

New Retail Development Opportunity

Located in dense residential neighborhood

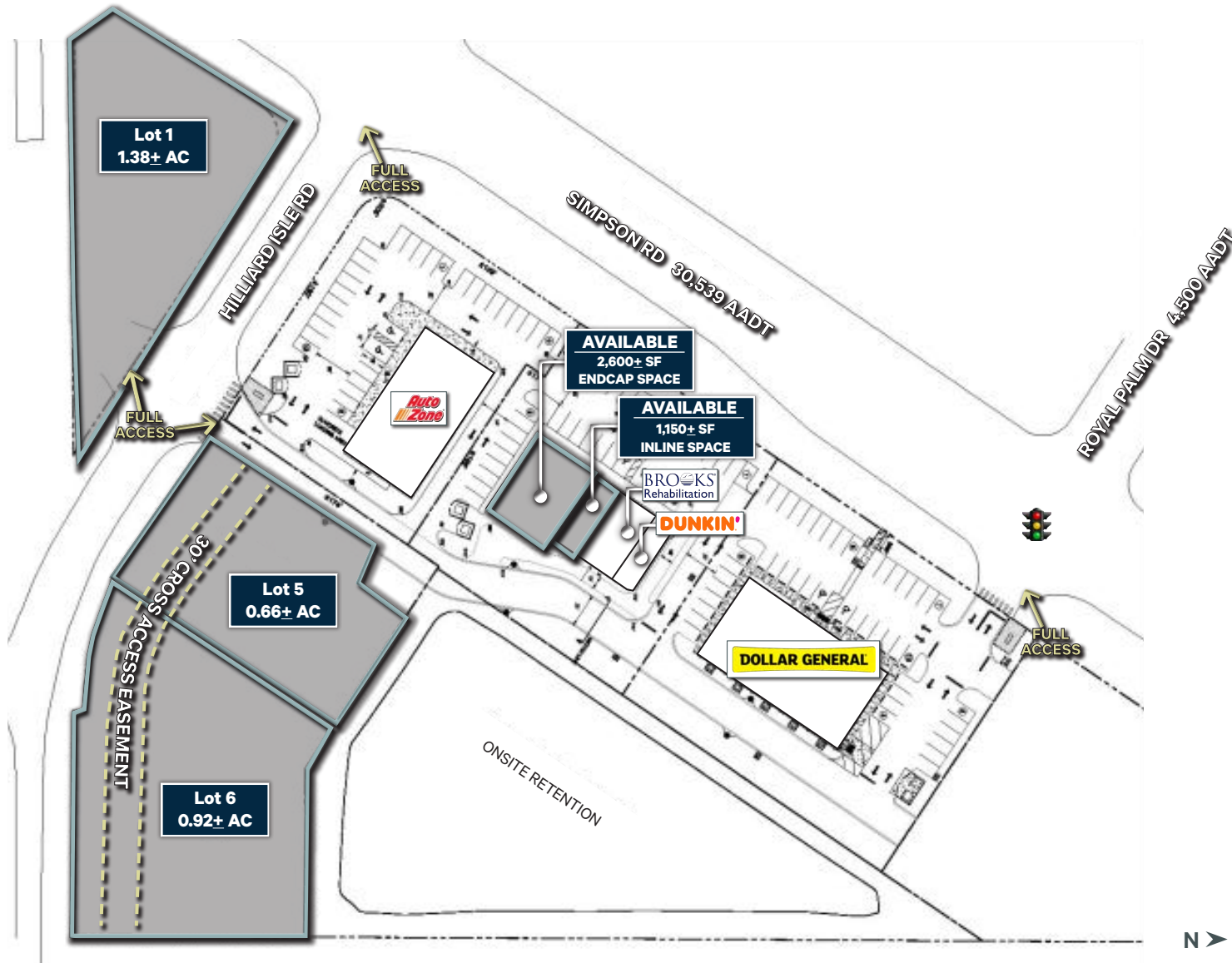
SEQ of Simpson Rd & Hilliard Isle Rd
Kissimmee, FL 33809
cbre.com/orlando

