

# For Lease—2nd Gen Restaurant

7903 W Irlo Bronson Memorial Hwy  
Kissimmee, FL 34787



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# PROPERTY OVERVIEW

ADDRESS: 7903 W Irlo Bronson Memorial Hwy  
[interactive map](#) Kissimmee, FL 34747

LEASE TYPE: NNN

SPACE SIZE: 7,549 SF + Patio

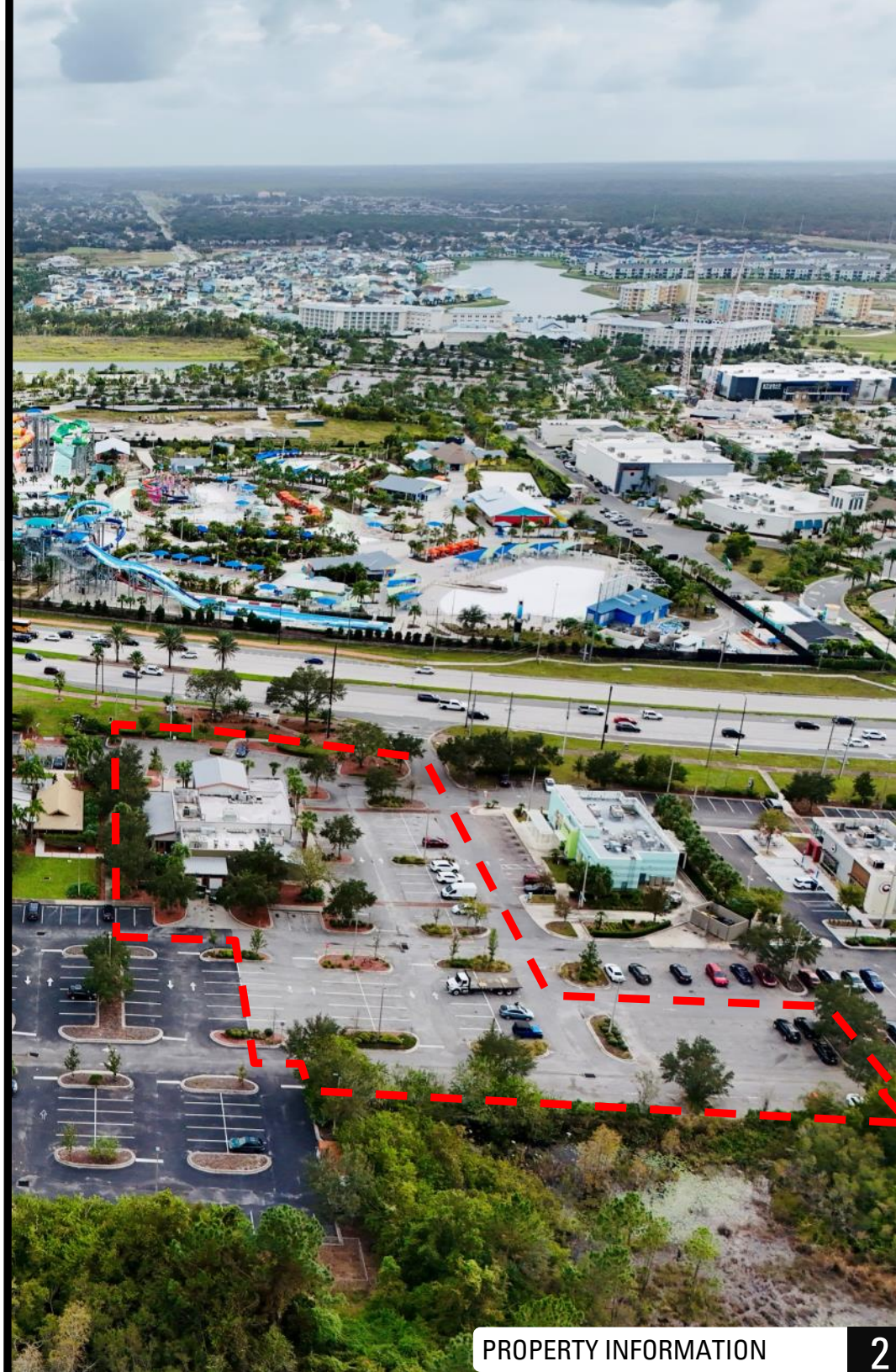
BUILD-OUT: Restaurant

LOT SIZE: 2.10 acres

PARKING SPACES: 148

## PROPERTY HIGHLIGHTS

- ◆ **Build-Out:** 2nd generation restaurant space with a covered patio.
- ◆ **High-Traffic Location in Dynamic Retail Corridor:** 81,895 vehicles per day with convenient ingress/egress and cross access to a signalized intersection.
- ◆ **Close Proximity to Disney World and Over 60,000 Tourist Rental Units:** Captured audience driving high restaurant sales volume and retail traffic (2x-3x national averages) — West 192 is a dominant retail node, coveted by restaurant chains and national retailers.
- ◆ **Directly Across Margaritaville:** Mixed-use development with 1,200 upscale homes, \$40 Million beach & water park, projecting 1 Million annual guests, and adjacent to Waterstar, a 35-acre mixed use project with 320 luxury apartments, entertainment venues, and retail.
- ◆ Please contact agent for pricing and walkthroughs.



