



Orange Blossom Trail and W Osceola Pkayw

Kissimmee, FL 34758



±1 Acre Pad Available for Lease or Build to Suit

- StorageUnits now open
- Pylon signage available on S Orange Blossom Trl and W Osceola Pkwy
- Located at the main and main intersection of W Osceola Pkwy and S Orange Blossom Trl
- Heavy traffic counts:
 - W Osceola Pkwy: 48,000 AADT
 - S Orange Blossom Trl: 38,500 AADT
- Continuous growth market with new Orlando Health Hospital and upcoming multifamily developments surrounding the market

3-MILE DEMOGRAPHICS 2023



113,852
Total Population



38,871
Total Households



\$75,466
Avg. HH Income

Contact:

Antonino Poma
+1 407 488 4794
antonino.poma@jll.com

Kaylynn Kissenberth
+1 407 242 4211
kaylynn.kissenberth@jll.com

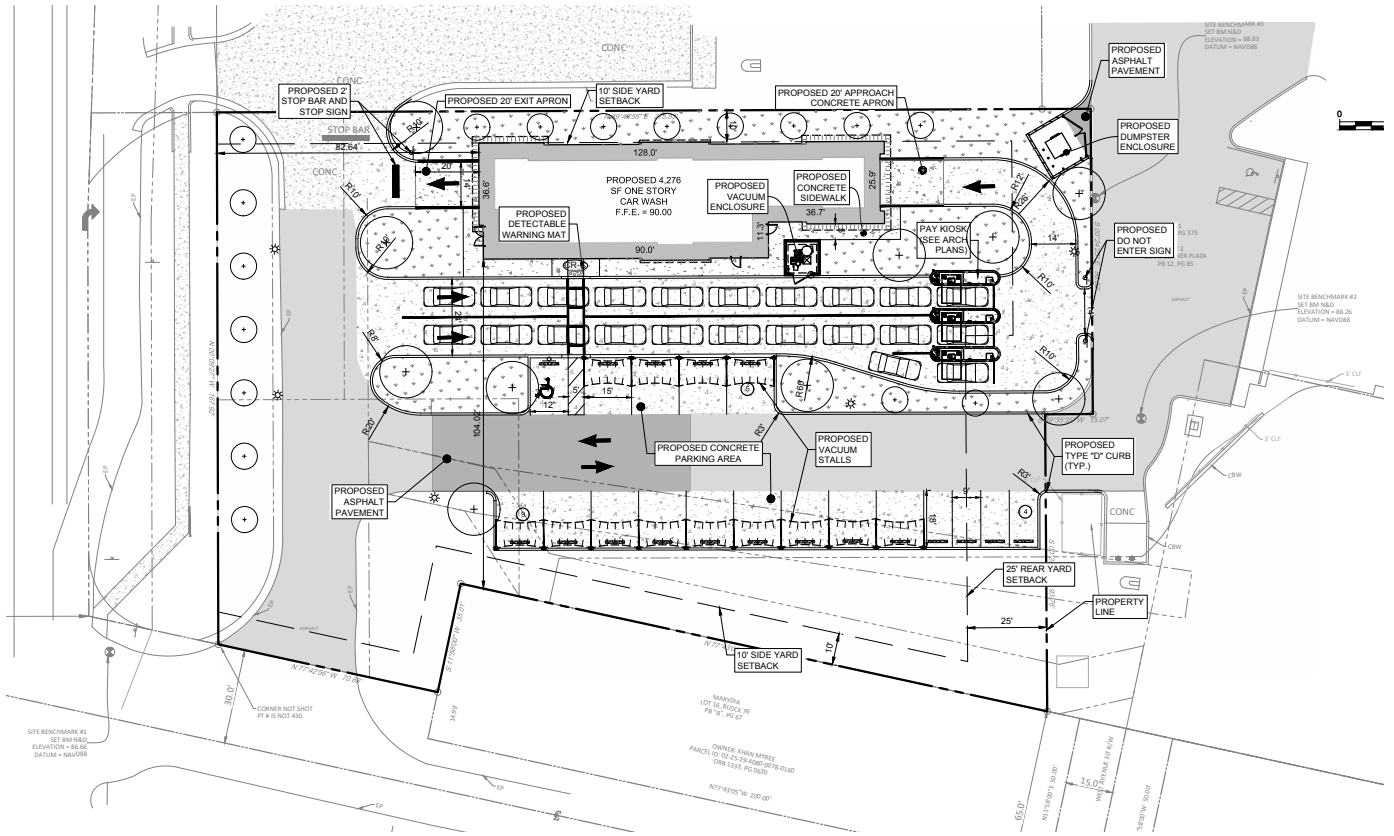
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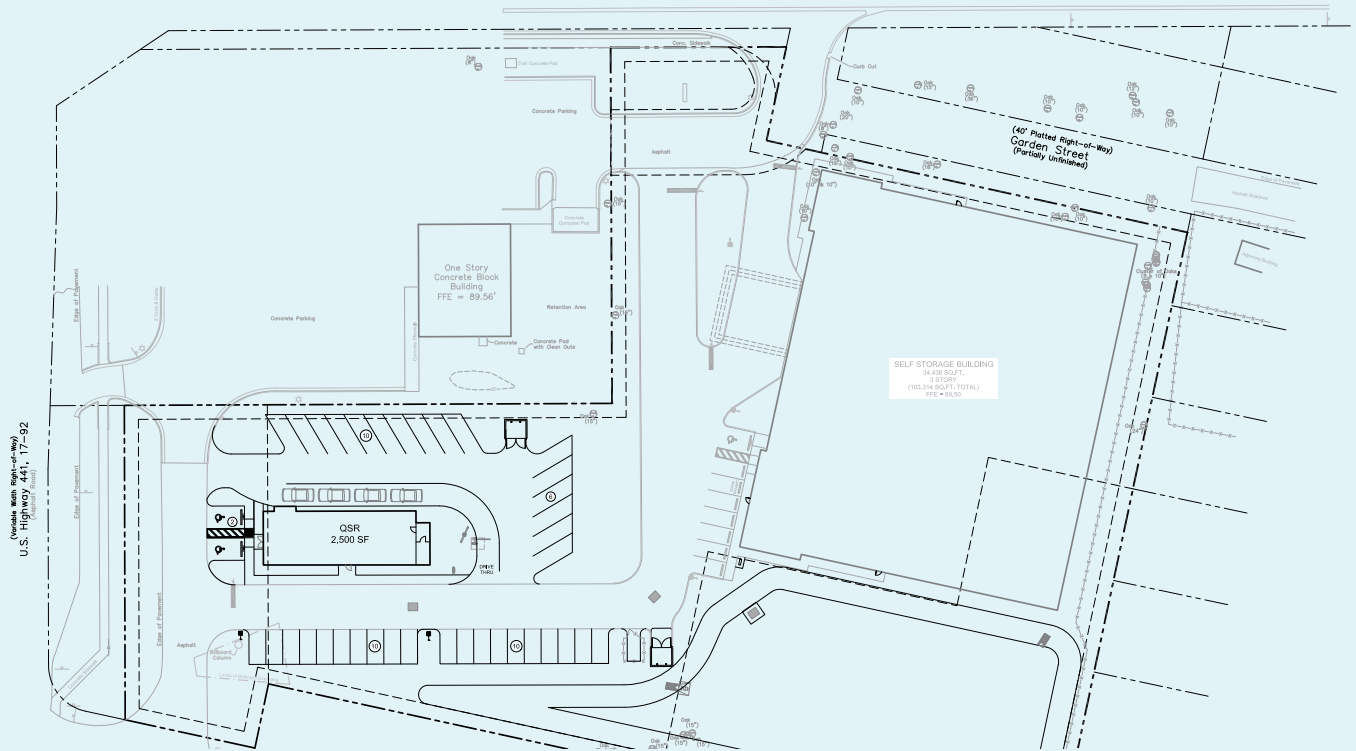
Market Aerial



