

Dove Street Retail Outparcel



0 DOVE ST, KISSIMMEE, FL 34747

Eshenbaugh
LAND COMPANY

The Dirt Dog

www.thedirtdog.com

Executive Summary

PROPERTY DESCRIPTION

The opportunity is to acquire 1.11± acre commercial development site located at 0 Dove Street in Kissimmee, Florida, within Osceola County. The property is currently zoned for commercial use with a new roundabout and road being constructed around west/south of the parcel. The site offers an excellent location for an Single Tenant Net Lease (STNL) development within the Four Corners submarket.

LOCATION DESCRIPTION

The property is located along W Irlo Bronson Highway (US 192), east of US-27, and west of the Western Beltway (429), providing convenient access to one of Southwest Orlando's growing Four Corners submarket. The site benefits from proximity to new retail, residential neighborhoods, and employment centers with all four major counties within Central Florida as well as quick access to I-4.

PROPERTY SIZE AND PARCEL ID

1.11 acres / 052527473300010020

CURRENT AND FUTURE LAND USE

CT (Commercial Tourist)

PRICE

\$699,000

PROJECT HIGHLIGHTS

- Ideal for STNL development such QSR w/ Drive Through, Daycare, Medical Office, Multi-tenant strip, and etc.
- Seller open to Ground Lease
- Predevelopment work completed, including off-site water retention and new road paving - Contribution amount required: \$360,000.
- Located within Four Corners Market
- Strong fundamentals (new employment centers, strong growth, and demand)
- W Irlo Bronson Memorial Hwy (US 192) AADT: 54,000
- Average HH Income of \$78,682 within a 1, 3, and 5 mile radius

BROKER CONTACT INFO

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Drone Video



Additional Photos



Additional Photos



Additional Photos



Area Development Map





Demographics Map & Report

POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,895	28,452	59,017
Average Age	34.4	45.2	40.8
Average Age (Male)	26.7	43.9	40.1
Average Age (Female)	42.4	46.9	41.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,440	10,440	19,868
# of Persons per HH	3.4	2.7	3.0
Average HH Income	\$73,015	\$83,368	\$79,665
Average House Value	\$706,187	\$342,333	\$312,546

TRAVEL TIME TO WORK

	1 MILE	3 MILE	5 MILE
Average Travel Time	46	48	48
Less than 15 min	54	576	1,727
15-29 min	460	2,470	4,516
30-44 min	372	2,045	5,443
45-59 min	356	1,797	3,395

