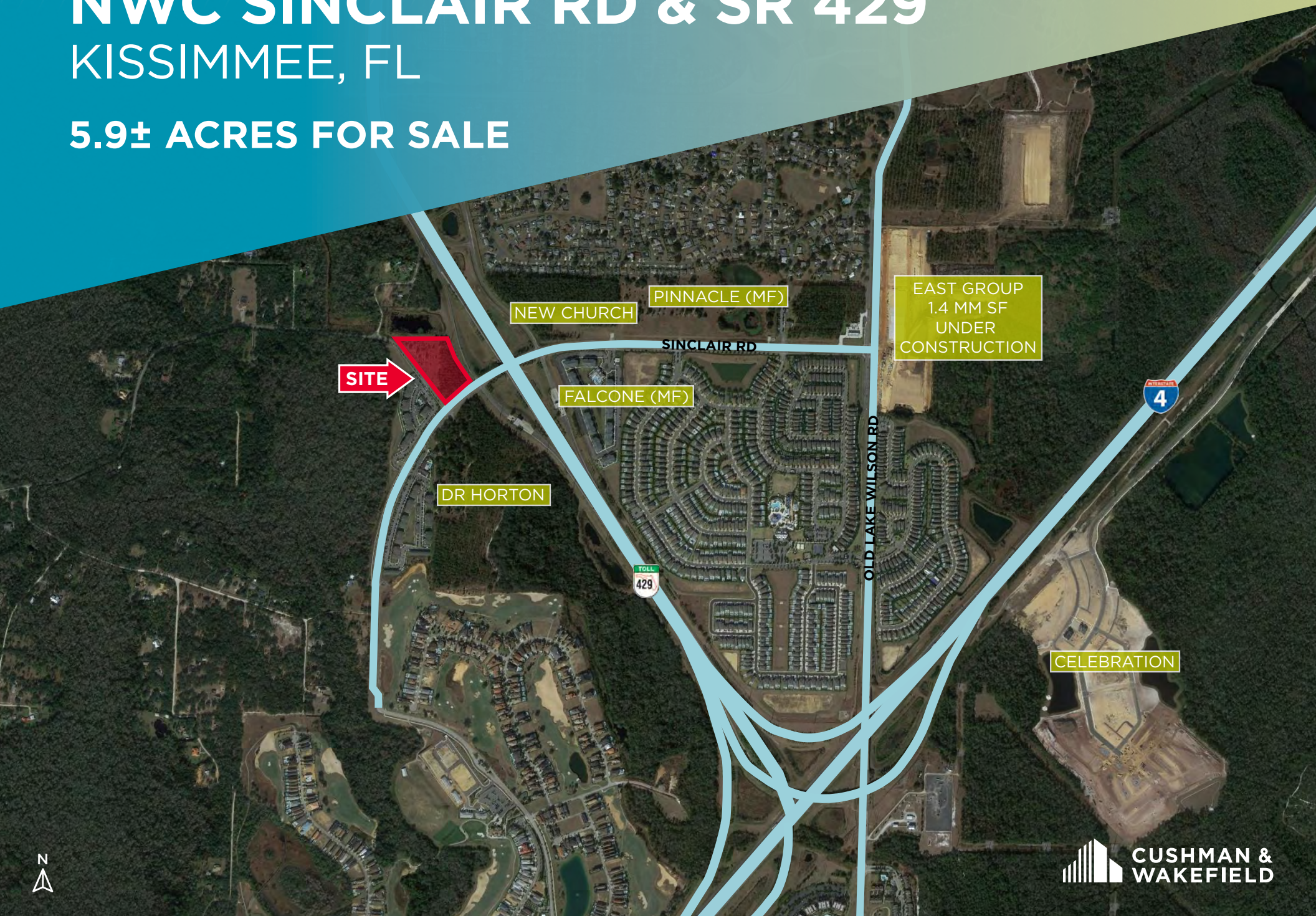


NWC SINCLAIR RD & SR 429

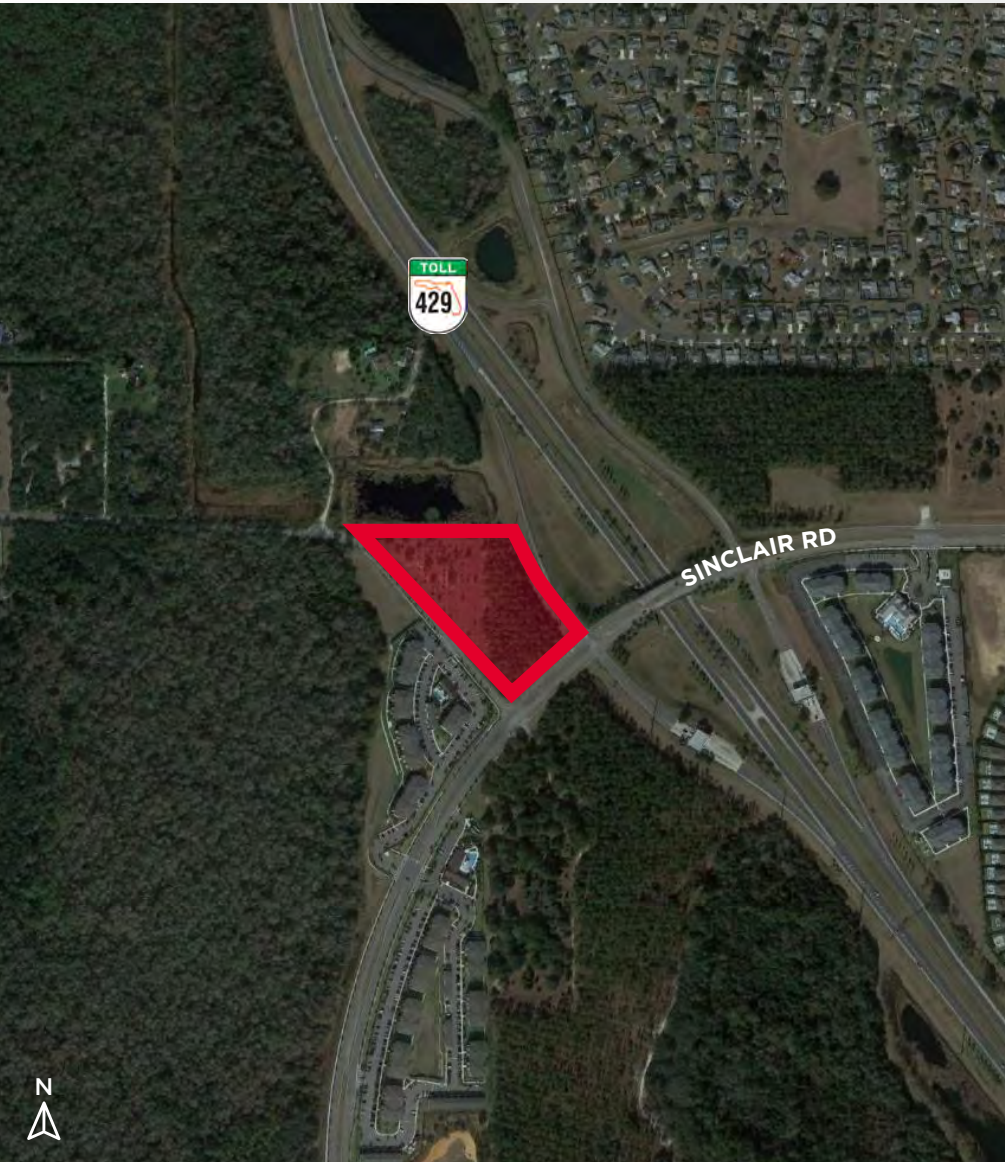
KISSIMMEE, FL

5.9± ACRES FOR SALE



