

RETAIL AND INDUSTRIAL S ORANGE BLOSSOM TRAIL

4373 S ORANGE BLOSSOM TRAIL | KISSIMMEE, FL

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THE SPACE

Location	4373 S ORANGE BLOSSOM TRAIL KISSIMMEE, FL 34746
County	Osceola
APN	06-26-29-2760-0012-0160
Cross Street	Evergreen Street
Square Feet	15000
Rent Per SF (Annual)	\$19.00
Lease Type	NNN

HIGHLIGHTS

- High traffic counts of 25,765 vehicles per day
- Brand New Construction
- 2,100 sf to 15,000 sf spaces available.
- 7 Drive in doors

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
4,036	41,057	113,195

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$56,787	\$82,157	\$79,211

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
1,714	13,132	36,882

PROPERTY FEATURES

NUMBER OF UNITS	7
BUILDING SF	15,000
LAND SF	45,302
LAND ACRES	1.04
YEAR BUILT	2026
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
GRADE LEVEL DOORS	7

CONSTRUCTION

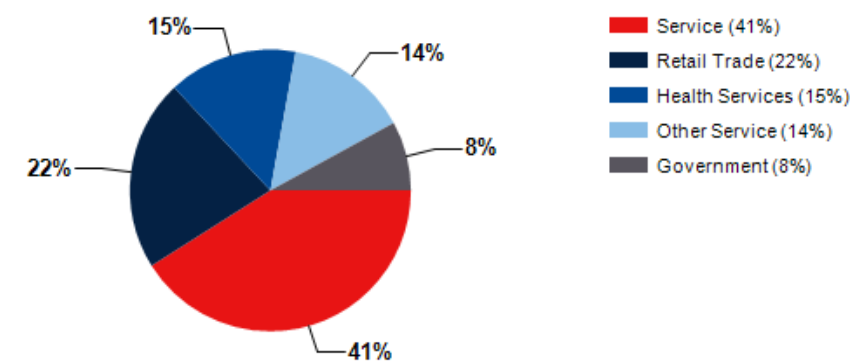
FOUNDATION	Concrete
FRAMING	Metal
EXTERIOR	Steel
PARKING SURFACE	Asphalt
ROOF	Pitched

TENANT INFORMATION

LEASE TYPE	NNN
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- The lot at the corner of Evergreen Street and South Orange Blossom Trail in Kissimmee, FL, is a level, rectangular parcel with 140 feet of frontage on Orange Blossom Trail and 325 feet bordering Evergreen Street. The property spans 1.03 acres and is zoned CR (Commercial Restricted), making it suitable for various commercial uses. It is strategically located between Kissimmee and the Reunion/Champions Gate area, offering excellent visibility and accessibility for neighborhood services.

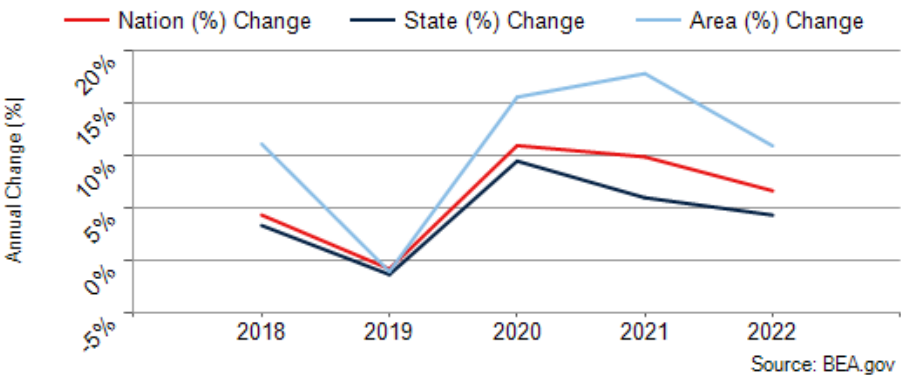
Major Industries by Employee Count



Largest Employers

School District of Osceola County, Florida	7,300
Adventist Health System	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



