



Car Dealership, Retail, Light Industrial

140 W CARROLL ST
KISSIMMEE FL 34741

Oren Stephen
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THE SPACE

Location	140 W CARROLL ST KISSIMMEE , FL 34741
County	Osceola
APN	102529415000010190
Cross Street	Lehigh Ave
Traffic Count	14,306

HIGHLIGHTS

- Rent is \$10,000 per month
- This property is perfect for a car dealership, furniture store, granite company, flooring company, etc
- The property is fully fenced.
- Property can potentially be split into three spaces.
- There are 6 loading bays
- Corner Lot
- 2 blocks from Orange Blossom Trail
- Pylon Signage Available
- The property can also be used for auto repair and tire sales
- There are a few light industrial uses allowed at this location

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
11,684	110,258	260,263

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$59,476	\$83,419	\$91,785

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
4,082	37,412	85,114

PROPERTY FEATURES

GLA (SF)	5,038
LAND SF	19,254
LAND ACRES	.44
YEAR BUILT	1968
YEAR RENOVATED	2012
ZONING TYPE	OCG
NUMBER OF STORIES	1
CORNER LOCATION	Yes

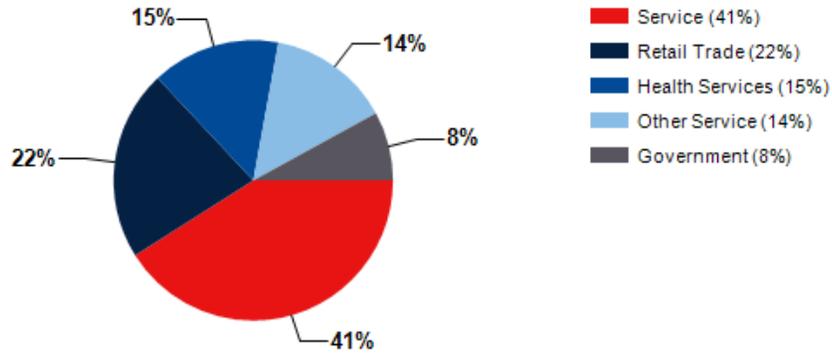
MECHANICAL

HVAC	Central
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CONSTRUCTION

FOUNDATION	Concrete
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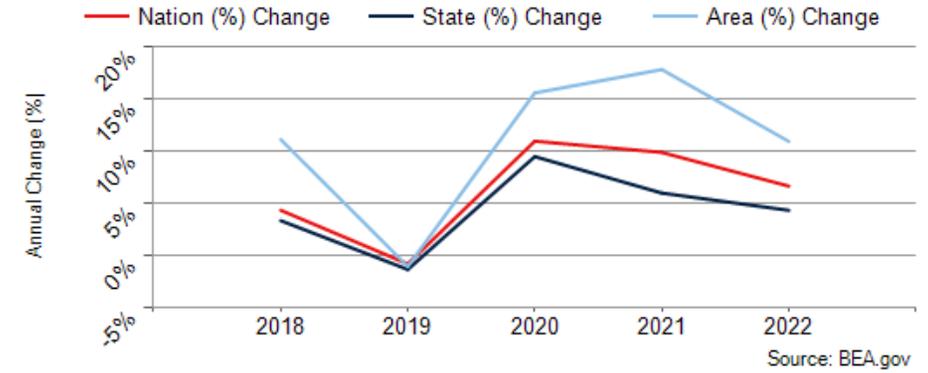
Major Industries by Employee Count