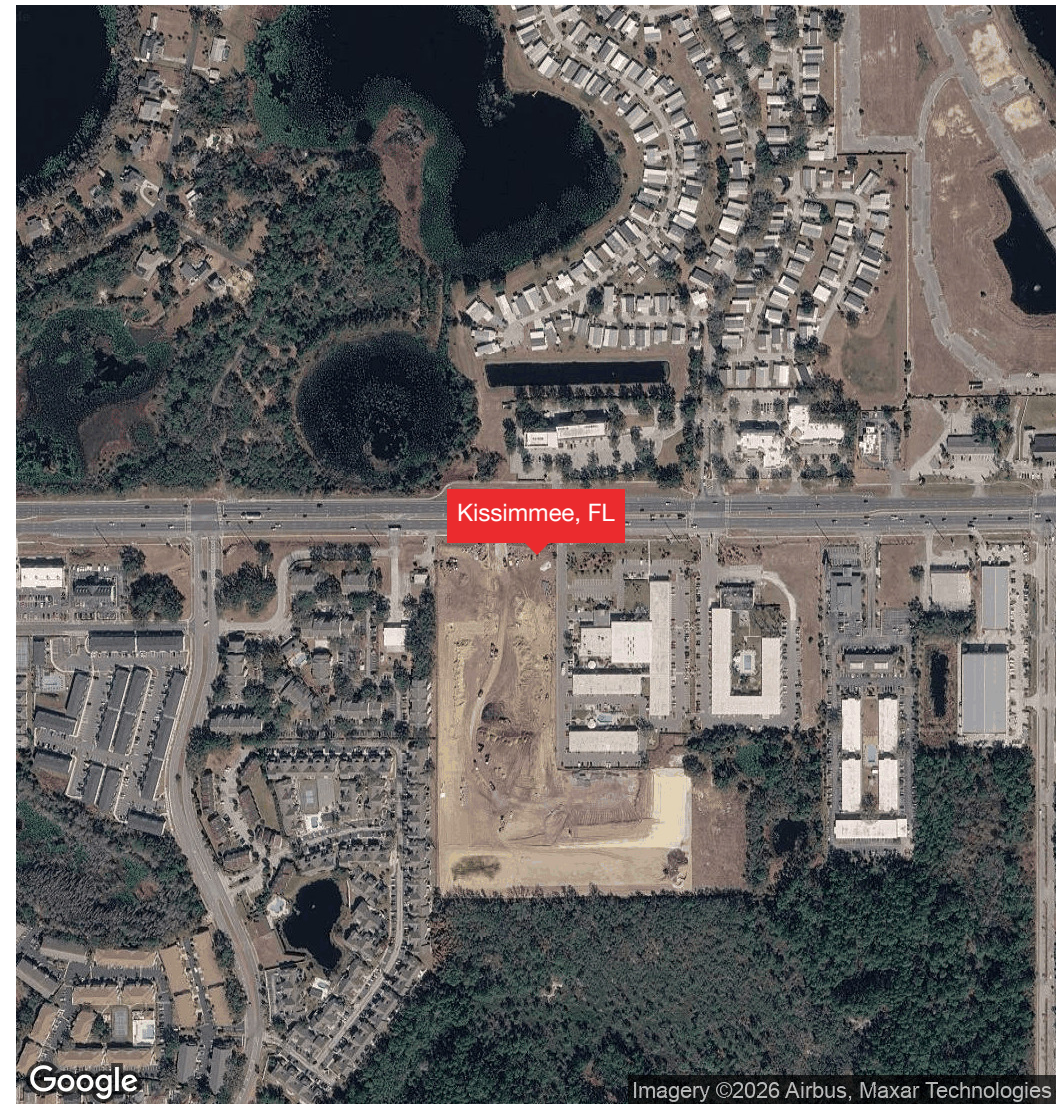
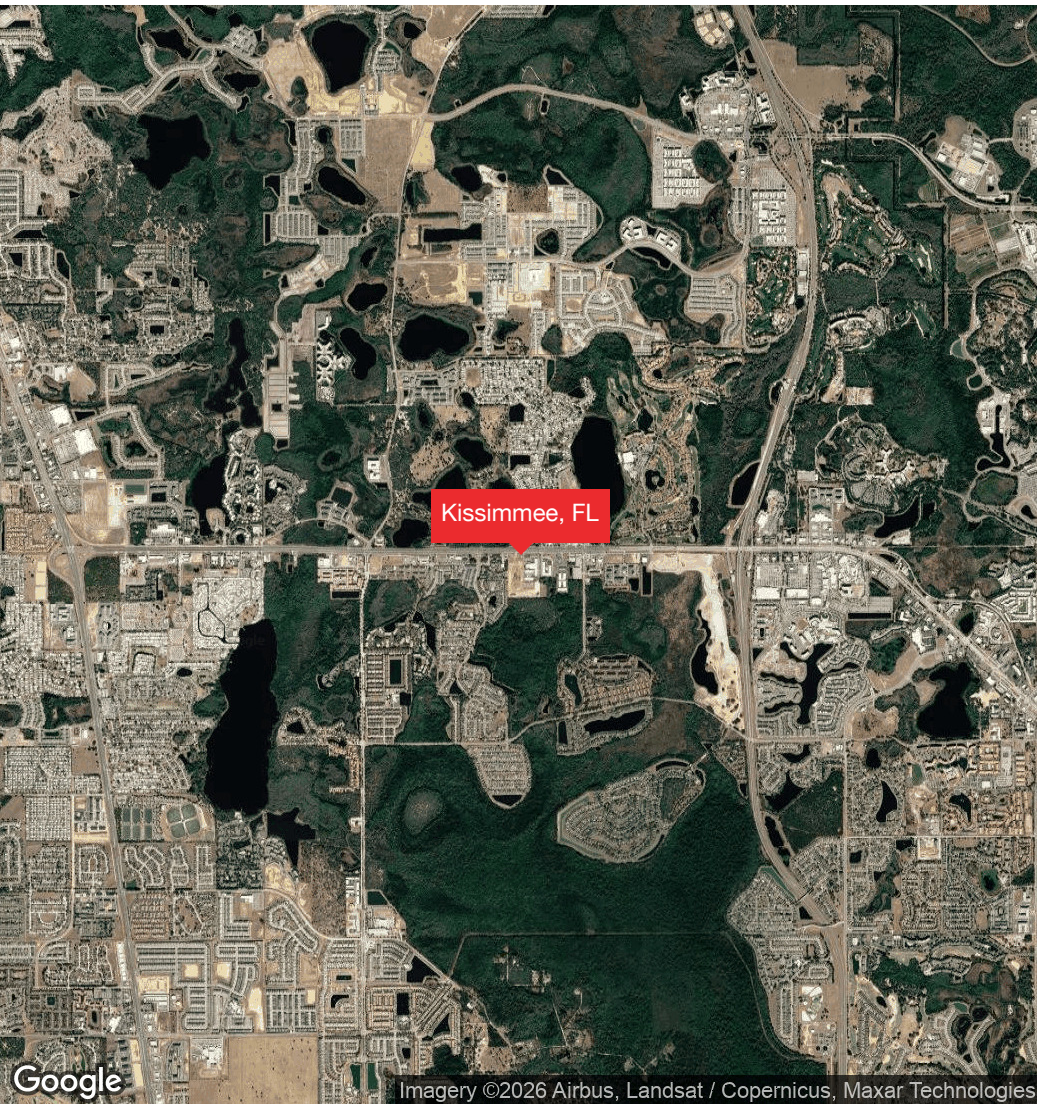
Average Annual Daily Trips

Vehicle/day (2026)

Irlo Bronson Highway	67,000
US-27 (Four Corners)	55,000 - 57,000
Western Beltway (429)	60,000 - 63,000



Regional / Location Map



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.



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