

WATERSTAR ORLANDO

8035 W Irlo Bronson Memorial Hwy | Kissimmee | FL



PROMINENT 2,800 - 10,800 SF ENDCAP AVAILABLE



Marshalls **Burlington** **popshelf**

AMERICA'S BEST
CONTACTS & EYEGLASSES.

HIBBETT

New Retail Center in the Heart of the Entertainment & Recreation Tourist District

- Newly opened 35-acre mixed-use project.
- 2,800 endcap and 8,000 SF space available, contiguous to 10,800 SF.
- 2,300 feet of prime frontage on Irlo Bronson Memorial Highway (56,500 VPD).
- Across from the \$750M Margaritaville Resort, with over 1.6M annual visitors and 1,200 vacation homes.
- Estimated \$9.4M daily tourism spending within 5 miles.
- Across from Sunset Walk, and Island H2O, Orlando's newest 12-acre water park, with over 2.6M annual visitors combined.
- Beside SR-429 Beltway; the western entrance to Walt Disney World.
- 320 residential units on site with an additional 200 units planned for Phase II.
- Close to the areas fastest growing residential community; Horizon West, and Orlando's tourism & entertainment attractions.

Play **Shopping Center Video**

Demographics	1 Mile	3 Miles	5 Miles
Population	790	13,027	65,232
Population Growth	6.9%	8.3%	9.4%
Daytime Employees	2,099	10,356	31,767
Household Income	\$106,908	\$96,343	\$103,097
Median Age	33.0	34.0	37.0
Seasonal Population	950	9,011	21,155

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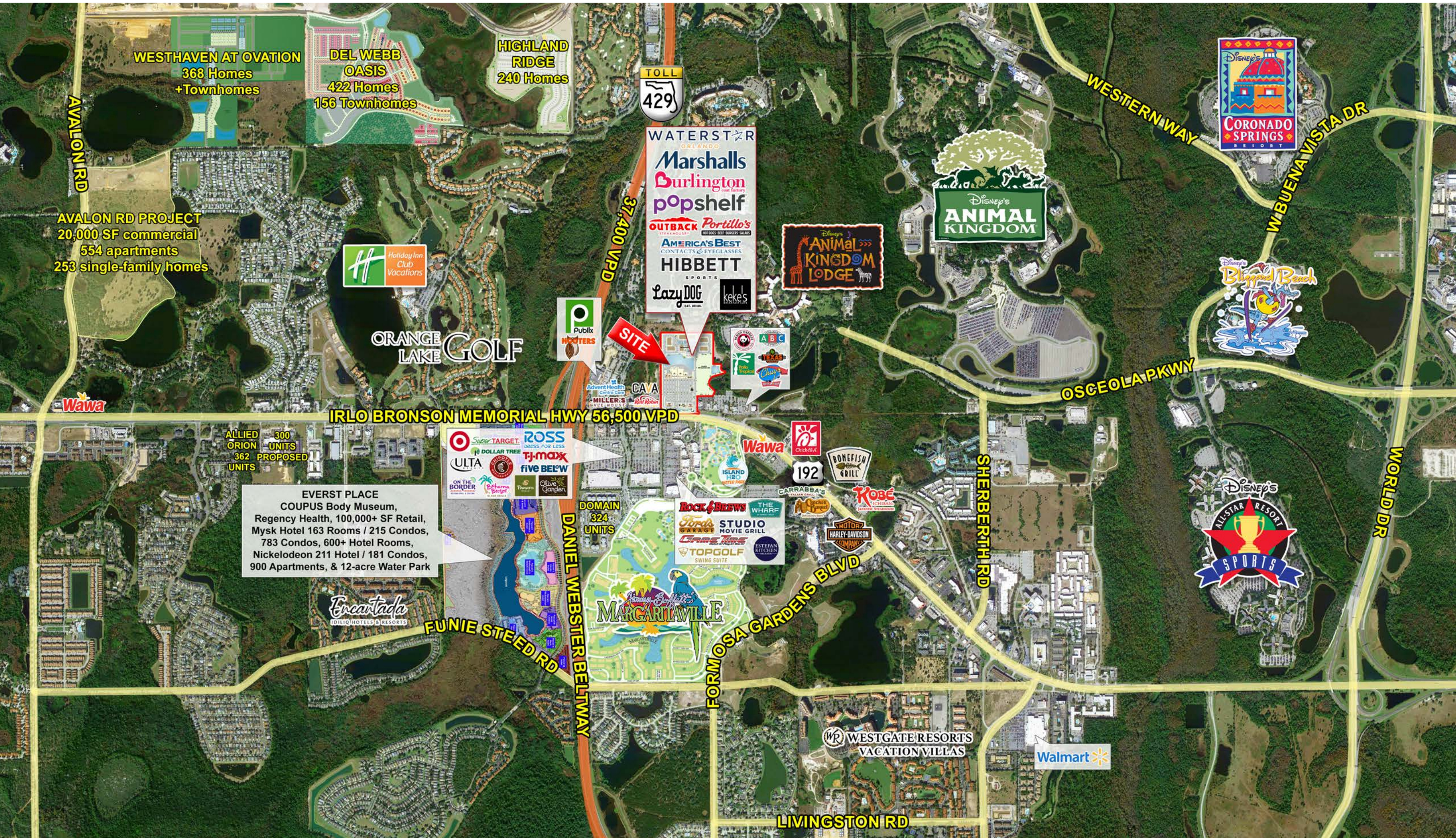
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SITE PLAN



Suite#	Tenant Name	SF
110	Available - contiguous	2,800
130	Available - contiguous	8,000
140	Marshalls	22,000
150	Burlington	25,000
160	popshelf	10,200
170	America's Best Eye Care	2,800
180	Hibbett Sports	4,200
OP1	Portillo's	7,300
OP2	Lazy Dog	9,838
OP3	Outback Steakhouse	6,543
8031	keke's Breakfast Cafe	4,600



WESTHAVEN AT OVATION
368 Homes
+Townhomes

DEL WEBB OASIS
422 Homes
156 Townhomes

HIGHLAND RIDGE
240 Homes

AVALON RD

AVALON RD PROJECT
20,000 SF commercial
554 apartments
253 single-family homes



ORANGE LAKE GOLF



WATERSTAR ORLANDO
Marshalls
Burlington
popshelf
OUTBACK
Portillo's
AMERICA'S BEST CONTACTS & EYEGASSES
HIBBETT
Lazy DOG
kekes

37,400 VPD



IRLO BRONSON MEMORIAL HWY 56,500 VPD

Super TARGET
DOLLAR TREE
ULTA
ROSS
DRESS FOR LESS
tj-maxx
five BELOW
ON THE BORDER
Behr
Tanzeo
Olive Garden

EVERST PLACE
COUPUS Body Museum,
Regency Health, 100,000+ SF Retail,
Mysk Hotel 163 Rooms / 215 Condos,
783 Condos, 600+ Hotel Rooms,
Nickelodeon 211 Hotel / 181 Condos,
900 Apartments, & 12-acre Water Park

ALLIED ORION 300 UNITS
362 PROPOSED UNITS

Encantada
IDOLIQ HOTELS & RESORTS

DOMAIN 324 UNITS

MARGARITAVILLE

FORMOSA GARDENS BLVD

DANIEL WEBSTER BELTWAY

FUNIE STEED RD

SHERBERTH RD

WESTGATE RESORTS VACATION VILLAS



LIVINGSTON RD

WESTERN WAY



WIBUENA VISTA DR



OSCEOLA PKWY



WORLD DR