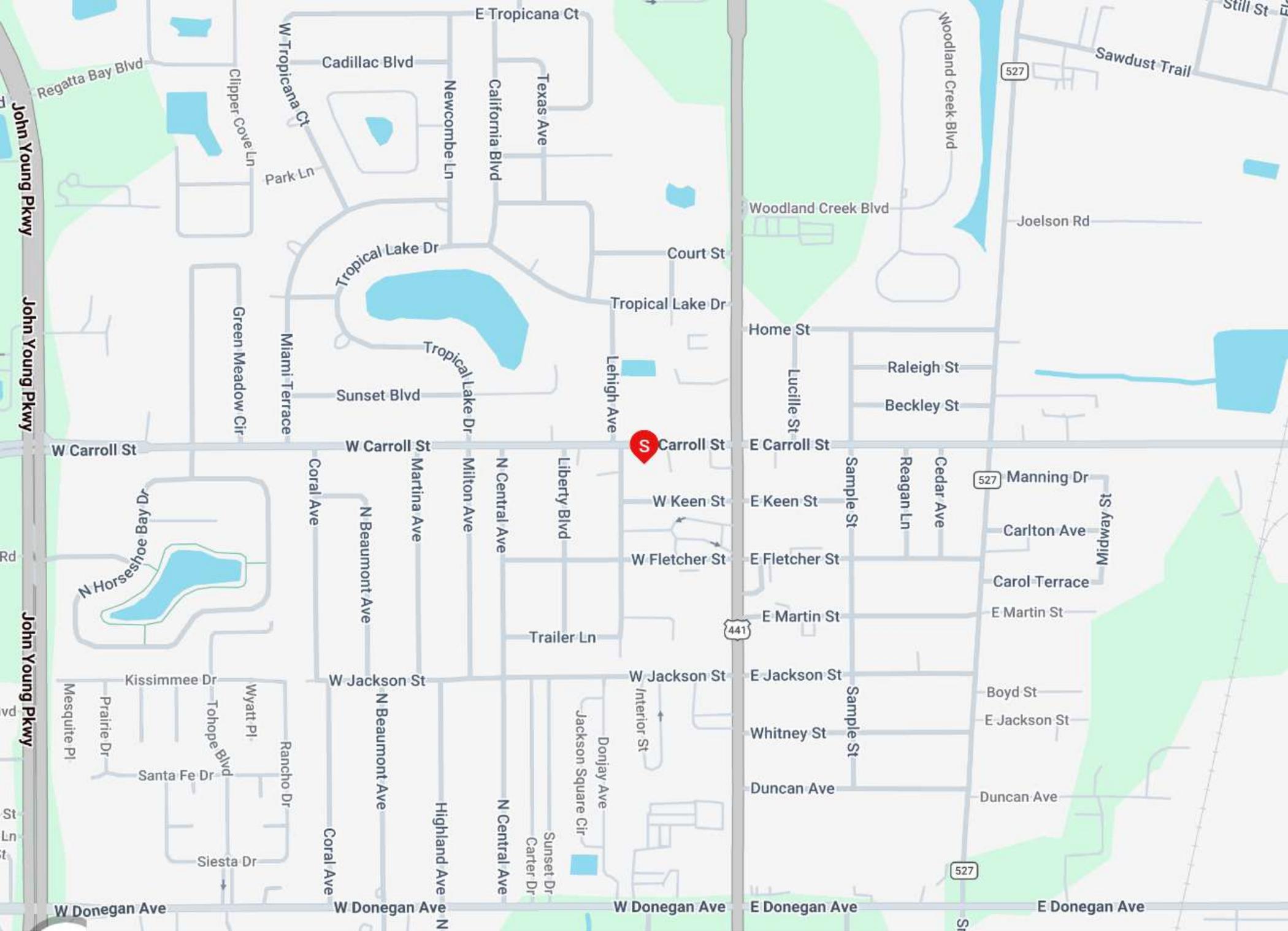


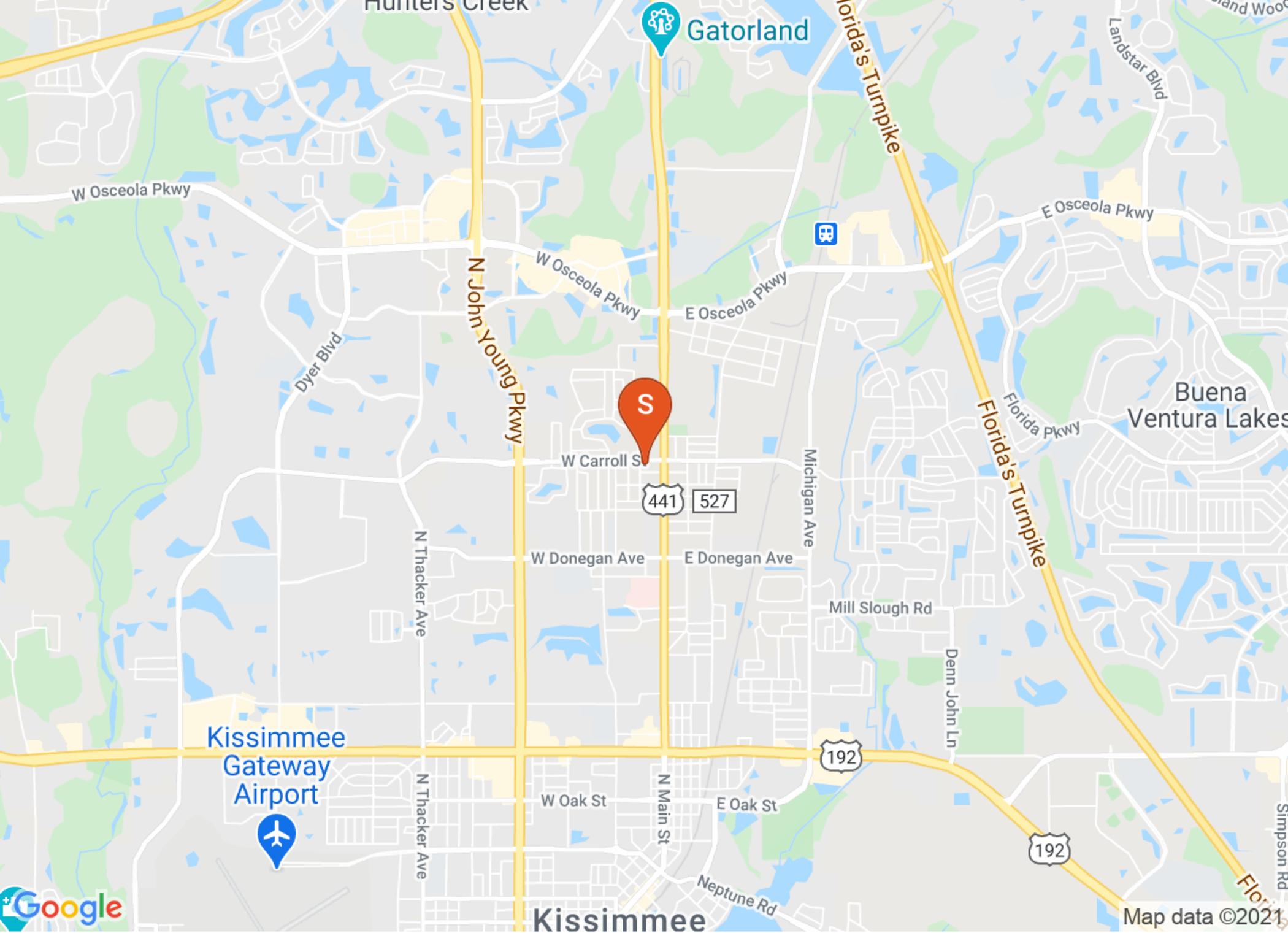
Largest Employers

School District of Osceola County, Florida	7,300
AdventHealth Kissimmee	3,565
Disney Destinations	3,419
Publix Supermarkets	1,795
Osceola County Government	1,700
HCA Healthcare	1,593
Buena Vista Construction	1,296
McLane/Suneast	1,270

