

Retail, Restaurant Pad | Heavily Traveled US 192 | For Sale across from Neo City and adjacent to Osceola Heritage Park , Kissimmee



Southeast Commercial—FL
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Carol Bauman
Managing Broker
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 197,438 residents
- 1,000 multifamily units under construction in immediate vicinity



HIGHLIGHTS

- Offsite storm water
- Utilities to the site

SUMMARY

- Available for Sale, contact Broker
- Lot Size: 1.39 +/- Acre Available



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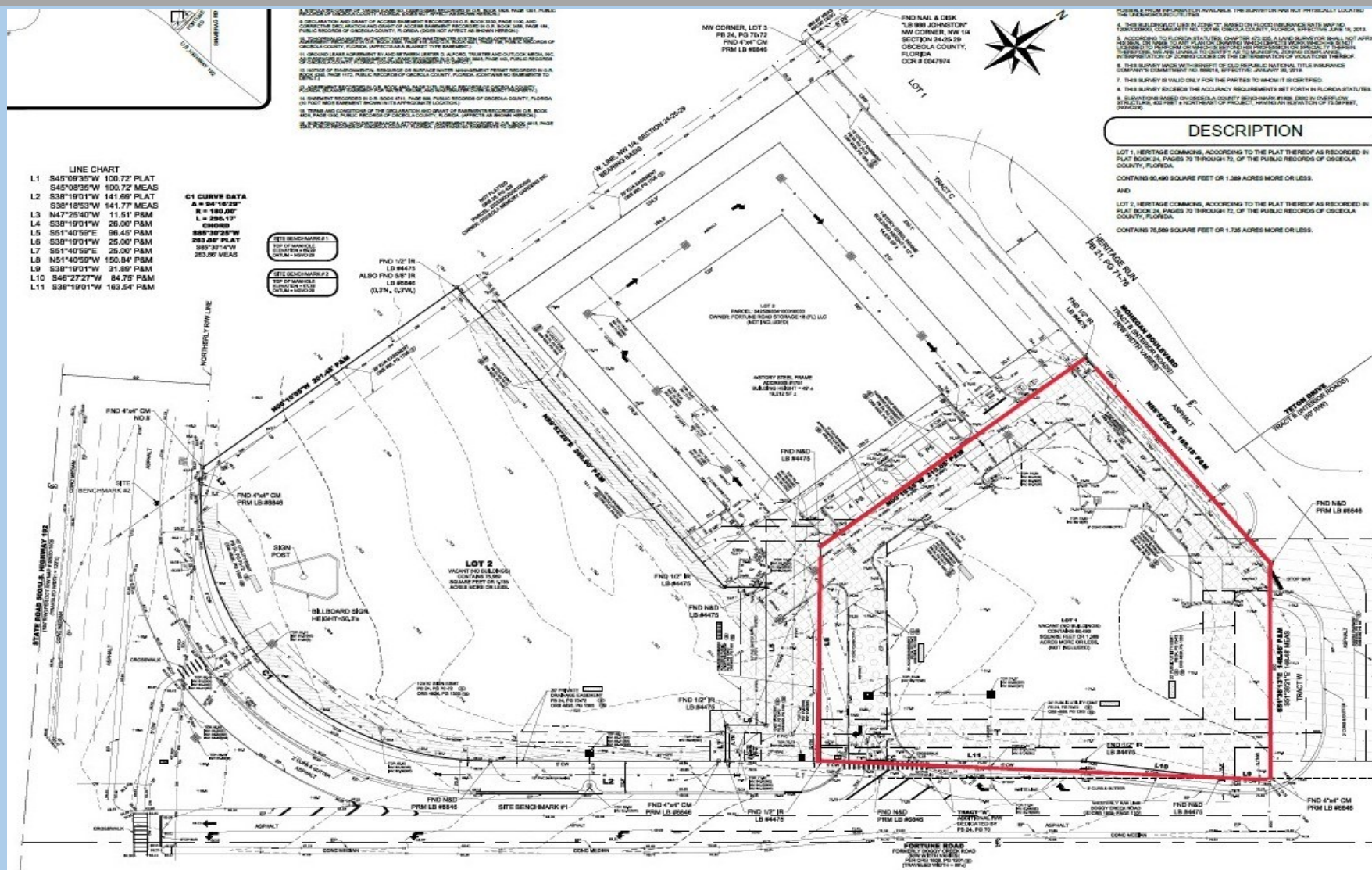
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SURVEY



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COMMUNITY 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.

