

PLEASANT HILL COMMONS OUTPARCEL

1.8 ± ACRES



3401 SOUTH ORANGE BLOSSOM TRAIL - KISSIMMEE, FL 34746

AMENITIES:

- 1.8± Acre Outparcel
- Off-Site Retention In Place With Shared Ingress/Egress
- Approx. Dimensions- 338' X 230'
- Strong Traffic Counts, 48,923 Vpd On Pleasant Hill Road & 54,208 Vpd On Us Hwy 17-92
- Publix Anchored Shopping Center
- Outparcels- 7-11, Wendy's, Bank Of America And Osceola Regional Hospital
- Zoned Pd, Unincorporated Osceola County
- Asking Price: ~~\$1,250,000~~ **\$1,195,000**

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SITE PLAN/DEMOGRAPHICS



2015 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	4,826	31,5832	89,408
Average Households	2,037	10,744	30,272
Average HH Income	\$60,456	\$56,730	\$50,627

SURVEY



MAP LOCATION

