

1.39 ac Retail, Restaurant Pad Available for Sale | Heavily Traveled US 192

across from Neo City and adjacent to Osceola Heritage Park

NW Corner of US 192 & Fortune Rd, Kissimmee 34744



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Carol Bauman
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813.992.9696 Mobile
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SITE OVERVIEW

Outstanding retail pad available in a highly visible and well traveled location.

- 5 mile trade area of 211,734 residents
- 1,000 multifamily units under construction in immediate vicinity



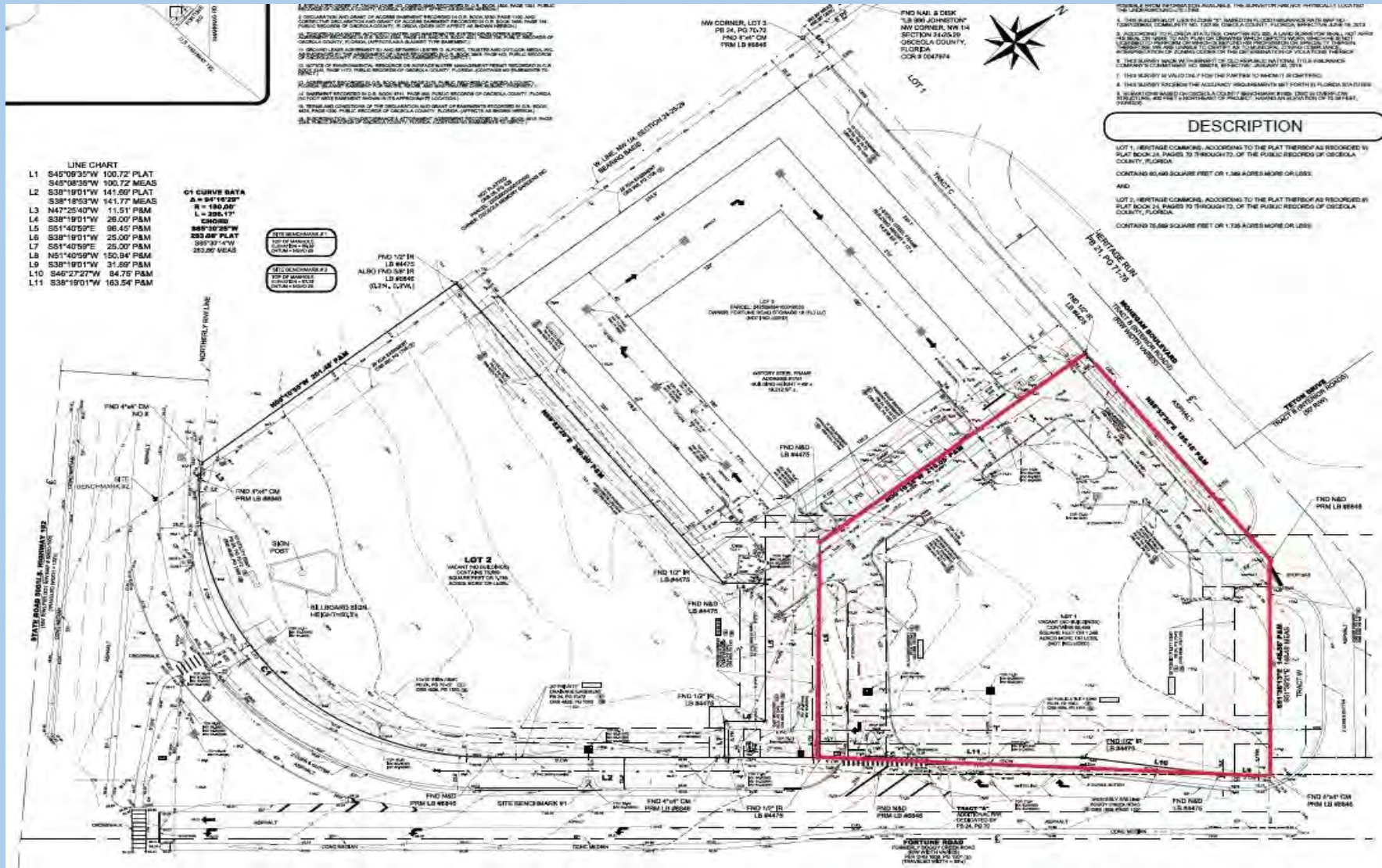
- Offsite storm water
- Utilities to the site
- Cleared, rough grade
- Available for Sale, contact Broker
- Lot Size: 1.39 +/- acre available, can be subdivided



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SURVEY



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FLORIDA LOCATION OVERVIEW

LOCATION, LOCATION!