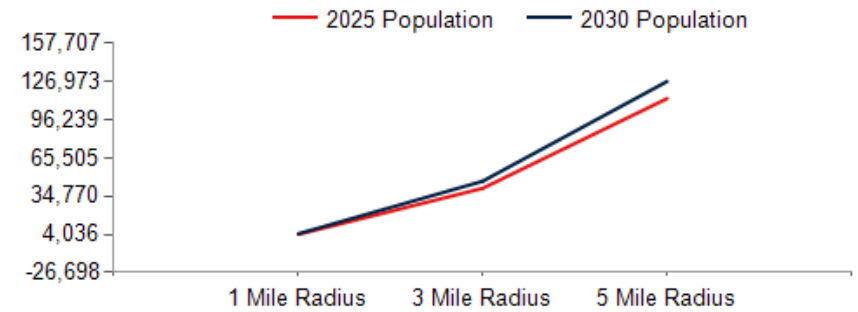




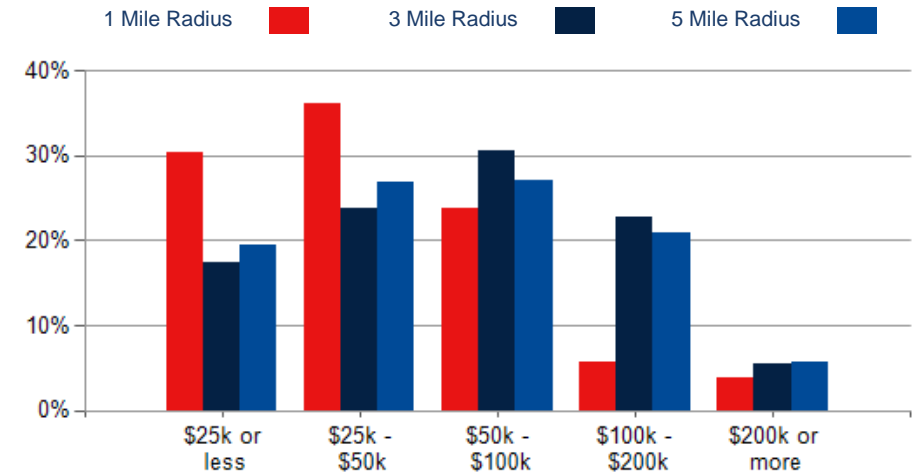
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,458	13,454	48,483
2010 Population	2,974	24,273	69,006
2025 Population	4,036	41,057	113,195
2030 Population	4,589	46,803	126,973
2025-2030: Population: Growth Rate	13.00%	13.25%	11.60%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	346	1,468	4,082
\$15,000-\$24,999	176	820	3,104
\$25,000-\$34,999	194	1,362	4,627
\$35,000-\$49,999	426	1,763	5,285
\$50,000-\$74,999	265	2,107	5,507
\$75,000-\$99,999	143	1,907	4,451
\$100,000-\$149,999	58	2,341	6,086
\$150,000-\$199,999	41	637	1,639
\$200,000 or greater	65	728	2,104
Median HH Income	\$38,588	\$61,430	\$54,571
Average HH Income	\$56,787	\$82,157	\$79,211

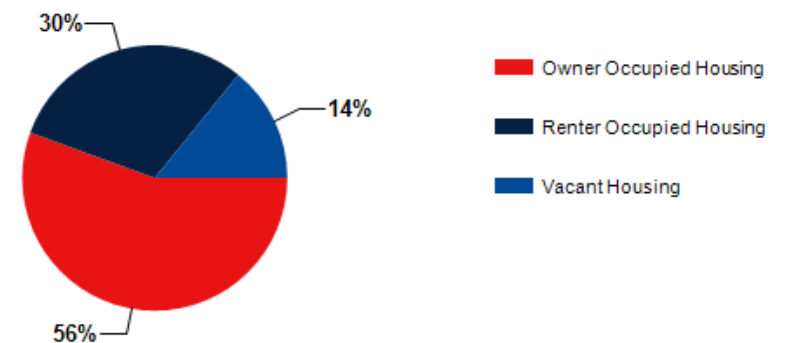
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	1,587	6,709	22,402
2010 Total Households	1,321	8,147	23,876
2025 Total Households	1,714	13,132	36,882
2030 Total Households	1,900	14,784	41,157
2025 Average Household Size	2.33	3.12	3.05
2025-2030: Households: Growth Rate	10.40%	12.00%	11.10%