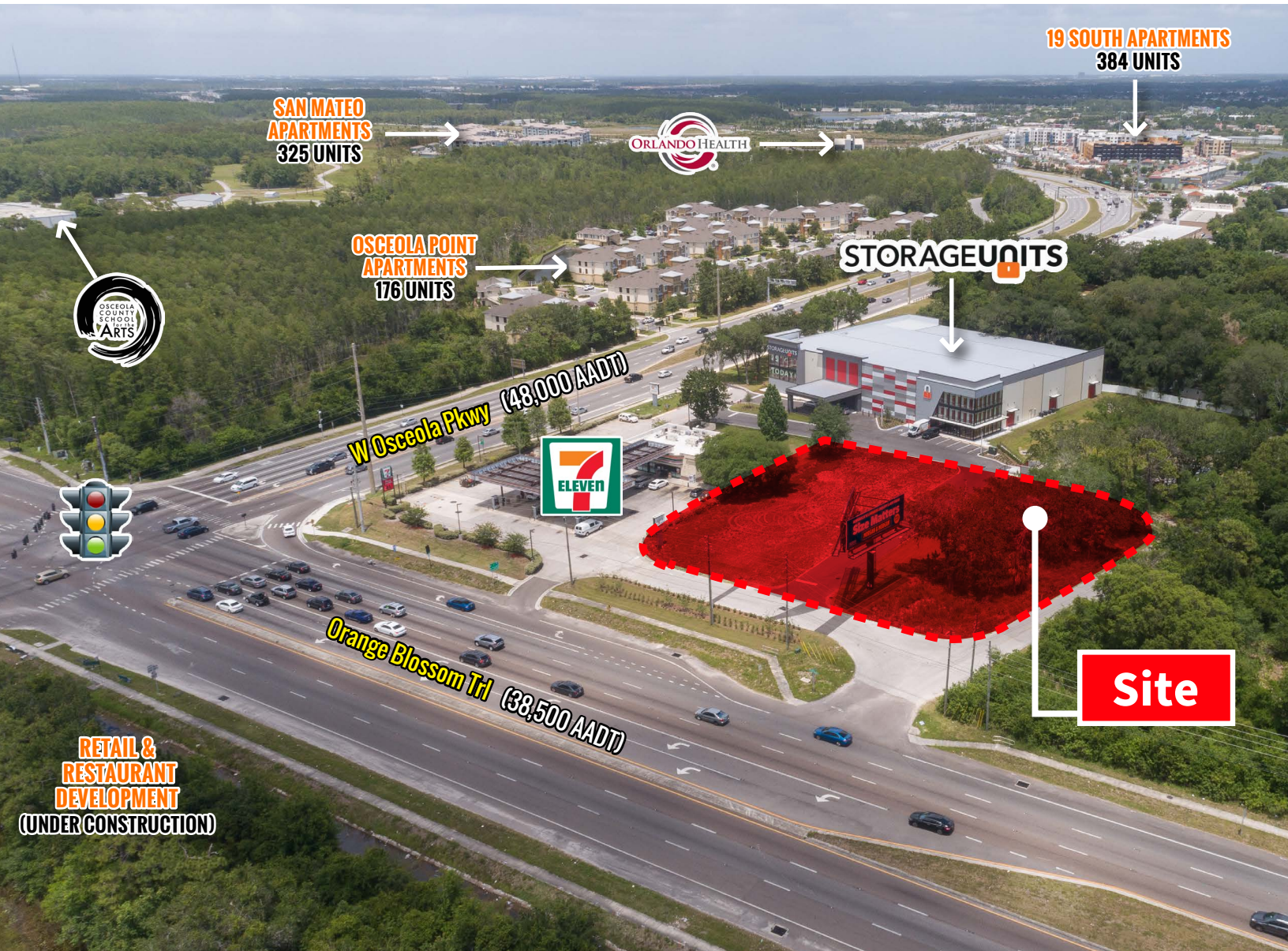
Proposed Concepts



(150' Right-of-Way)
Osceola Parkway



Aerial Overview



Demographics

(ESRI 2023)

POPULATION		AVERAGE HH INCOME			
	1 MI.	8,510		1 MI.	\$54,443
	3 MI.	113,852		3 MI.	\$75,466
	5 MI.	254,900		5 MI.	\$80,923
HOUSEHOLDS		MEDIAN AGE			
	1 MI.	3,155		1 MI.	35.5
	3 MI.	38,871		3 MI.	35.2
	5 MI.	84,268		5 MI.	35.4

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