Over 4,500 timeshare units and ±12,000 visitors per day

**SITE**



**MARGARITAVILLE Resort**  
ORLANDO

**ISLAND H2O WATER PARK**



**Memorial Hwy (81,895 AADT)**

**192**

**CAVA**

**TEXAS ROADHOUSE**

**Pollo Tropical**  
CITRUS MARINATED CHICKEN

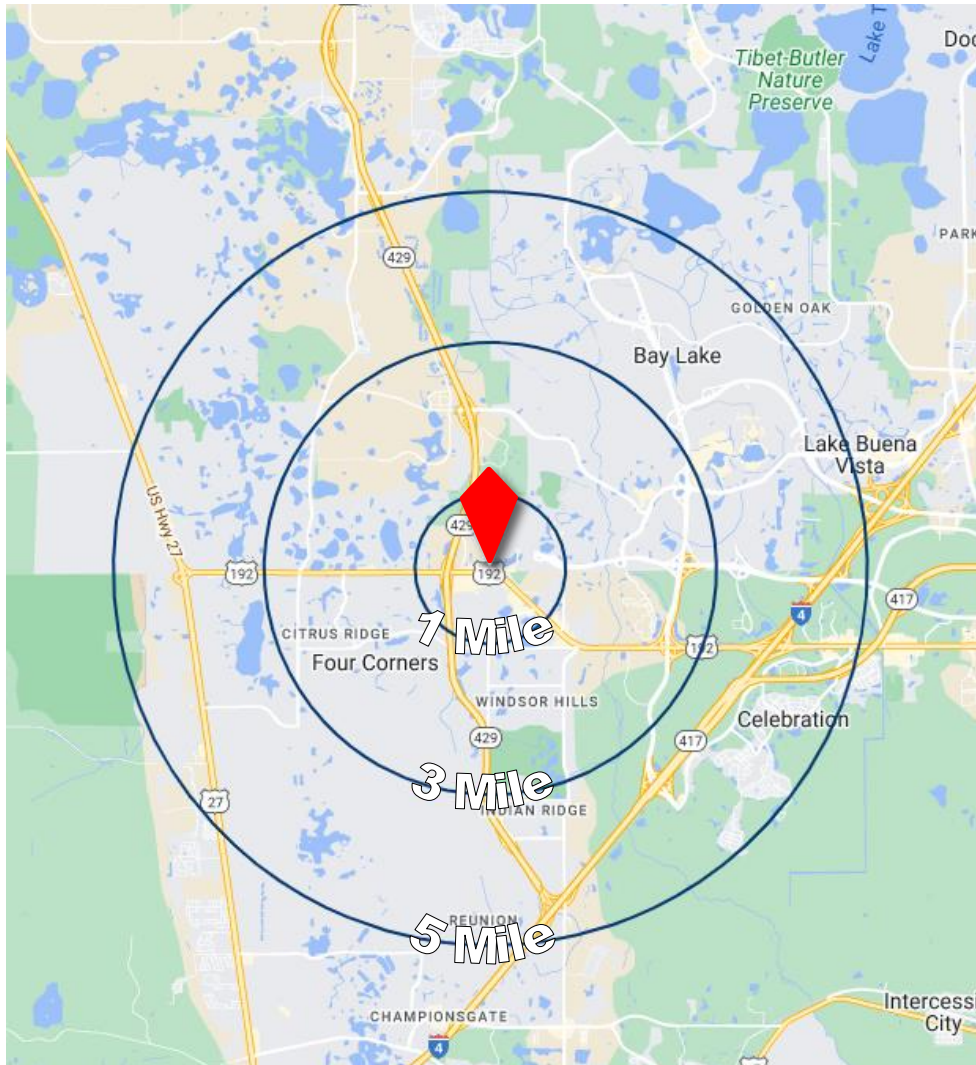
**PANDA EXPRESS**  
CHINESE KITCHEN

**Chuy's**

**ABC**  
FINE WINE & SPIRITS

**Disney's ANIMAL KINGDOM**

# AREA OVERVIEW



## DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2029 Projection	2,186	32,134	106,648
2024 Estimate	1,710	25,820	87,520
2020 Census	795	13,191	59,195
Growth 2024 - 2029	27.84%	24.45%	21.86%
Growth 2020 - 2024	115.09%	95.74%	47.85%
Daytime Employment	6,688	13,603	50,343

### Households

2029 Projection	786	11,715	40,460
2024 Estimate	615	9,404	33,236
2020 Census	291	4,829	22,938
Growth 2024 - 2029	27.80%	24.47%	21.74%
Growth 2020 - 2024	111.34%	94.74%	44.89%
Owner Occupied	37.24%	42.84%	50.75%
Renter Occupied	62.76%	57.16%	49.25%

### Household Income

2024 Avg. HH Income	\$83,213	\$76,002	\$87,913
2024 Median HH Income	\$79,719	\$60,616	\$66,405

Demographic data © 2024 by CoStar





## EXCLUSIVELY LISTED BY

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