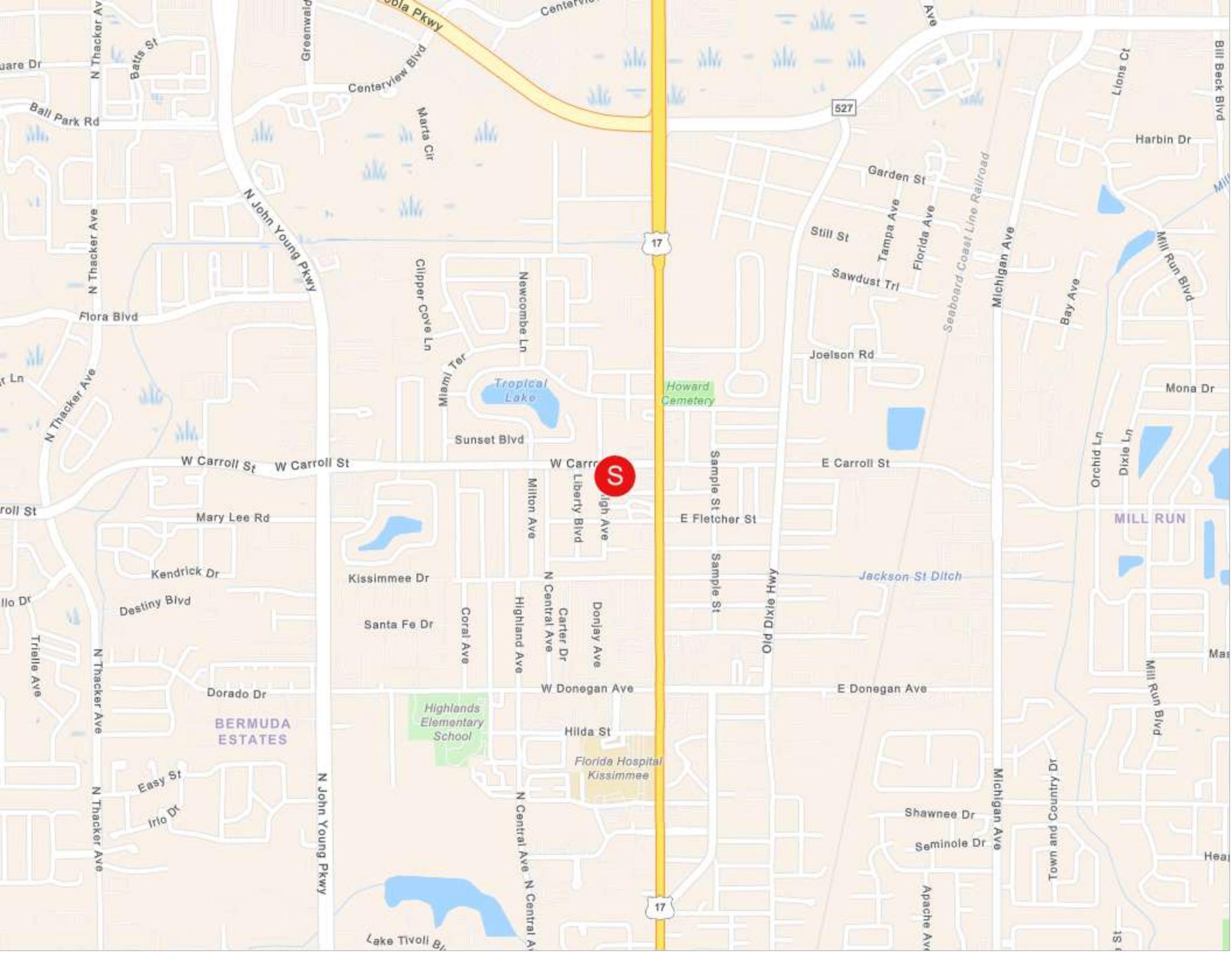
Osceola County GDP Trend











BERMUDA ESTATES

Highlands Elementary School

Florida Hospital Kissimmee

Howard Cemetery

MILL RUN

527

17

17

Ball Park Rd

N Thacker Ave

N Thacker Ave

Flora Blvd

N Thacker Ave

W Carroll St

Mary Lee Rd

Kendrick Dr

Destiny Blvd

Dorado Dr

Easy St

Irlo Dr

N John Young Pkwy

Lake Tivoli Blvd

Clipper Cove Ln

Miami Ter

Sunset Blvd

Kissimmee Dr

Santa Fe Dr

Coral Ave

Highland Ave

N Central Ave

W Donegan Ave

Hilda St

N Central Ave

Newcombe Ln

Liberty Blvd

Donlay Ave

Carter Dr

E Fletcher St

Sample St

Sample St

Old Dixie Hwy

E Carroll St

E Donegan Ave

Tampa Ave

Florida Ave

Still St

Sawdust Trl

Joelson Rd

Garden St

Michigan Ave

Shawnee Dr

Seminole Dr

Apache Ave

Town and Country Dr

Bay Ave

Orchid Ln

Dixie Ln

Mill Run Blvd

Mill Run Blvd

Mona Dr

Harbin Dr

Bill Beck Blvd

STORAGE
28'1" x 9'8"