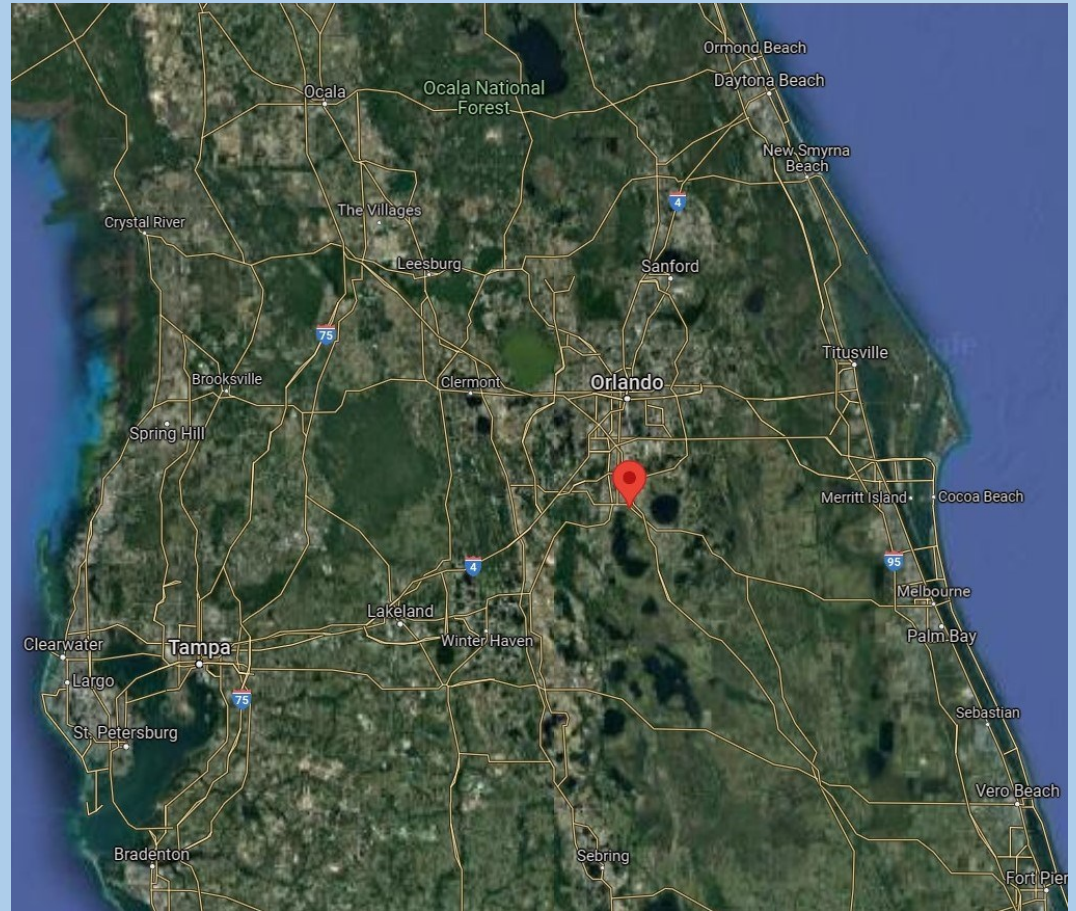
Four hotels in various stages of planning in the immediate vicinity. Phase 1, at the Fortune Rd/US I92 intersection, will be a 150 room TRYP by Wyndham Hotel. This first phase will also include 30,000 SF of retail and an upscale, sit down restaurant.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	7,463	41,793	111,342
MEDIAN HH INCOME	\$94,720	\$89,411	\$92,091
MEDIAN AGE	35.6	38.3	37.8
HOUSEHOLDS	2,589	15,130	40,359

TRAFFIC COUNTS

60,124 Combined ADT on SR 192 and Fortune Rd



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