PROPERTY FEATURES

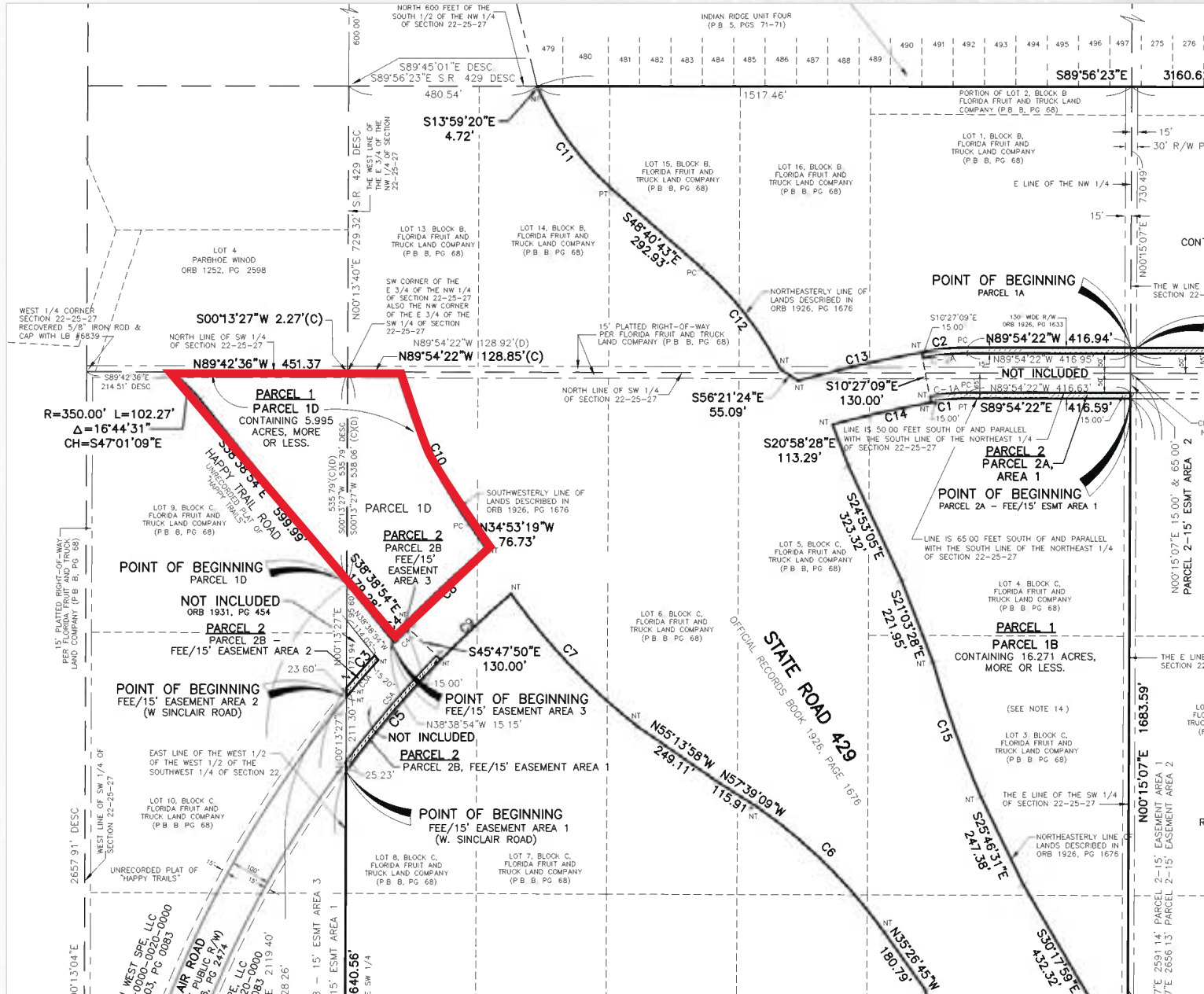
Poised at the intersection of Sinclair and Happy Trail Roads where Sinclair Road crosses over SR 429, the property is just a mile from the I-4/SR 429 interchange, offering ready access to all of Metro Orlando.



