

LIFESTYLE
INTERNATIONAL REALTY

5403 W IRLO BRONSON MEM HWY

KISSIMMEE FL 34746



COMMERCIAL LEASE

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FLORIDA BROKER

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EAST ORLANDO OFFICE

7444 Narcoossee Rd, Suite 414
Orlando, FL 32822

5403 W IRLO BRONSON MEM HWY

 KISSIMMEE FL 34746

PRICE:
\$20sf/gross



ZONING
COMMERCIAL



GOVERNED
Osceola County



INVESTMENT HIGHLIGHTS

- 20,160 SF available, divisible to units of min 5,000 SF.
- 120’ of frontage along W. Irlo Bronson Memorial Hwy with great visibility.
- Lots of daytime traffic due to the food truck park and flea market in the same plaza.
- Ample parking and easy accessibility from a high-traffic commercial corridor

THE OFFERING

| | |
|--------------------------|--------------|
| PRICE | \$20sf/gross |
| LEASE TYPE | Gross Lease |
| SQUARE FOOTAGE AVAILABLE | 20,160 sf |
| CURRENT STATUS | Available |
| EXPECTED DELIVERY | 30 days |
| NOTES | |

PROPERTY DESCRIPTION



LOCATION

5403 W Irlo Bronson Mem Hwy
Kissimmee, FL 34746



SITE

Constructed



BUILDING AREA

20,160 SF



ZONING

Commercial AC



5-MILE DEMOGRAPHICS

Businesses: 1,840
Daytime Employment: 22,221
Population: 176,360
Median Household Income: \$58,211