Property Overview

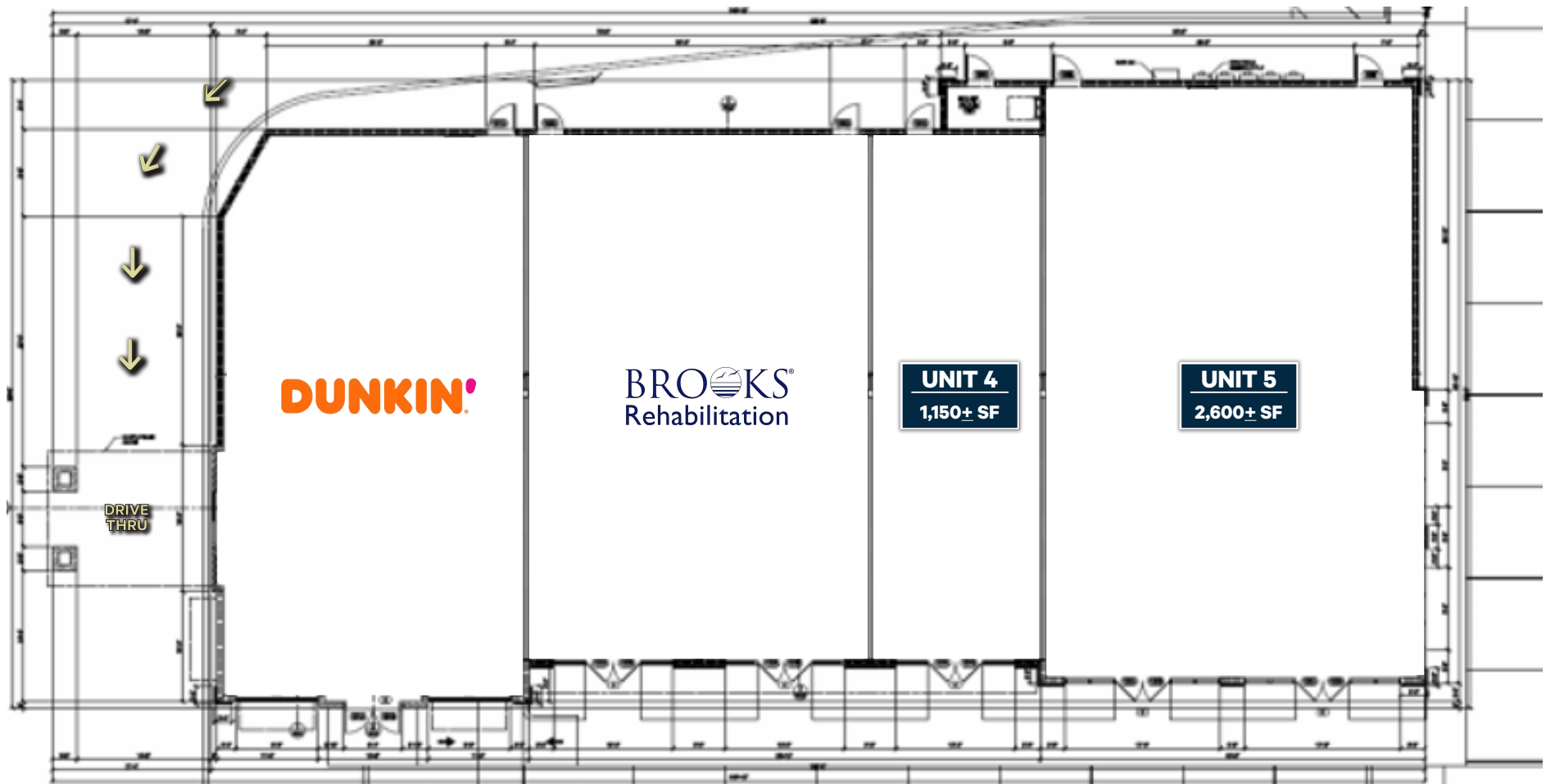
- + Available:
 - Lot 1 - 1.38± AC - 1,150± SF Inline space
 - Lot 5 - 0.66± AC - 2,600± SF End-cap space
 - Lot 6 - 0.92± AC
- + Excellent access from Simpson Rd, Hilliard Isle Rd and cross access from Royal Palm Dr (4,500 AADT)
- + Located at the corner of Simpson Rd (30,539 AADT) and Hilliard Isle Rd, 0.3 miles north of Buenaventura Blvd (26,548 AADT) and 1.5 mile south of E. Osceola Pkwy (26,400 AADT)
- + Positioned in dense residential area with rapid commercial growth
- + Just 2.5 miles from Osceola Heritage Park with over 700,000 annual visitors
- + Zoning: B-2 Neighborhood Commercial (City of Kissimmee)



