waterpark (2.6M annual visitors), Disney's Animal Kingdom (8.7M annual visitors) and Walt Disney World's Western Entrance

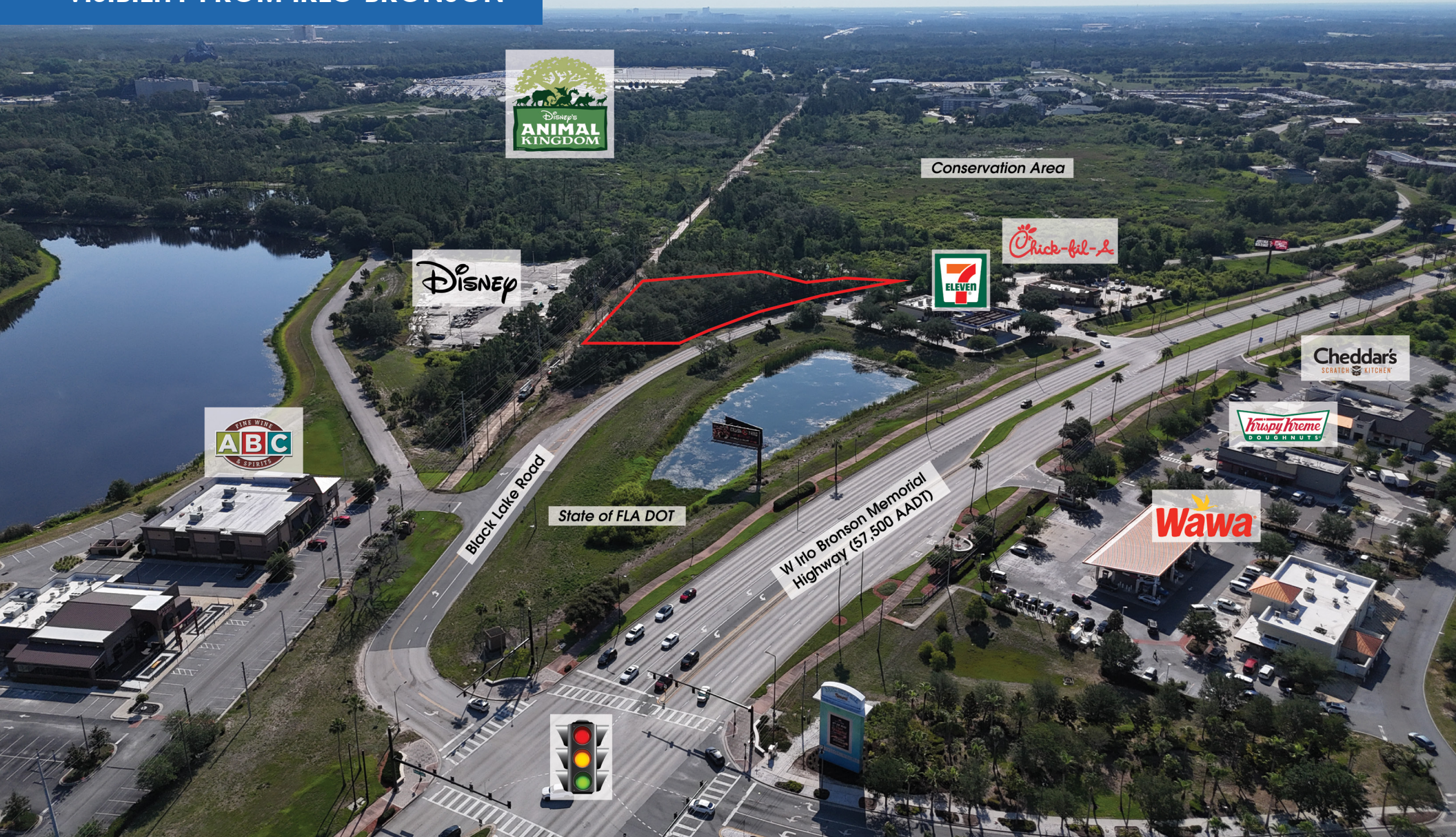
Directly adjacent to Disney property, one of the world's top attractions with \$40.3 billion in statewide impact in 2022



615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

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# VISIBILITY FROM IRLO BRONSON



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# PARCEL



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# CONCEPTUAL SITE PLAN



NOTE: SUBJECT SITE IS WITHIN THE WEST U.S. 192 CRA DISTRICT-SEGMENT 2:  
 BUILD TO LINE 0-30'  
 MINIMUM 80% COVERAGE

AREA TABULATIONS		
PRESERVED WETLANDS	0	AC
WATER MANAGEMENT	0.29	AC
PARKING SURFACE	0.31	AC
WALKWAYS	0.04	AC
COMMERCIAL BUILDING	0.16	AC
MISC. OPEN SPACE	0.41	AC
TOTAL AREA	1.21	AC
PARKING STANDARDS		
LDC- OFFICE & PROFESSIONAL SERVICES	1 SPACE	300 GSF
PARKING REQUIRED 7,150SF	24	SPACES
PARKING SHOWN	24	SPACES

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# LOCATION

## Demographics

2025	5 Mins	10Mins	15Mins
Total Population	2,328	23,844	111,172
Average HH Income	\$120,565	\$111,884	\$129,542
Total Households	891	8,651	41,390

## Drive Times & Traffic Counts



**2 MINS**  
(0.8 Miles)



**6 MINS**  
(2.6 Miles)



**7 MINS**  
(4.2 Miles)



**9 MINS**  
(4.7 Miles)

## Average Annual Daily Trips

2024	
W Irlo Bronson Memorial Highway ( US-192)	57,500
SR-429	41,800



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# SURROUNDING AREA



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# NEIGHBORHOOD



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