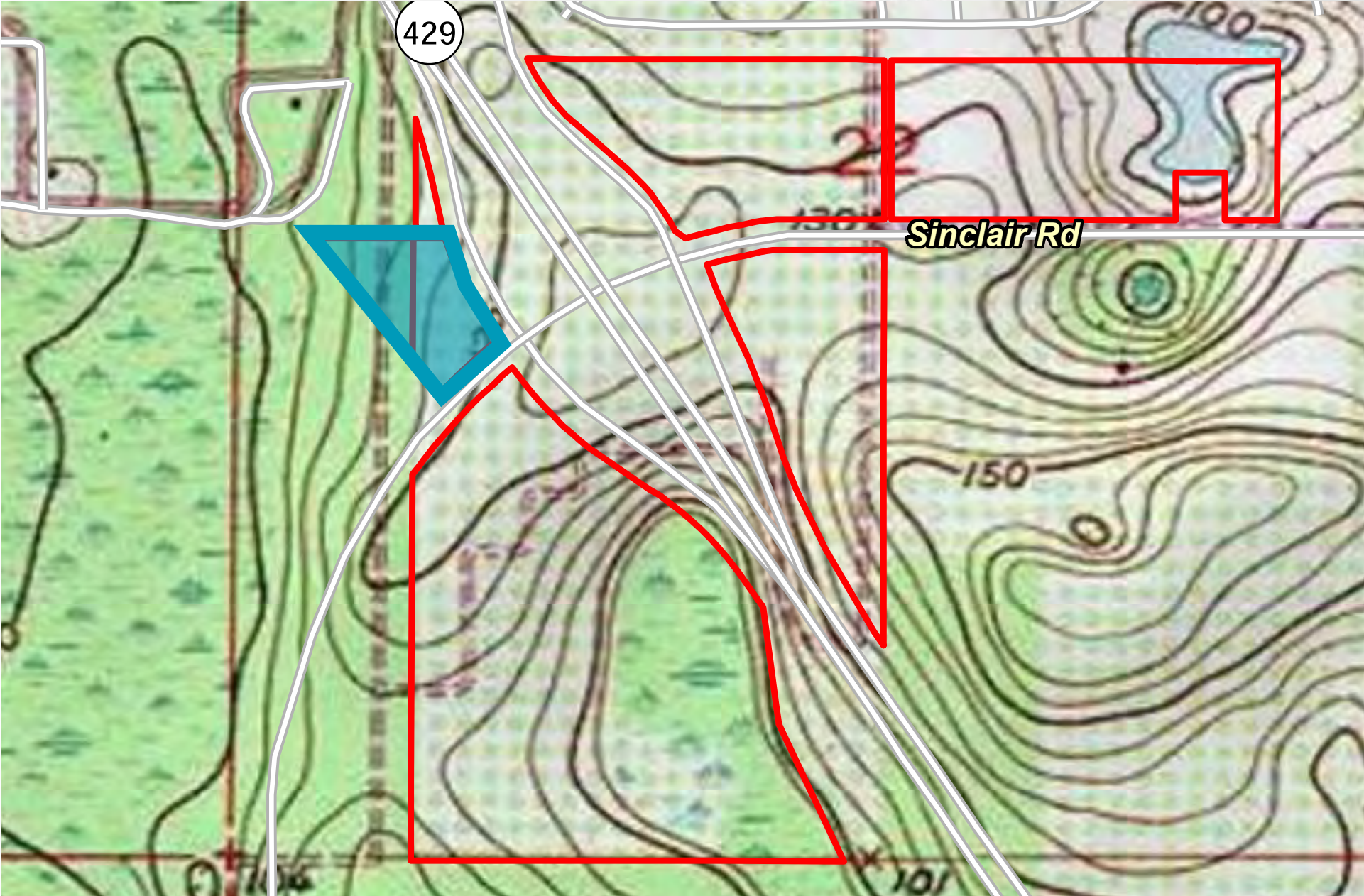
- LOCATION:** NEC Sinclair Rd & Happy Trails Rd at the SR429 off ramp, Kissimmee, FL 34747
- MUNICIPALITY:** Osceola County
- SIZE:** 5.9± acres
- ZONING:** Commercial Tourist
- FUTURE LAND USE:** Tourist Commercial
- TRAFFIC COUNTS:** SR 429: 24,700 AADT
Sinclair Rd: 8,000 AADT (east of SR 429)
I-4: 120,000 AADT
- AMENITIES:** Site is about 3.7 miles on SR 429 from the booming US 192 area including Target, Margaritaville, Waterstar, Etc. Disney World and Celebration nearby
- TAX PARCEL ID:** 222527000000240000
- COMMENTS:** Suitable for multifamily including short term rentals (up to 40 units per acre), hotel, self-storage, other commercial uses.
- ASKING PRICE:** \$3,500,000

DEMOGRAPHICS	5 MI	10 MI	15 MI
POPULATION	42,724	184,438	557,640
MEDIAN HH INCOME	\$67,976	\$56,231	\$57,678
AVERAGE HH INCOME	\$95,001	\$77,208	\$82,237