LAND AREA

20,160 SF +
available parking



TRAFFIC COUNT

49,593 (2025) daily



YEAR BUILT

1999



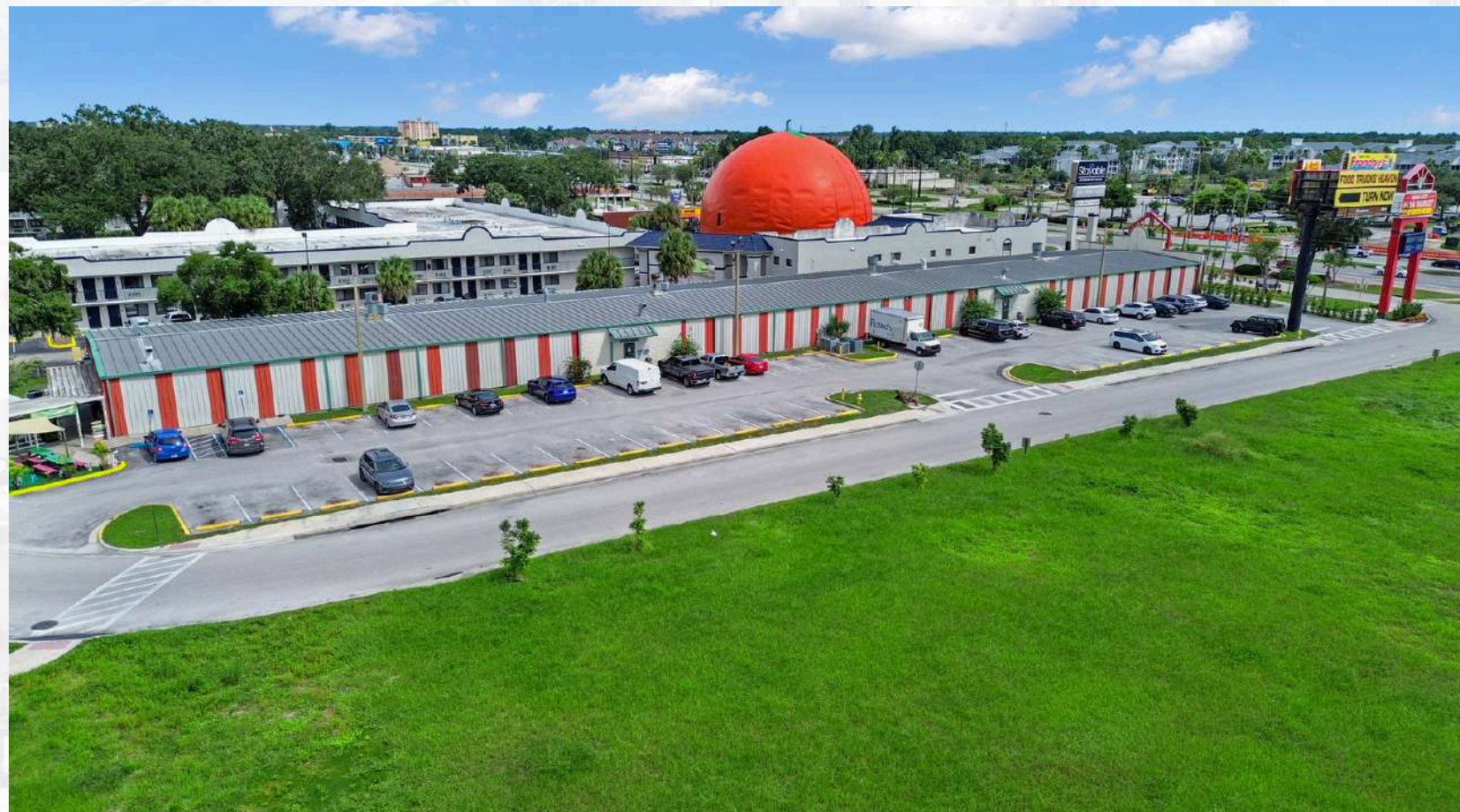
CORRIDOR

W. Irlo Bronson Memorial Hwy

INTERIOR PHOTOS



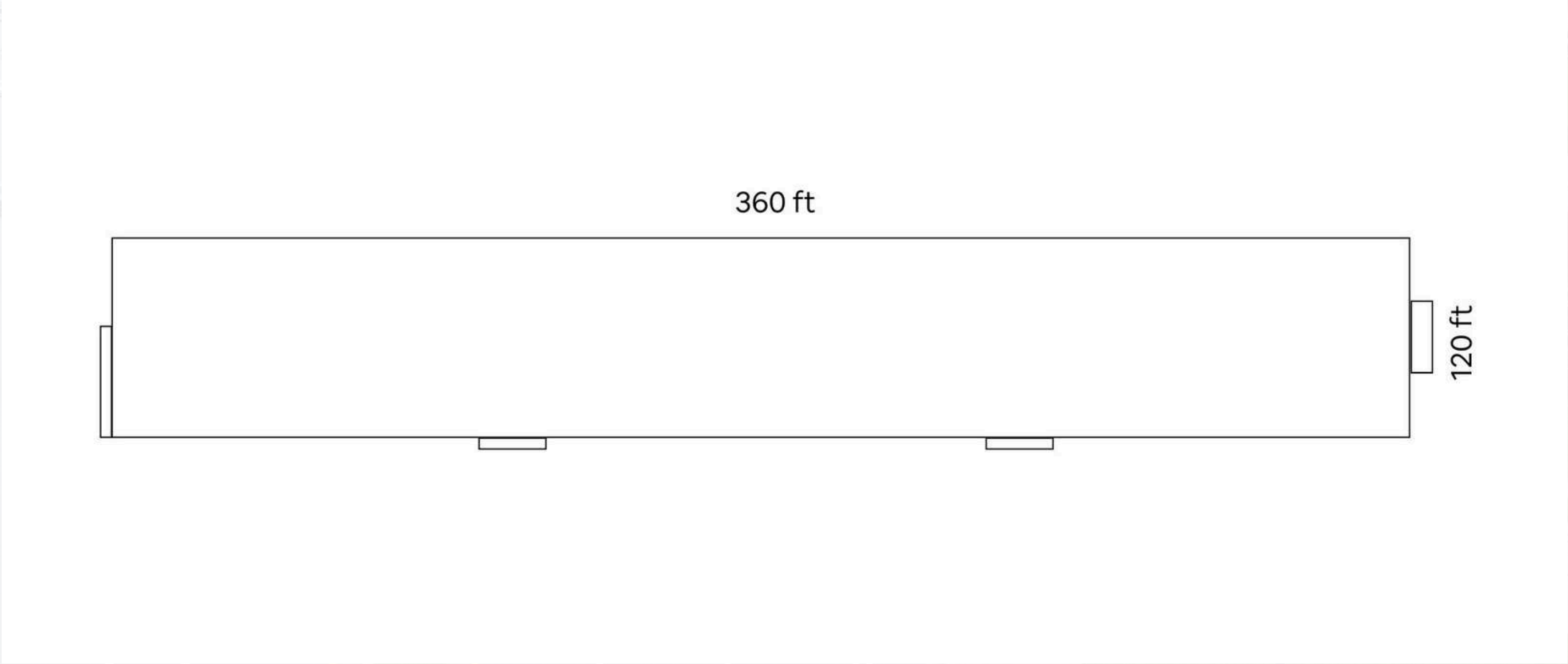
EXTERIOR PHOTOS

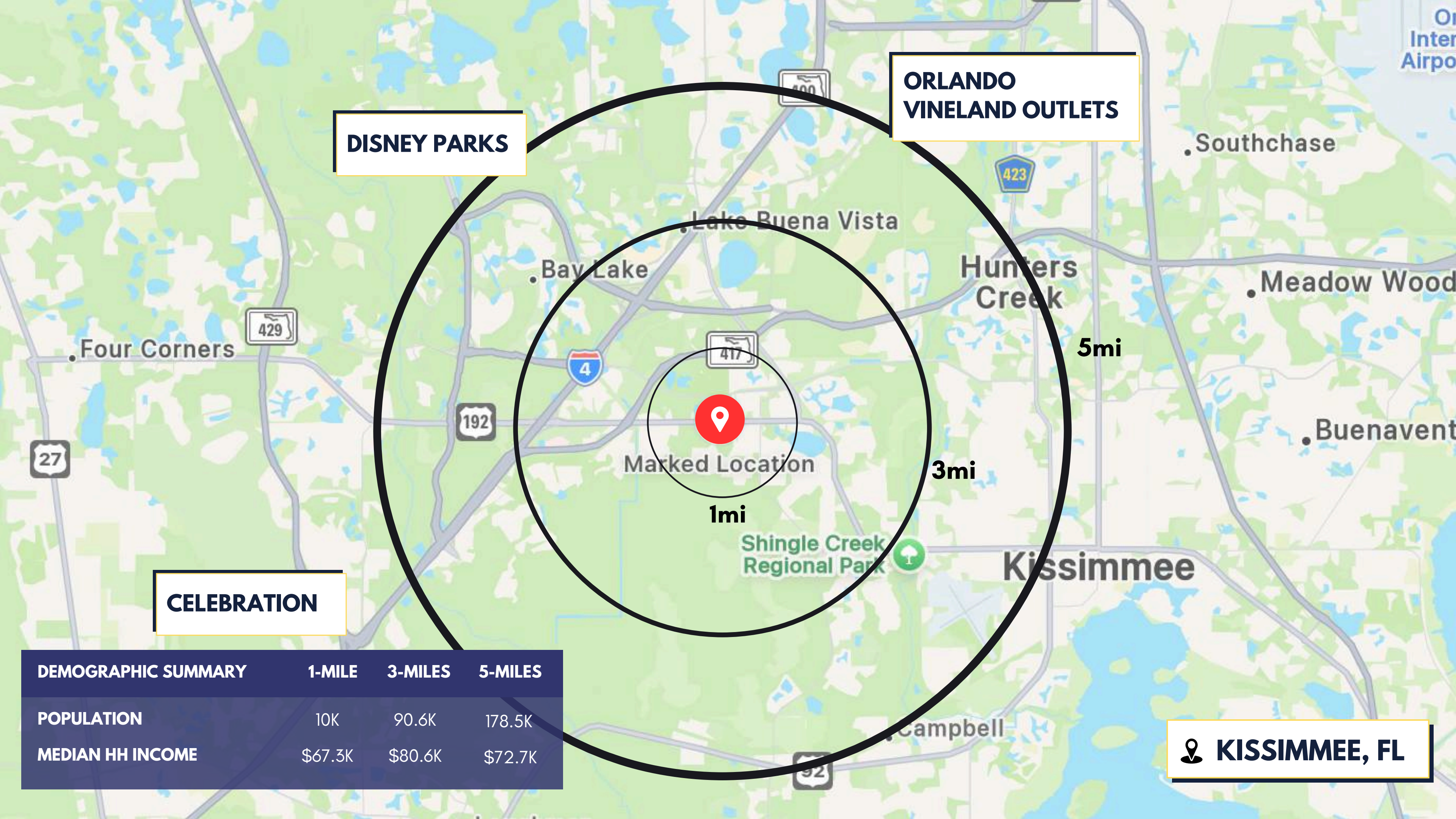




5,000 - 20,000 SF available

This aerial photograph shows an industrial complex. A large, long, single-story building with a grey corrugated metal roof is the central focus, outlined by a thick red rectangle. To the left of this building is a large parking lot filled with numerous cars. To the right, there is another building with a white roof and a blue section, and a large orange dome-shaped structure. The entire facility is surrounded by green grass, paved roads, and some landscaping. A multi-lane road with a median is visible on the right side of the image.





DISNEY PARKS

ORLANDO
VINELAND OUTLETS

CELEBRATION

| DEMOGRAPHIC SUMMARY | 1-MILE | 3-MILES | 5-MILES |
|---------------------|---------|---------|---------|
| POPULATION | 10K | 90.6K | 178.5K |
| MEDIAN HH INCOME | \$67.3K | \$80.6K | \$72.7K |

 KISSIMMEE, FL

W. IRLO BRONSON CORRIDOR

The W. Irlo Bronson corridor in Kissimmee is a dynamic commercial hub, strategically positioned at the gateway to Central Florida's world-renowned attractions. With direct access to U.S. Highway 192 and proximity to I-4, SR 417, and Florida's Turnpike, the area offers strong connectivity for retail, industrial, and service-oriented users alike.