2025 Household Income



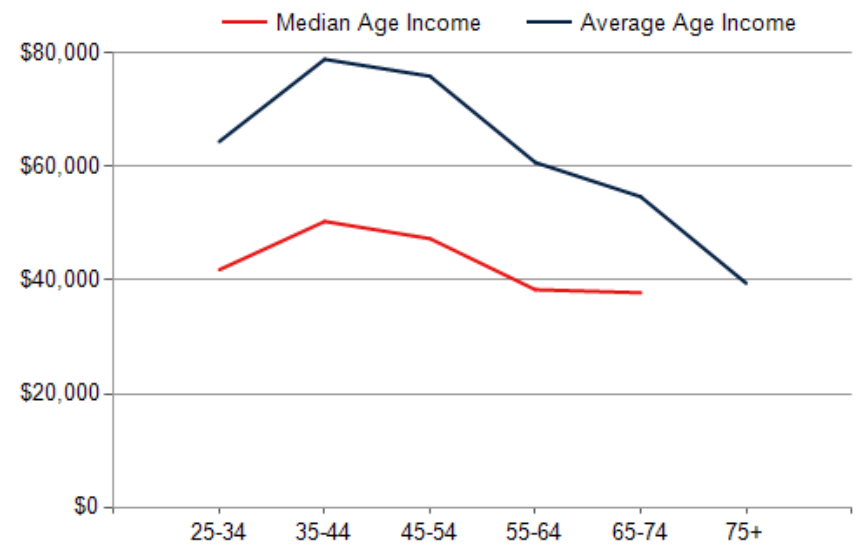
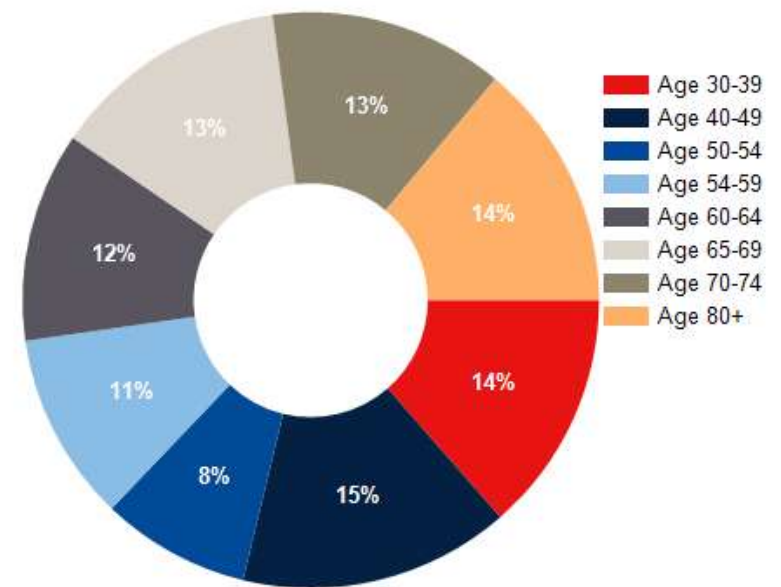
2025 Own vs. Rent - 1 Mile Radius



Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	175	2,568	8,146
2025 Population Age 35-39	168	2,649	7,995
2025 Population Age 40-44	190	2,778	8,109
2025 Population Age 45-49	194	2,700	7,590
2025 Population Age 50-54	211	2,793	7,460
2025 Population Age 55-59	268	2,675	6,926
2025 Population Age 60-64	298	2,473	6,308
2025 Population Age 65-69	337	2,202	5,149
2025 Population Age 70-74	333	1,825	4,145
2025 Population Age 75-79	352	1,520	3,207
2025 Population Age 80-84	234	903	1,867
2025 Population Age 85+	249	785	1,616
2025 Population Age 18+	3,420	32,284	88,029
2025 Median Age	56	40	37
2030 Median Age	55	41	38

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$41,832	\$62,923	\$53,889
Average Household Income 25-34	\$64,417	\$80,190	\$73,971
Median Household Income 35-44	\$50,341	\$89,224	\$75,572
Average Household Income 35-44	\$78,910	\$104,252	\$94,854
Median Household Income 45-54	\$47,310	\$83,906	\$68,323
Average Household Income 45-54	\$75,927	\$99,563	\$90,580
Median Household Income 55-64	\$38,313	\$67,369	\$58,115
Average Household Income 55-64	\$60,724	\$88,425	\$84,187
Median Household Income 65-74	\$37,788	\$44,748	\$43,384
Average Household Income 65-74	\$54,696	\$63,874	\$65,978
Average Household Income 75+	\$39,458	\$44,415	\$49,236





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AGENTs

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.

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.

Majeed Hazin of ISL Commercial Real Estate brings extensive expertise, dedication, and a deep knowledge of both residential and commercial real estate. Since beginning his career in 2011, Majeed has successfully closed over 100 transactions, establishing himself as a reliable partner for clients navigating property leasing and purchasing across Florida. Originally from Orlando, he graduated from Oak Ridge High School and Valencia College, and he's called Central Florida home for over 20 years. Beyond real estate, Majeed is a passionate rugby enthusiast, following the sport after playing for the Orlando Iron Horse Rugby Club. He is also an avid powerlifter and hiker, pursuing these interests with the same dedication he brings to his work.

Retail and Industrial S Orange Blossom Trail

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Exclusively Marketed by:

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