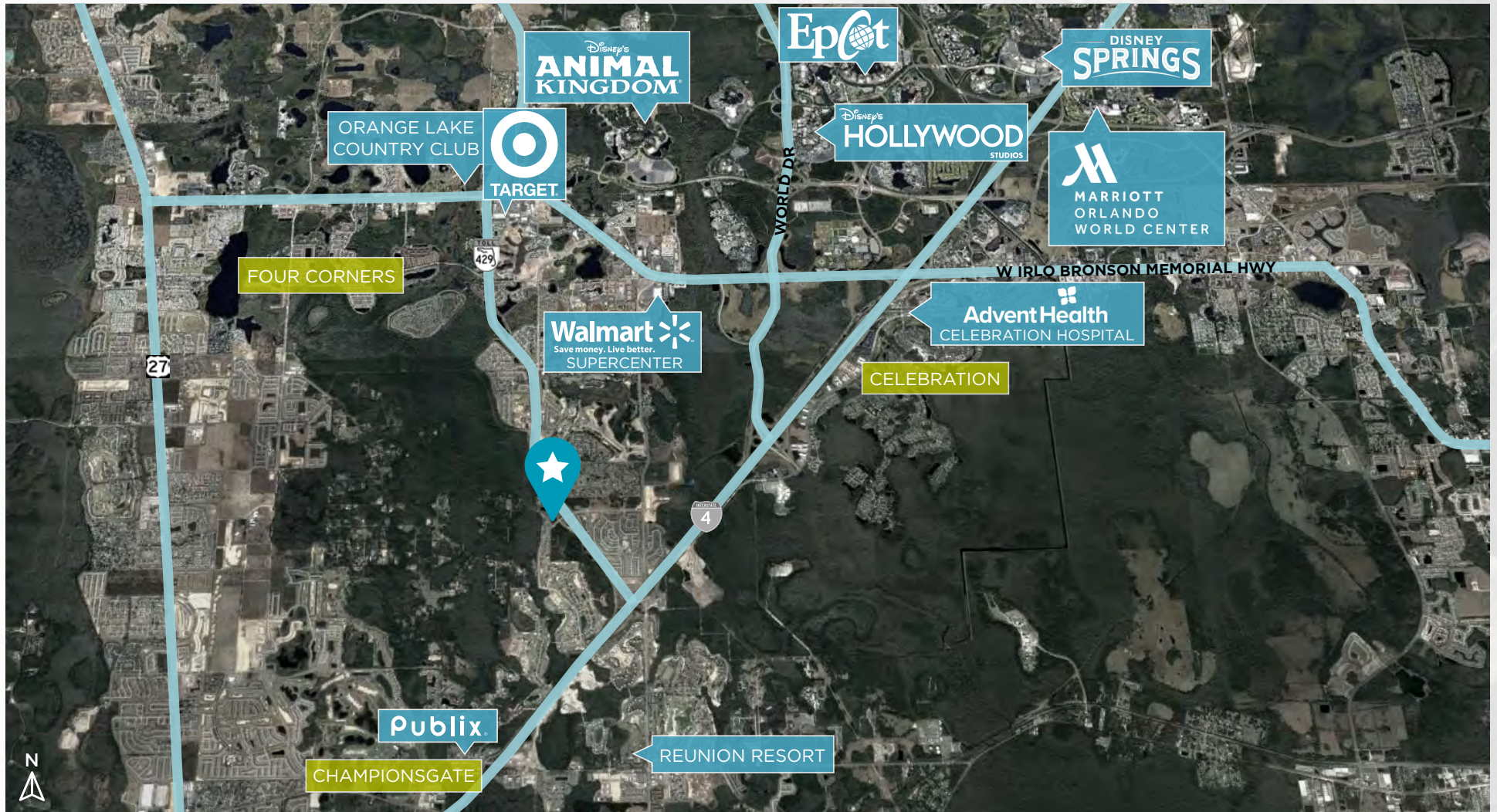
PROPERTY SURVEY



TOPOGRAPHY MAP



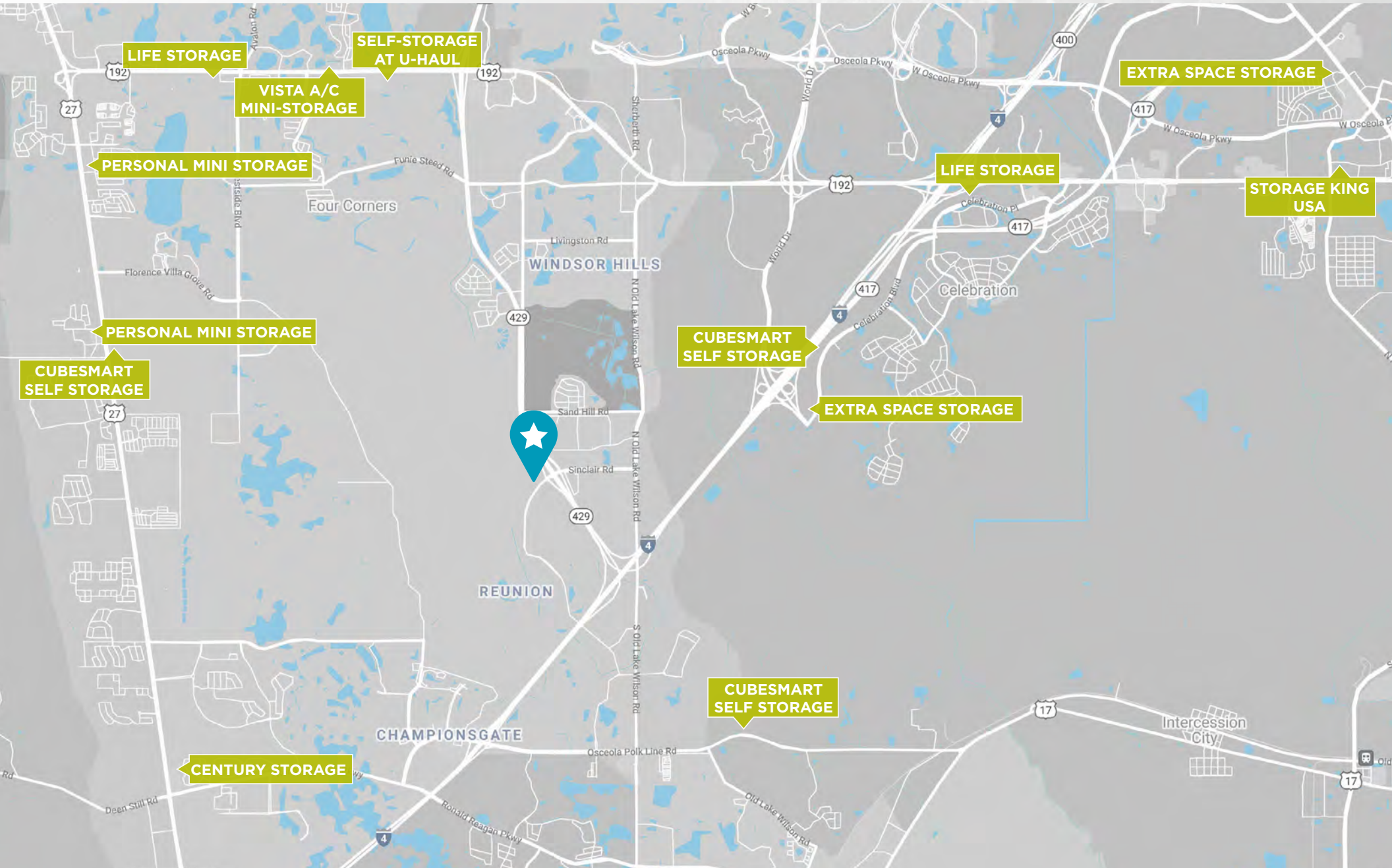
AREA AMENITIES



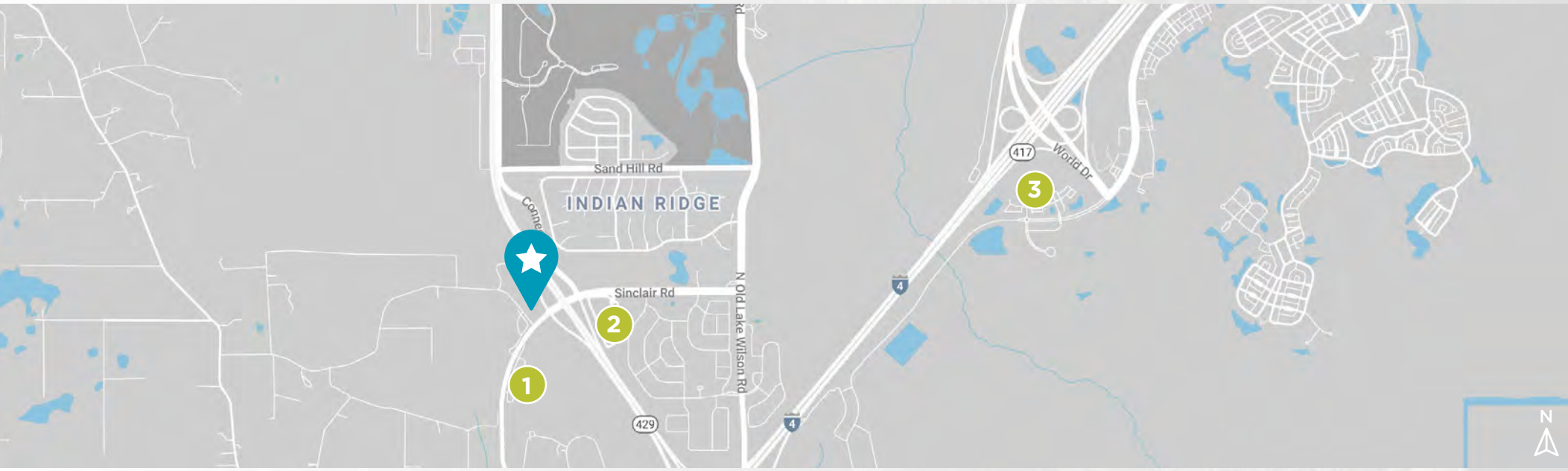
LOCATION	DRIVE TIME	MILES
MARGARITAVILLE	8 minutes	5 miles
UNIVERSAL	20 minutes	17 miles
ORLANDO INTERNATIONAL AIRPORT	27 minutes	25 miles
DOWNTOWN ORLANDO	30 minutes	25 miles
TAMPA	1 hour	62 miles

***SITE MINUTES AWAY
FROM ORLANDO'S
MANY ATTRACTIONS***

NEARBY SELF-STORAGE



COMPETITIVE SET



1. CORTLAND REUNION

7995 HAVEN WAY
KISSIMMEE, FL 34747

