

FOR LEASE

# INTERNATIONAL PROMENADE

4955 W. Irlo Bronson Memorial Hwy., Kissimmee, FL 34746

## GROUND LEASE OUTPARCEL AVAILABLE

- 32,415 Rentable Square Foot Office / Retail Plaza
- Ample parking / parking ration: 4.7/1,000
- US 192 has traffic counts of up to 52,500 vehicles daily
- Kissimmee Vineland Road has traffic counts of up to 51,500 vehicles daily
- At the intersection of Kissimmee Vineland Road and US 192
- In the Disney World tourist area
- Outparcel available for ground lease
- Traffic Counts:  
Vineland Rd. (FL-535) – 51,500 CPD  
Irlo Bronson Memorial Hwy. (US 192) – 52,500 CPD

DEMOGRAPHICS	1 mile	3 mile	5 mile
Population	5,748	41,657	123,494
Avg. HH Income	\$58,861	\$66,603	\$68,914
No. of Businesses	293	1,294	82,249



**Casey Dorner**  
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314 East Anderson St.  
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**Outparcel  
Concept**

## TENANT ROSTER

4955	Advance Auto Parts	6,077 SF
2914	Latin Cargo	1,260 SF
2916	Kissimmee Dental	1,290 SF
2918	CBC Hospitality	1,338 SF
2920	Jerusalem Restaurant	2,888 SF
2924	Shanghai China Restaurant	1,500 SF
2926	Javier's Barbershop	1,500 SF
2928	Chiropractor	1,500 SF
2930	Amore Salon & Spa	1,500 SF
2932	Spa & Massage	1,365 SF
2934	Halal Fried Chicken	1,400 SF
2936	Hookah Lounge	2,113 SF
2940	International Grocery	3,694 SF
2948	Bar & Restaurant	4,420 SF
	<b>OUTPARCEL AVAILABLE</b>	<b>2,000 SF</b>



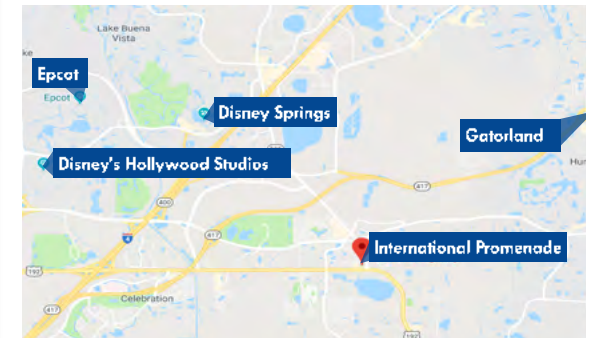
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