

**FOR
SALE**

4 AC EAST LAKE TOHO COMMERCIAL

Kissimmee, Florida 34744 | \$1,500,000

**UNDER
CONTRACT**



PROPERTY HIGHLIGHTS

Zoned Commercial | Future Land Use PD & CG | 825' Frontage on US 192

DESCRIPTION

Located in the Southern East Lake Toho Corridor, an area with rapid growth and over 35,000 drivers daily (2020). Excellent frontage and exposure, ideal for development purposes with multitude of possible uses. This property is prime for development.

NEARBY RETAILERS



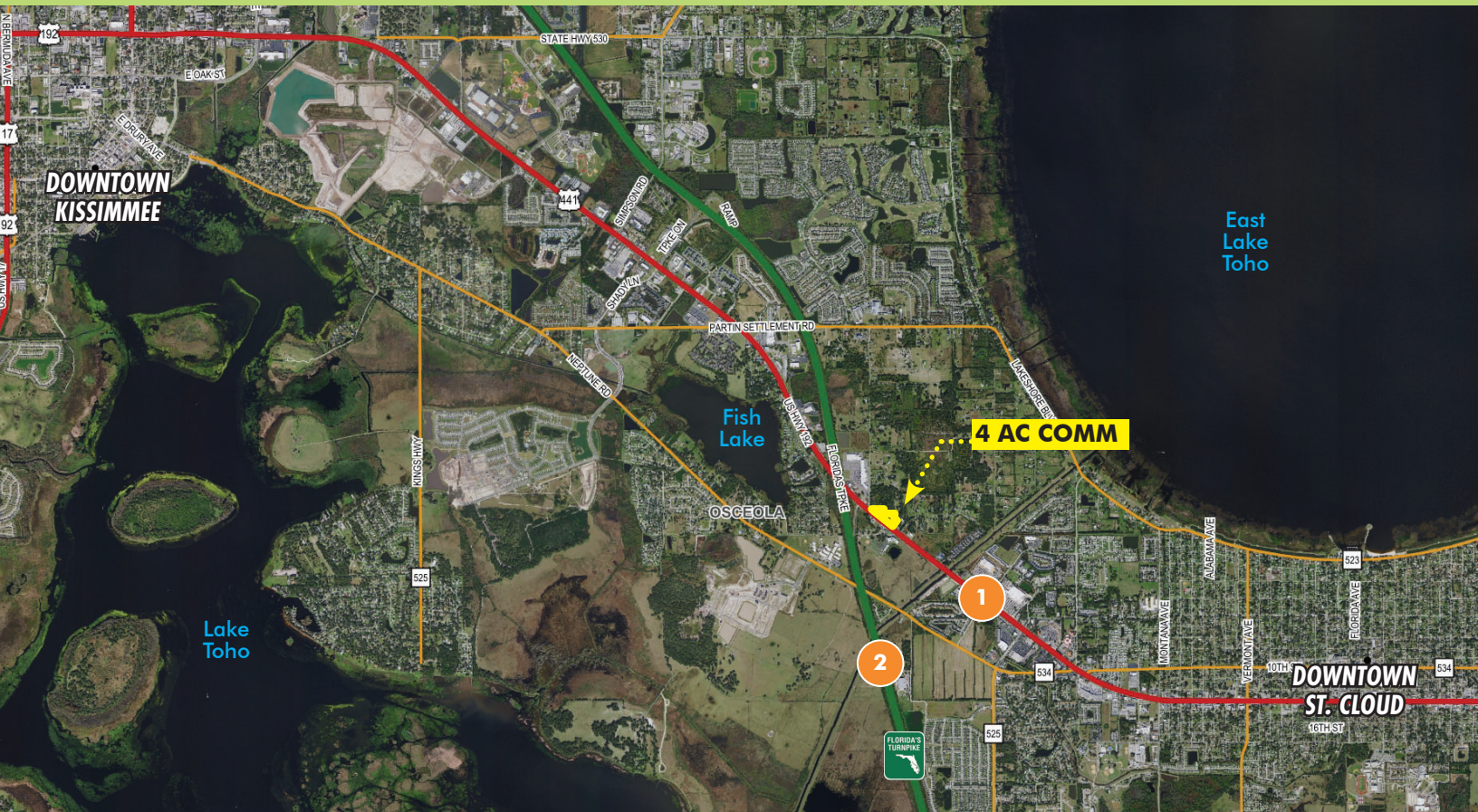
MAURY L. CARTER & ASSOCIATES, INC. Licensed Real Estate Brokers
3333 S. Orange Avenue, Suite 200 Orlando, Florida 32806 | 407-422-3144

