

1.39 ac Pad Available for Sale| Ideal for Restaurant|Retail

Heritage Commons, NW Corner of US 192 & Fortune Rd, Kissimmee 347444



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Carol Bauman
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SITE OVERVIEW

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

- 5 mile trade area of 195,161 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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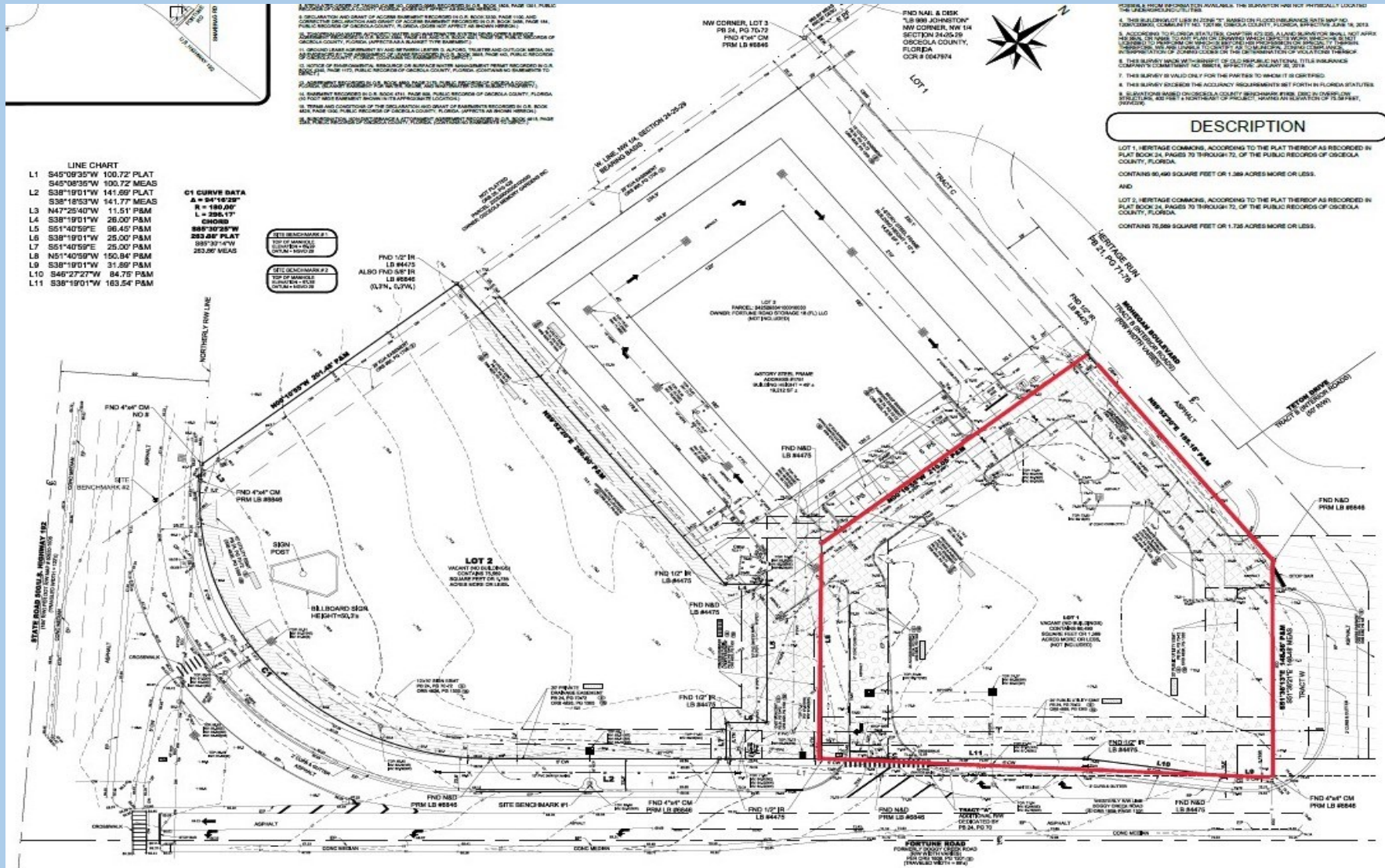
1751 Fortune Rd| Heavily Traveled US 192 across from Neo City and adjacent to Osceola Heritage Park



