

# FOR SALE

7531 W IRLO BRONSON MEM HWY | KISSIMMEE FL 34747

## PROPERTY SUMMARY

**LIST PRICE:** 1,599,000

**ZONING** AC (Commercial)

**AVAILABLE SF:** 2505

**LOT SIZE:** .95 +/- Acres

**FLOOD** Zone X

**YEAR BUILT:** 2004 Effective

**SPACE USE** Restaurant & Retail

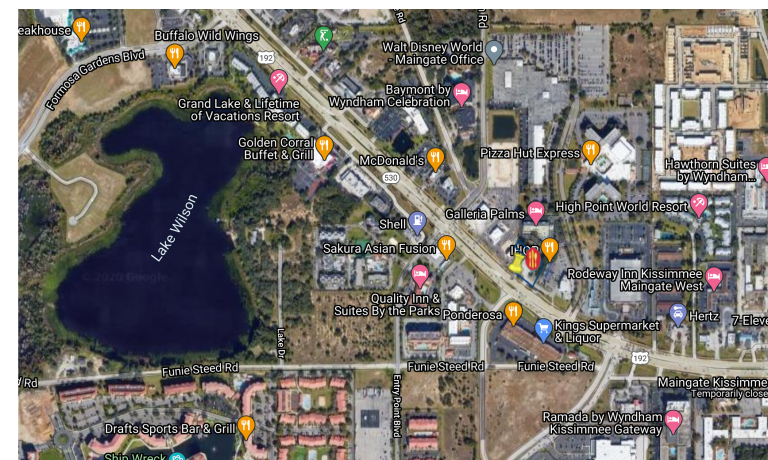
**MARKET** Tourist/Theme Park

**TRAFFIC** 75032 Cars Daily

**SIGN** Pylon Sign on Lot

**UTILITIES** Public

Great Redevelopment Opportunity!  
Frontage along the highway is 217 +/- sq. ft with two ingress/egress points. On the same block, a new CVS, Arbys and Popeyes are doing business. Just next door, a hotel pad with 120 rooms is under construction. Across the street, a new Super Walmart is thriving. Margaritaville Resort is located 1.8 miles west on W. Irlo Bronson, that \$750m+/- project includes a world famous water park, vacation rentals, time share units, apartments and shopping.. Walt Disney World's front gate is 6.2 miles away.



### ROBIN KESLER

CCIM

407 402-1400 (Cellular) | 407 366-4500 (Office)

RKesler@mac.com | www.OptimaCRE.com

### RE/MAX OPTIMA

7250 Red Bug Lake Rd, Ste 1000, Oviedo, FL 32765

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