

VACANT LAND - COMMERCIAL

S. Poinciana Blvd., Kissimmee, FL 34758



- **LOCATION:** NE corner of S. Poinciana Blvd. & Lizzia Brown Road, Kissimmee, FL 34758. 3.6 miles south of the SunRail Poinciana Station.
- **LAND USE:** Vacant Commercial. Preliminary approval for 2 buildings, totaling 84,400 sq.ft.
- **SIZE:** 6.23 acres
- **PRICE:** \$1,700,000

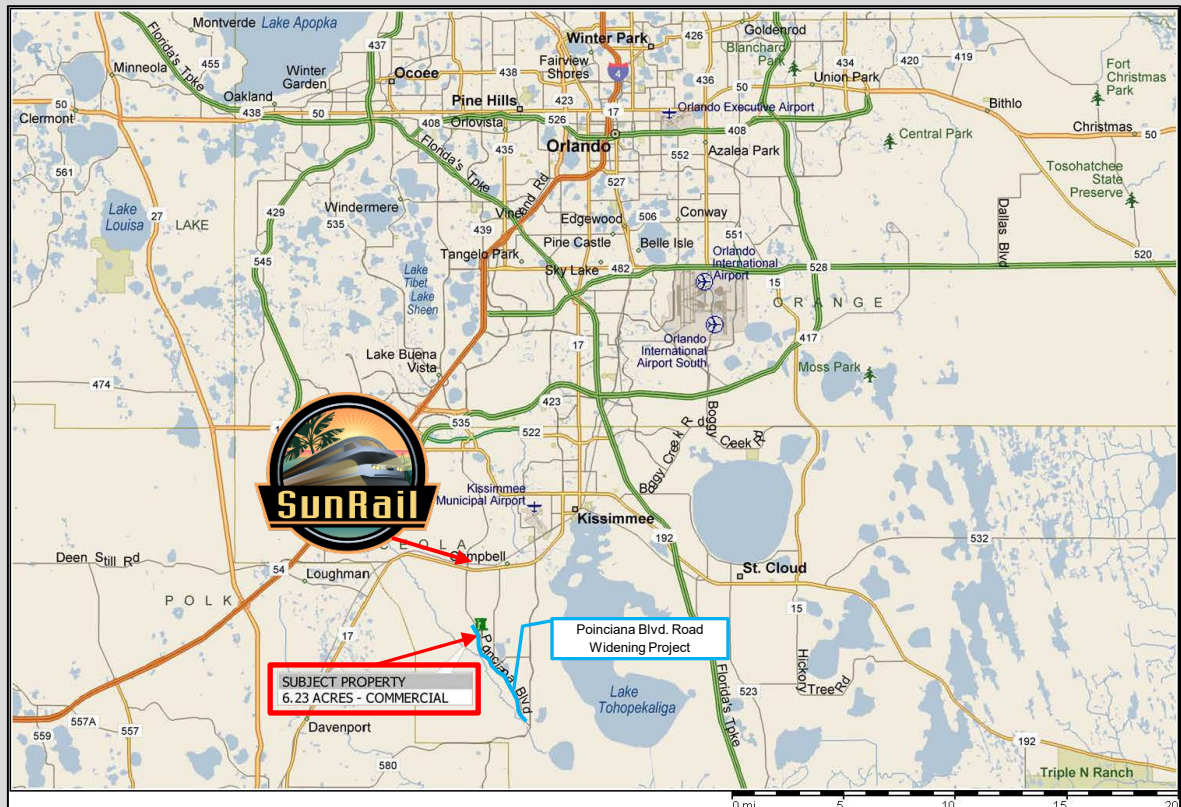
For More Information,
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SUBJECT PROPERTY
6.23 ACRES - COMMERCIAL

Poinciana Blvd. Road Widening Project

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DEMOGRAPHICS	3 Miles	5 Miles	10 Miles
Population 2024	40,225	92,945	367,456
Median Age	37.6	39.1	38.5
Average Income	\$87,828	\$88,546	\$84,469

Property is located within the limits of the Poinciana Blvd. Road Widening Project in Osceola County, consisting in the construction of a four-lane divided roadway with multimodal accommodations, including new sidewalks and a multi-modal trail. Site is zoned Commercial, which allowable uses include Retail, Professional Office, Medical, Restaurant, among others. It previously received preliminary approval for two commercial buildings, totaling 84,400 sq. ft., and 289 parking spaces. With great demographics and traffic counts, this property is located in the path of growth.

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Information Deemed To Be Reliable But Not Guaranteed
Source: U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 data into 2020 geography and Census 2020 data.