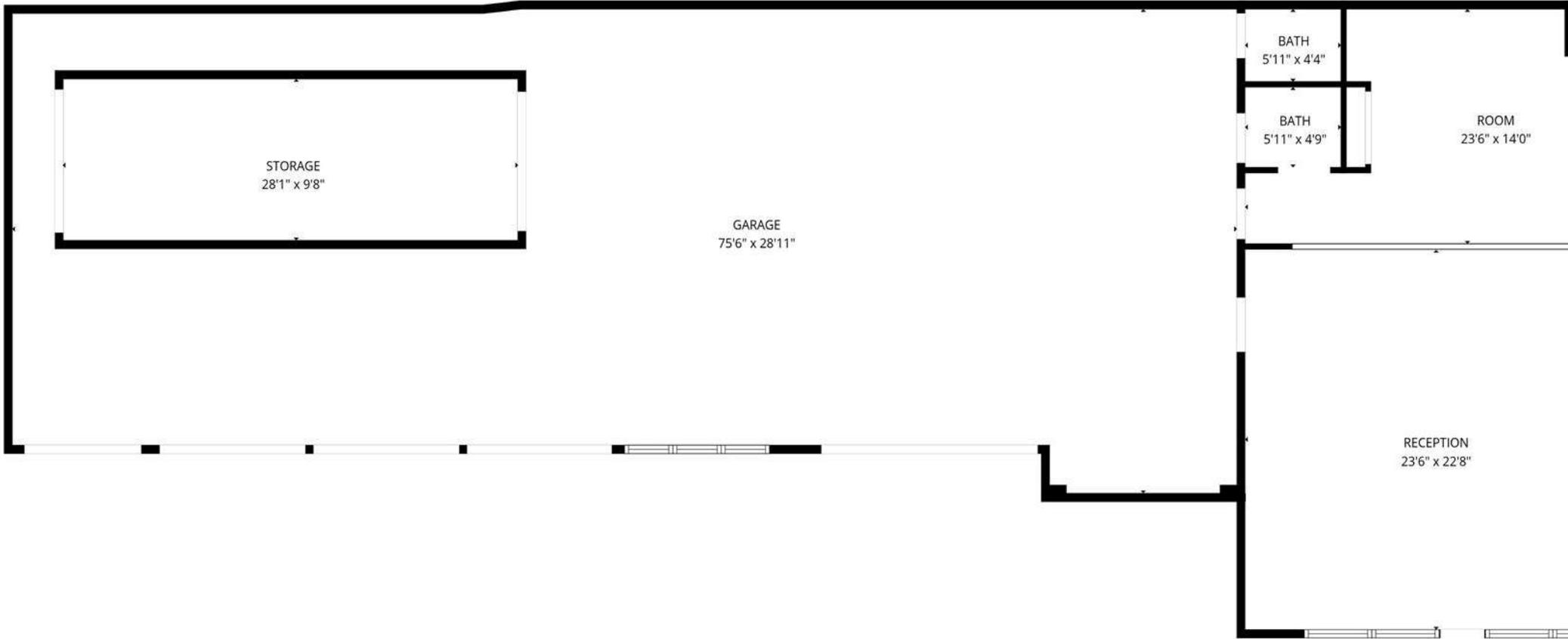
GARAGE
75'6" x 28'11"

BATH
5'11" x 4'4"

BATH
5'11" x 4'9"

ROOM
23'6" x 14'0"

RECEPTION
23'6" x 22'8"







