

# Heritage Commons

## Commercial Space for Lease



### Prime 2,100 SF End-Cap | Kissimmee, Florida

**Now Available:** A premier 2,100 square foot end-cap commercial space at Heritage Commons, a modern shopping center located at the **signalized intersection of Fortune Road and US-192**. This high-exposure location offers exceptional visibility, strong traffic counts, and proximity to major growth drivers in one of Kissimmee's fastest-developing corridors.

- **Location:** Kissimmee, FL
- **Size:** 2,100 SF
- **Type:** Office | Medical | Retail

#### Property Highlights

- 2,100 SF end-cap space
- Signalized intersection at Fortune Rd & US-192
- Over 73,000 vehicles per day along US-192
- Excellent visibility in both traffic directions
- Built in 2020 – modern construction, no deferred maintenance
- Last premium space available

#### Strong Demographics & Growth

Heritage Commons serves a dense and expanding trade area with powerful long-term fundamentals:

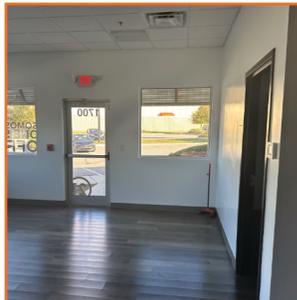
- **197,500+ residents** within a 5-mile radius
- Approximately **1,000 multifamily units under construction nearby**
- Positioned at the entrance to **NEO City, a \$1.2B mixed-use development**
- Directly across from **Heritage Park, drawing 600,000+ visitors annually**
- Located in one of Kissimmee's most active commercial corridors

#### Space Details & Use Potential

The space features a pre-existing real estate office build-out, allowing a new tenant to occupy quickly while offering flexibility for customization prior to opening.

##### Ideal for:

- Professional office users
- Medical or med-spa concepts
- Retail or service-oriented businesses



#### Existing Layout

- Reception & lobby area
- Multiple private offices
- Conference room
- Open office workspace
- Break room & storage
- Restrooms



#### Why Heritage Commons

This is a rare opportunity to secure the final premium space in a modern, fully stabilized center with strong co-tenancy, excellent access, and daily traffic drivers supported by residential growth, tourism, and major mixed-use investment.



#### Interested in Leasing This Space?

Contact Jenn Pepo at 805-416-4744 to schedule your tour today.

#### Heritage Commons Kissimmee, Florida

Position your business at the gateway to NEO City.