Site Plan | Available Land



Site Plan | Available Retail



SIMPSON RD 30,539 AADT

Aerial | Micro



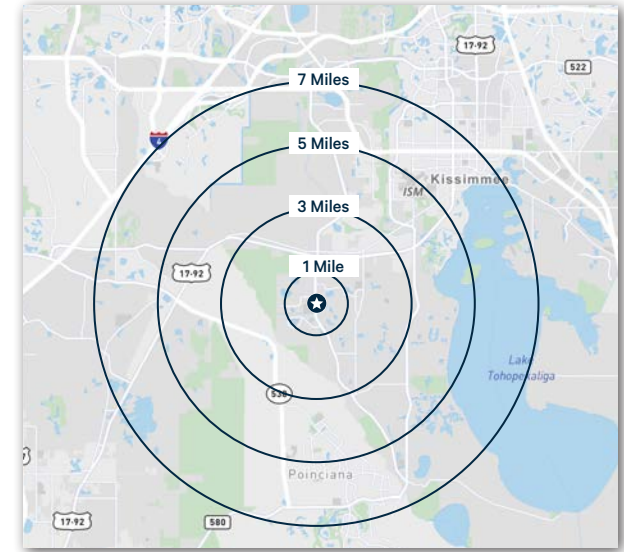
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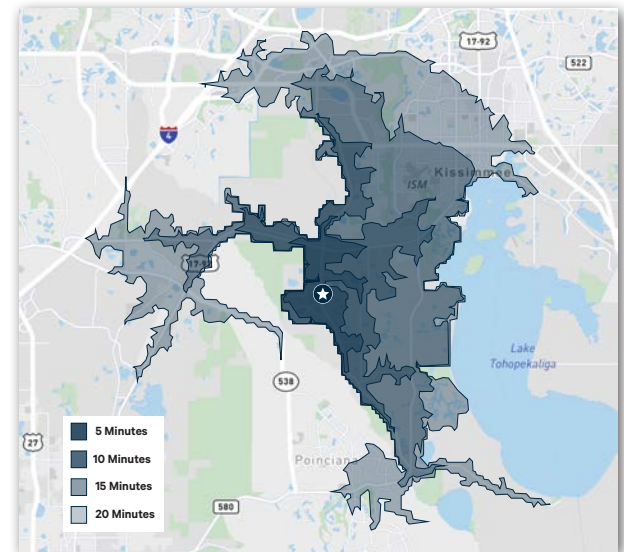
For Lease or Sale

2022 Estimated Demographics

Radius Ring	1 Mile	3 Miles	5 Miles	7 Miles
Population	11,063	83,804	172,556	319,674
Median Age	36.6	35.0	35.5	35.8
Daytime Population	8,963	63,046	148,959	282,773
Businesses	304	1,482	5,536	11,287
Households	3,618	26,651	55,680	106,467
Average Household Income	\$69,471	\$73,819	\$79,678	\$83,521
Median Household Income	\$53,027	\$56,881	\$58,364	\$59,787



Drive Time	5 Minutes	10 Minutes	15 Minutes	20 Minutes
Population	34,964	126,907	283,102	466,435
Median Age	35.9	35.1	35.5	35.6
Daytime Population	27,210	105,684	253,150	476,675
Businesses	766	3,757	10,384	20,516
Households	10,873	40,517	94,324	156,905
Average Household Income	\$68,824	\$77,480	\$84,308	\$86,886
Median Household Income	\$53,394	\$58,138	\$60,760	\$62,790





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