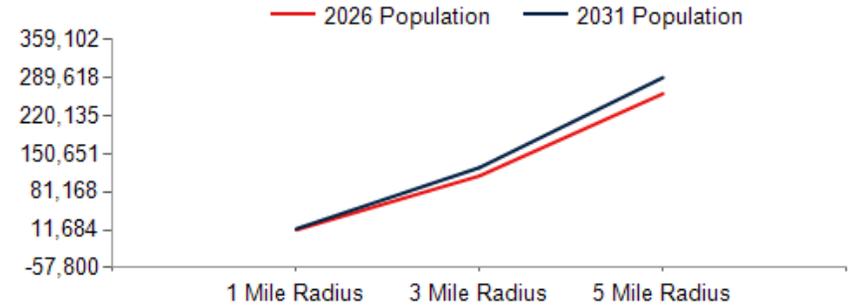




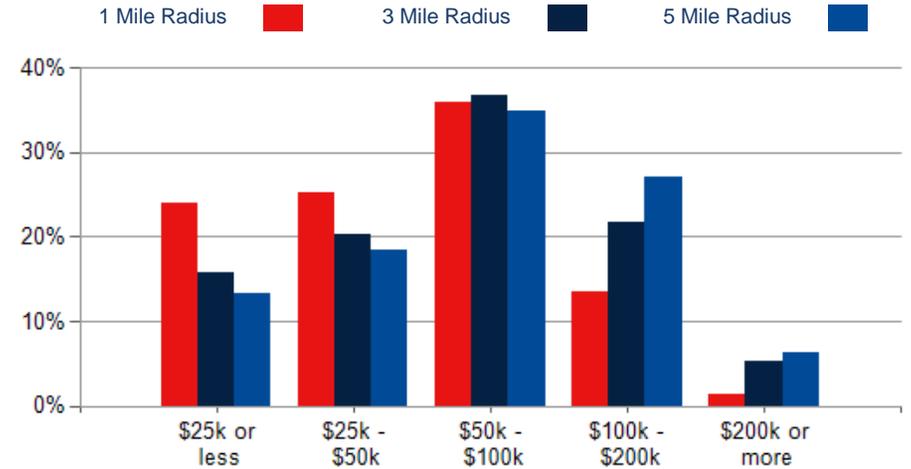


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	7,274	68,970	131,587
2010 Population	8,900	83,026	183,949
2026 Population	11,684	110,258	260,263
2031 Population	13,528	125,427	289,618
2026 African American	1,366	11,834	28,253
2026 American Indian	64	758	1,688
2026 Asian	361	4,874	13,783
2026 Hispanic	8,365	74,792	169,066
2026 Other Race	3,188	28,774	63,804
2026 White	3,185	30,819	75,105
2026 Multiracial	3,509	33,106	77,338
2026-2031: Population: Growth Rate	14.85%	13.05%	10.80%

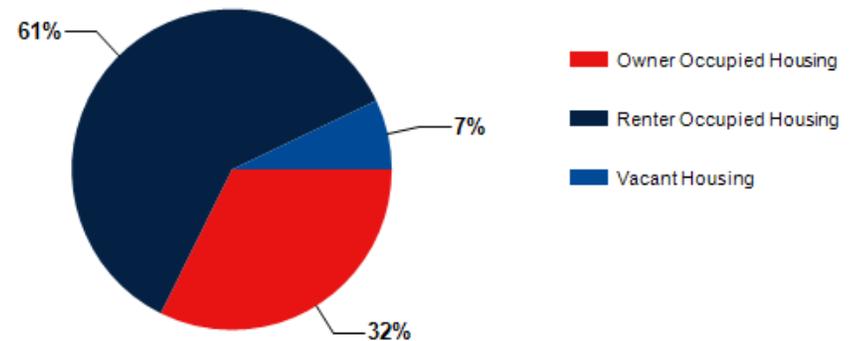
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	517	2,737	5,203
\$15,000-\$24,999	464	3,127	6,206
\$25,000-\$34,999	523	3,079	6,199
\$35,000-\$49,999	505	4,541	9,445
\$50,000-\$74,999	930	7,479	16,094
\$75,000-\$99,999	533	6,282	13,548
\$100,000-\$149,999	446	6,079	16,241
\$150,000-\$199,999	104	2,078	6,743
\$200,000 or greater	60	2,008	5,435
Median HH Income	\$50,675	\$64,810	\$73,747
Average HH Income	\$59,476	\$83,419	\$91,785



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

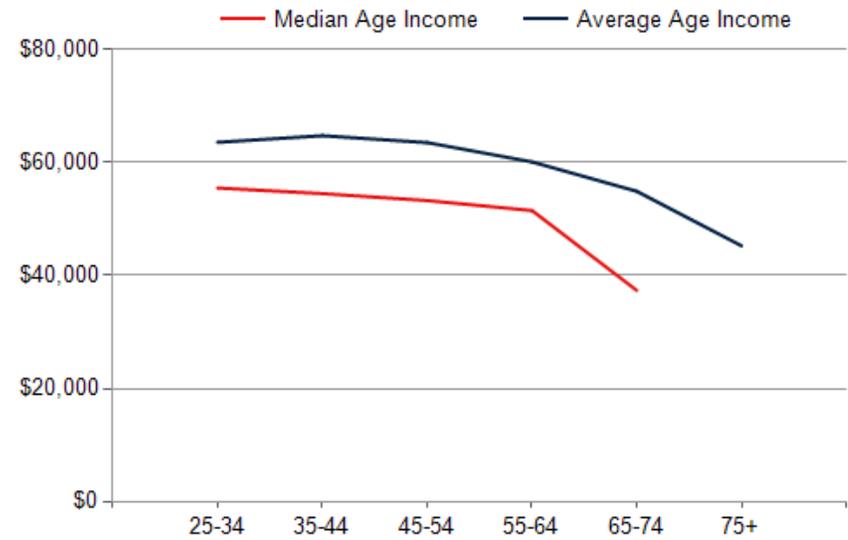
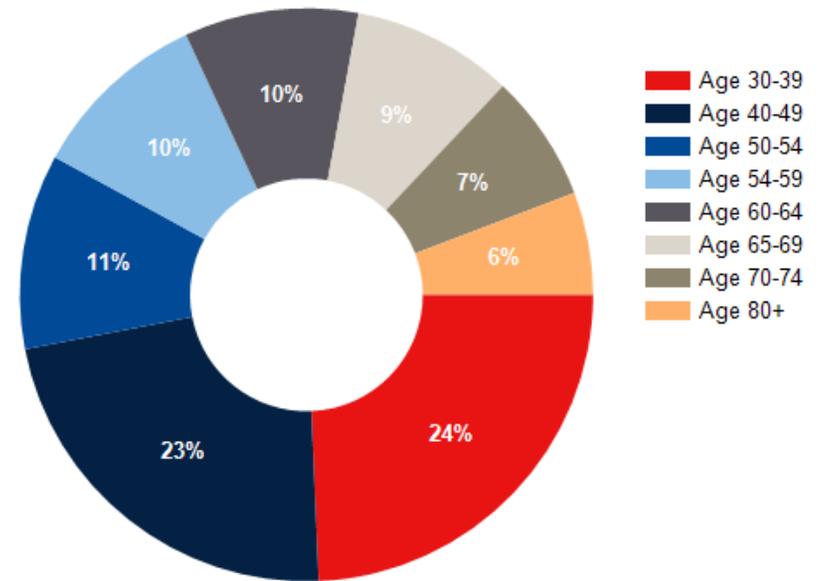


