

For Sale

Bank-Owned Building
Kissimmee, Florida 34746



Former Shell World

4727 West Irlo Bronson Memorial Highway & 4600 Cecile Drive
Kissimmee, Florida 34746

Property Features

- Former Shell World property located in the US-192 tourist corridor
- 11,400 SF retail building on US-192 with additional 7,200 SF warehouse at rear of property
- Zoned CT-Commercial Tourist
- 55+ parking spaces
- Income producing billboard on site
- Located less than two miles from Walmart (2), Publix and Sams
- Outstanding visibility on US-192 (Irlo Bronson Memorial Highway)
- Traffic Count on US 192 - 50,000 AADT (2012)
- Excellent signage and road access

PRICE REDUCTION

Sale Price \$875,000

For more information:

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults.

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Former Shell World

Demographics & Aerial

Kissimmee, Florida 34746

Demographics 2013

	1 Mile	3 Miles	5 Miles
Total Population	5,305	36,112	111,321
Total Employees	1,503	15,850	60,801
Total Households	1,685	12,838	38,581
Median Household Income	\$36,793	\$38,796	\$40,439
Average Household Income	\$40,709	\$51,105	\$57,563
Median Age	33.0	33.2	32.5

Traffic Count

Irlo Bronson Memorial Highway 52,000 AADT (2013)