Its location, just minutes from Walt Disney World, Universal Orlando Resort, and other major theme parks, fuels consistent commercial traffic and draws from one of the nation's largest tourism markets. This corridor also benefits from a rapidly growing residential base and a robust labor pool, supported by steady population growth throughout Osceola County.

With high visibility, strong traffic counts, and increasing investor and tenant demand, the W. Irlo Bronson market continues to be a prime destination for businesses seeking exposure, accessibility, and long-term growth in Central Florida.



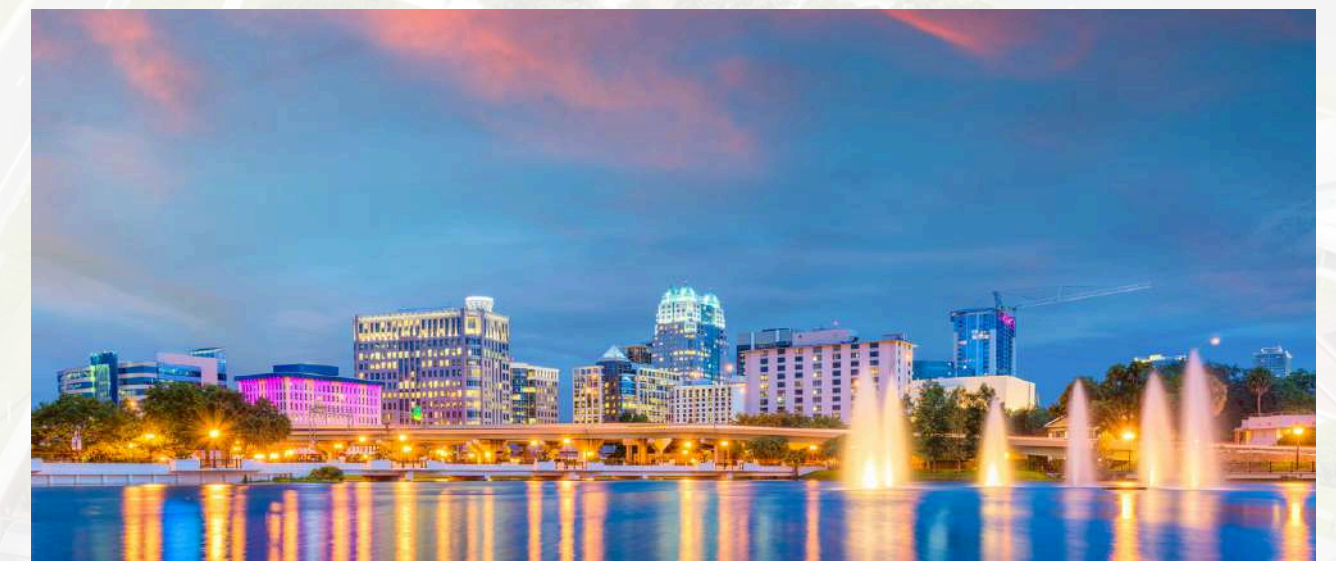
KISSIMMEE, FLORIDA

Kissimmee, located in Osceola County, is one of Central Florida's fastest-growing cities, positioned just south of Orlando and minutes from the region's world-renowned attractions. With a population of over 80,000 in the city and more than 400,000 in the county, Kissimmee continues to see rapid expansion fueled by in-migration, tourism, and sustained residential development. The area benefits from proximity to Walt Disney World, Universal Orlando Resort, and SeaWorld, making it a key gateway to one of the most visited destinations in the United States.

The local economy is supported by a diverse employment base, anchored by hospitality and tourism, healthcare, logistics, retail, and construction. Osceola County has emerged as one of the state's strongest growth corridors, with annual population growth outpacing national averages. This momentum has created a robust labor pool and increased demand for both residential and commercial space.

Transportation connectivity is a defining feature of Kissimmee's market strength. The city is served by U.S. Highway 192, Florida's Turnpike, SR-417, and I-4, offering direct access across the Orlando metropolitan area and the broader state. The nearby Orlando International Airport (MCO)—Florida's busiest airport—processed over 57 million passengers in 2024, while SunRail commuter service and Brightline's high-speed rail expansion continue to improve regional mobility.

Retail and industrial activity in Kissimmee benefit from high traffic counts along the Irlo Bronson corridor, strong consumer demand from both residents and tourists, and ongoing development pressure from Orlando's urban core. With its mix of population growth, tourism demand, and strategic location, Kissimmee remains one of Central Florida's most dynamic submarkets for investment, development, and long-term business growth.



5403 W IRLO BRONSON MEM. HWY WAREHOUSE LEASE

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