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	834	8,211	19,514
2026 Population Age 35-39	812	7,667	18,188
2026 Population Age 40-44	775	7,774	18,519
2026 Population Age 45-49	757	7,562	17,983
2026 Population Age 50-54	745	7,228	17,171
2026 Population Age 55-59	685	6,687	15,840
2026 Population Age 60-64	664	6,302	14,906
2026 Population Age 65-69	616	5,222	12,449
2026 Population Age 70-74	487	4,232	9,784
2026 Population Age 75-79	392	3,175	7,338
2026 Population Age 80-84	238	1,899	4,381
2026 Population Age 85+	239	1,573	3,436
2026 Population Age 18+	9,265	87,068	205,168
2026 Median Age	39	38	38
2031 Median Age	39	38	39

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$55,489	\$66,320	\$72,674
Average Household Income 25-34	\$63,585	\$81,922	\$88,819
Median Household Income 35-44	\$54,487	\$76,344	\$85,509
Average Household Income 35-44	\$64,750	\$95,241	\$105,485
Median Household Income 45-54	\$53,258	\$75,831	\$85,866
Average Household Income 45-54	\$63,528	\$92,924	\$104,659
Median Household Income 55-64	\$51,501	\$71,543	\$80,292
Average Household Income 55-64	\$60,110	\$88,708	\$98,516
Median Household Income 65-74	\$37,353	\$54,810	\$57,958
Average Household Income 65-74	\$54,906	\$74,028	\$77,597
Average Household Income 75+	\$45,251	\$54,739	\$56,191

Population By Age





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Principal

AGENTS

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Michael Voss holds a degree in Economics from the University of Central Florida (UCF) and is licensed in both Texas and Florida. He works with the ISL Team, specializing in investment leasing, asset management, sales, and acquisitions. Michael's main focus is leasing and investing for clients, stabilizing assets and strategizing in their profitability and growth. He enjoys networking with emerging property developers and new business owners to find functional sites. In his spare time, Michael travels to national parks and has a passion for outdoor activities.

Frank Davi, Jr.'s expertise and eclectic career journey set him apart in the investment arena. Boasting an impressive 17-year tenure, he's artfully navigated the worlds of luxury residential and commercial ventures, spanning from Central Florida to Northern California. His keen sense for balancing high-end aesthetics with practical buildouts has garnered attention and respect in the industry. With a Master's degree emphasizing spatial creativity, environmental site design, and tailored branding, Frank demonstrates a profound understanding of constructing spaces that resonate with clients and their specific business visions.

Emmanuel Pena of ISL Commercial offers his knowledge and experience. His strengths include experience in acquiring investment properties, flipping distressed properties and has consistently averaged 20 deals closed yearly since becoming a real estate agent. Emmanuel has a strong understanding of the mindset of investor's being an investor himself therefore creating successful client experiences. Emmanuel is dedicated to helping clients pursue their investment goals.

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Exclusively Marketed by:

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