

RETAIL LAND FOR SALE / GROUND LEASE

0 Black Lake Road, Kissimmee, Florida, 34747

Contact: Jesse King
Senior Sales & Leasing Associate

E: Jesse@FCPG.com
P: 407.872.0177 ext.136

For Sale: \$800,000

Ground Lease: Inquire for Rate

Availability: ± 1.218 Acres

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



**LOCATED 8 MINS FROM
DISNEY THEME PARKS**

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 Irlro 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

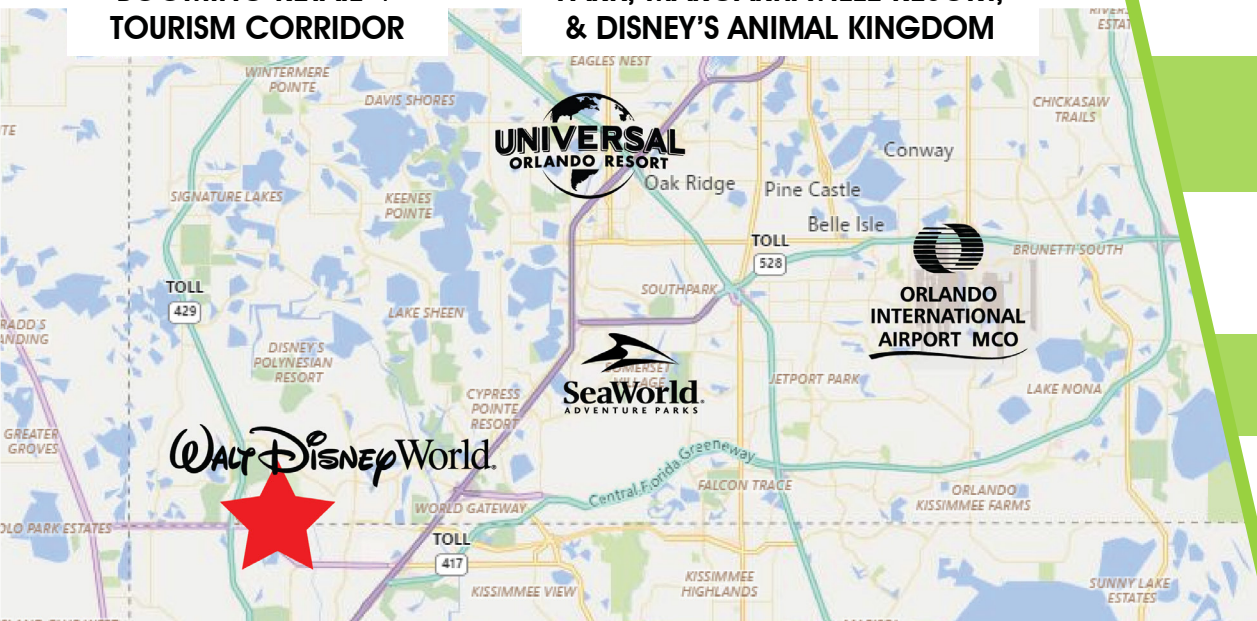
Traffic-driving nearby attractions include Margaritaville Resort (1.6M annual visitors), Sunset Walk and new Island H2O Waterpark (2.6M annual visitors), Disney's Animal Kingdom (8.7M annual visitors) and Walt Disney World's Western Entrance

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



**SITUATED WITHIN
BOOMING RETAIL +
TOURISM CORRIDOR**

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



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



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LOCATION

Demographics

2026	5 Mins	10Mins	15Mins
Total Population	2,510	25,572	110,975
Average HH Income	\$125,714	\$120,329	\$137,585
Total Households	980	9,678	41,880

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

2025	
W Irlo Bronson Memorial Highway (US-192)	57,500
SR-429	45,200



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SURROUNDING AREA



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NEIGHBORHOOD



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