Site is across from Neo City, a 500 ac master planned technology park, and adjacent to Silver Spurs Arena and Osceola Heritage Park with over 600,000 annual visitors.

On September 21, 2021, Osceola County approved a tech billionaire developer's plans for 25 acres in the NeoCity technology district with the intent to create a \$1.2 billion mixed-use city center, that will serve as a show place for events and the performing arts.

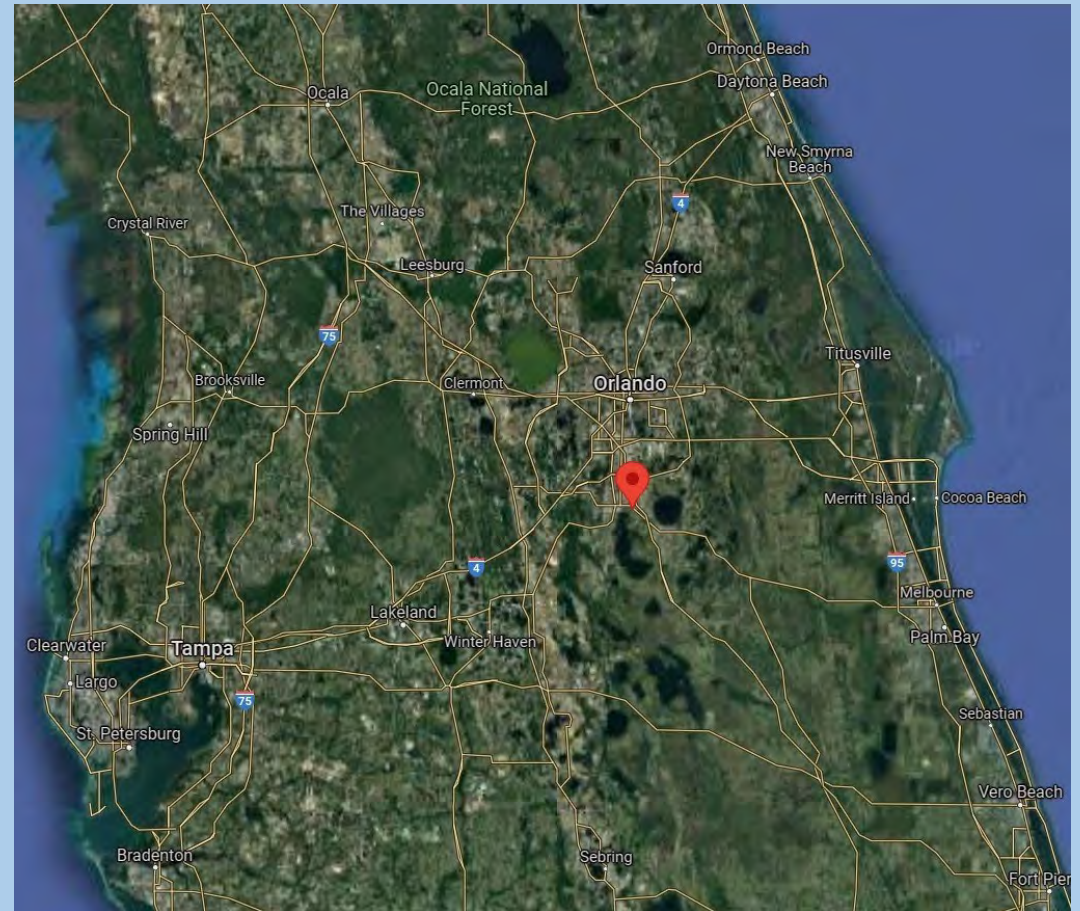
Four hotels in various stages of planning in the immediate vicinity. Phase 1, at the Fortune Rd/US I92 intersection, will be a 150 room TRYP by Wyndham Hotel. This first phase will also include 30,000 SF of retail and a an upscale, sit down restaurant.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	3,561	94,385	211,734
MEDIAN HH INCOME	\$62,541	\$51,454	\$56,593
MEDIAN AGE	37.3	36.3	35.4

TRAFFIC COUNTS

52,000 ADT US 192
17,300 ADT Fortune Rd



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