Product: three-story, walk up
Year Built: 2019
Occupancy: 94.6%

BEDS	UNITS	AVG. SF	ASKING RENT	ASKING RENT/SF
1	156	747	\$1,417	\$1.90
2	146	1,148	\$1,844	\$1.61
3	36	1,392	\$1,939	\$1.39
Totals	338	989	\$1,657	\$1.68



2. SENTOSA REUNION

400 HIDDEN PALM CIR
KISSIMMEE, FL 34747

Product: three-story, walk up
Year Built: 2020
Occupancy: 38.5%

BEDS	UNITS	AVG. SF	ASKING RENT	ASKING RENT/SF
1	120	850	\$1,300	\$1.53
2	144	1,144	\$1,565	\$1.37
3	24	1,287	\$1,730	\$1.34
Totals	288	1,033	\$1,468	\$1.42



3. EMERSON AT CELEBRATION

1831 EMERSON RIDGE RD
CELEBRATION, FL 34747

Product: three-story, walk up
Year Built: 2014
Occupancy: 96.6%

BEDS	UNITS	AVG. SF	ASKING RENT	ASKING RENT/SF
1	117	741	\$1,281	\$1.73
2	185	1,025	\$1,594	\$1.55
3	48	1,355	\$2,034	\$1.50
Totals	350	975	\$1,550	\$1.59

CONTACT INFORMATION

ANDY SLOWIK

Senior Director

+1 407 541 4428

andrew.slowik@cushwake.com

MARGERY JOHNSON

Senior Director

+1 407 435 4947

margery.johnson@cushwake.com

BRUCE ERHARDT

Executive Director

+1 813 204 5312

bruce.erhardt@cushwake.com