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SURVEY



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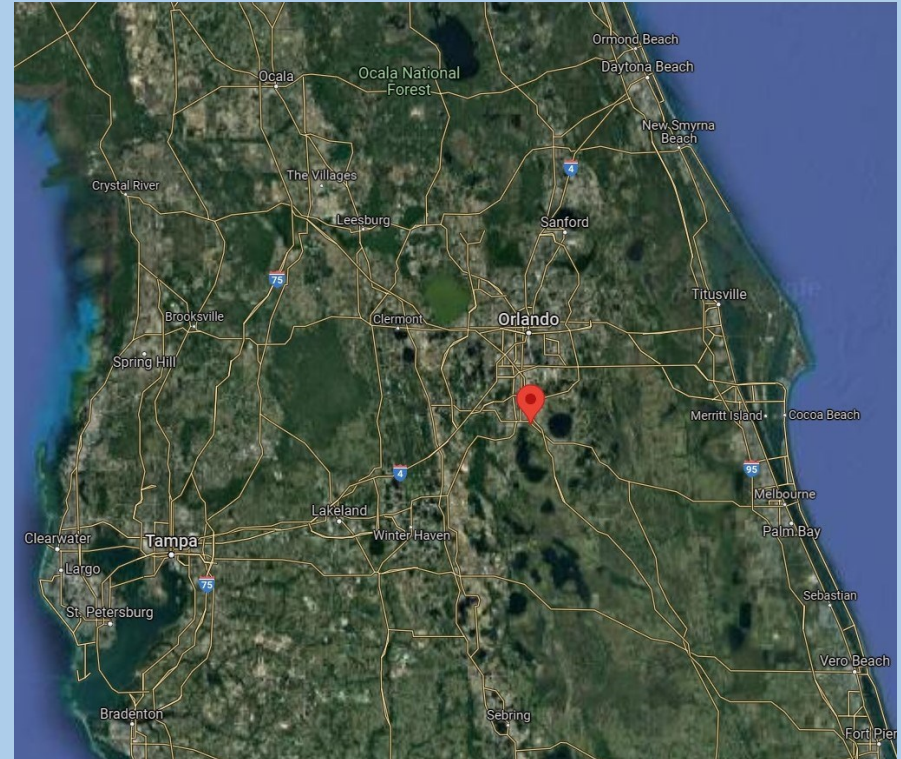
FLORIDA LOCATION OVERVIEW

LOCATION, LOCATION!

- Site is across from NeoCity, a 500 ac master planned technology park. In the last two years NeoCity has received over \$500 million in Federal, State and Local funding to invest in local training for related stem jobs as well as a 10 year focus on collaborating between training, education and manufacturing. www.bizjournal.com/Orlando/news/2024/06/21/neocity-osceola-county-stem-workforce-pipeline.html
- Adjacent to site is Osceola Heritage Park, home to Silver Spurs arena, a 200 ac event center that host 700,000 visitors a year.
- Major League Soccer club, Orlando City SC , has a 20 ac training facility within OHB. The professional minor league team has league games at the facility.
- Four hotels are in various stages of planning in the immediate vicinity.
- Phase 1, Hotel proposed at 192 and Fortune Rd
<https://www.positivelyosceola.com/four-new-hotels-coming-to-osceola-heritage-park-neocity/>

TRAFFIC COUNTS

55,000 ADT US 192 (Irlo Bronson Hwy)
18,300 ADT Fortune Rd



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	1,744	85,045	195,161
MEDIAN HH INCOME	\$67,425	\$58,071	\$63,395
MEDIAN AGE	38.3	37.7	36.8



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