maurycarter.com

**FOR
SALE**

4 AC EAST LAKE TOHO COMMERCIAL

Kissimmee, Florida 34744 | \$1,500,000



AVERAGE DAILY TRAFFIC COUNTS (2019)

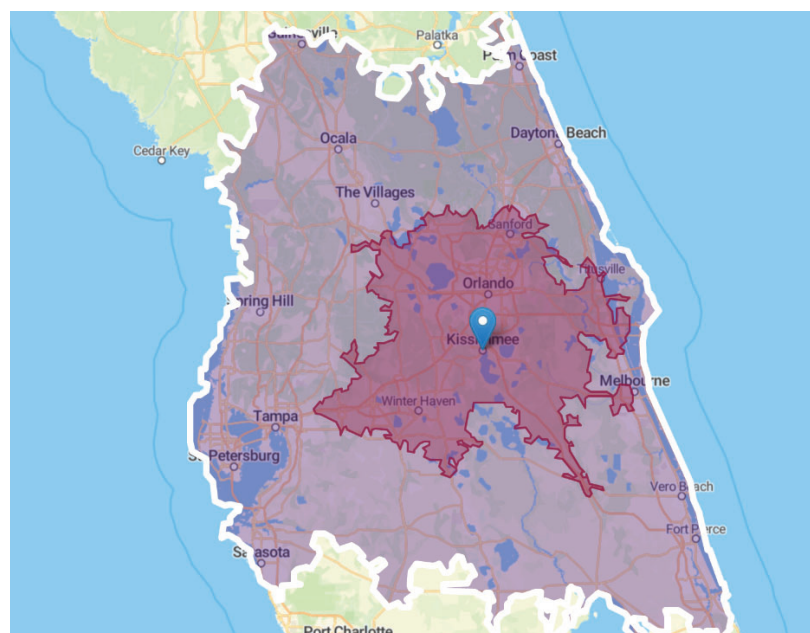
1 36,000 (S on Irlo Bronson Memorial Hwy from Shady Ln to CR-534) **2** 53,600 (N on Florida's Turnpike)

DRIVE TIMES

Florida's Turnpike: 5 minutes (2.5 miles)
Downtown St. Cloud: 10 minutes (3.5 miles)
Downtown Kissimmee: 15 minutes (5.5 miles)
Orlando Int'l Airport: 30 minutes (14 miles)
Downtown Orlando: 45 minutes (25 miles)

Daytona Beach: 1.5 hours (80 miles)
Tampa: 2 hours (85 miles)

Jacksonville: 2.5 hours (165 miles)
Miami: 3.75 hours (216 miles)



MAURY L. CARTER & ASSOCIATES, INC. Licensed Real Estate Brokers
3333 S. Orange Avenue, Suite 200 Orlando, Florida 32806 | 407-422-3144

maurycarter.com

**FOR
SALE**

4 AC EAST LAKE TOHO COMMERCIAL

Kissimmee, Florida 34744 | \$1,500,000



MAURY L. CARTER & ASSOCIATES, INC. Licensed Real Estate Brokers
3333 S. Orange Avenue, Suite 200 Orlando, Florida 32806 | 407-422-3144

maurycarter.com