

# 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

MONTE MITCHELL | Monte@FornessProperties.com | 407.988.0073  
DREW FORNESS, CCIM | Drew@FornessProperties.com | 407.960.4740  
www.FornessProperties.com | Licensed Real Estate Broker



# WATERSTAR ORLANDO

8035 W Irlo Bronson Memorial Hwy | Kissimmee | FL



# WATERSTAR ORLANDO

8035 W Irlo Bronson Memorial Hwy | Kissimmee | FL

## SITE PLAN



# WATERSTAR ORLANDO

8035 W Irlo Bronson Memorial Hwy | Kissimmee | FL



**PULTE**  
311  
Townhomes

**WESTHAVEN  
AT OVATION**  
368 Homes  
& Townhomes

**DEL WEBB  
OASIS**  
422 Homes  
156 Townhomes

**HIGHLAND  
RIDGE**  
240 Homes

**AVALON RD**

**PROSE  
HORIZON  
VILLAGE**  
300 Apts

**SUTTON LAKES**  
807 Units  
Homes  
& Townhomes



**ORANGE LAKE GOLF**



**WATERSTAR ORLANDO**  
**Marshalls**  
**Burlington**  
**popshelf**  
**OUTBACK STEAKHOUSE** **Portillo's**  
**AMERICA'S BEST CONTACTS & EYEGLASSES**  
**HIBBETT SPORTS**  
**Lazy DOG** **kekes**



**WESTERN WAY**

**WIBUENA VISTA DR**



**OSCEOLA PKWY**



**IRLO BRONSON MEMORIAL HWY 56,500 VPD**

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

**ALLIED ORION UNITS**  
300 UNITS  
362 PROPOSED UNITS

**SECRET LAKE**  
400 CONDOS

**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



**DANIEL WEBSTER BELTWAY**

**FUNIE STEED RD**

**DOMAIN**  
324 UNITS



**FORMOSA GARDENS BLVD**

**ROCK & BEER** **THE WHARF**  
**STUDIO MOVIE GRILL**  
**ESTEFAN KITCHEN**

**Wawa**

**192**

**PONEFISH GRILL**

**ROBE**

**MOTOR HARLEY-DAVIDSON**

**SHERBERTH RD**

**THE ONE**  
537 Homes  
& Apts



**WORLD DR**

**WESTGATE RESORTS VACATION VILLAS**



**LIVINGSTON RD**

## NEW RESIDENTIAL COMMUNITIES

Map #	Name	Units
1	Margaritaville, Cottages, Homes, Condos, Timeshare	1,000
2	Everest Place, Condos & Apts	2,079
3	Secret Lake Condos	400
4	Proposed Redevelopment	300
5	Orion Apts	362
6	Madison Waterstar Apts PH2	192
7	Amaroni Age 55+Apts	352
8	The One at Kissimmee, Townhomes & Apts	517
9	Integra Avalon Apts	276
10	Aventon Apts	296
11	Accolades at Ovation	455
12	Sutton Lakes Homes & Townhomes	807
13	Prose Horizon Village Apts	300
14	Serenade at Ovation Homes	227
15	Pulte Homes Townhomes	311
16	Westhaven at Ovation, Homes, Townhomes, Bungalows	368
17	Oasis Townhomes	422
18	Highland Ridge Apts	240
19	Flaming Crossing E Apts	1,323
20	Westerly Apts	325
21	Flaming Crossing W Apts	1,291
22	Haven Lake Britt Apts	250
23	Overlook Apts	352
24	Harvest at Ovation, Homes & Townhomes	434
25	Osprey Ranch, Homes & Townhomes	446
26	Village Townhomes	516
27	Encore at Ovation Homes	834
28	Lake Star at Ovation Homes	437
29	Serenoa Homes	1,600
30	Northlake at Ovation, Homes & Townhomes	512
31	Winding Bay Homes	326
32	Ascent Citrus Ridge Townhomes	76
33	Bimini Bay Townhomes	148
34	Windsor Ridge, Homes	479
35	Highland Reserve Apts	378
36	Harper Grove Apts	264
37	Sedona Ridge Apts	537
<b>Totals</b>		<b>19,432</b>

