

# NOW LEASING: PRIME SIGNALIZED HARD CORNER

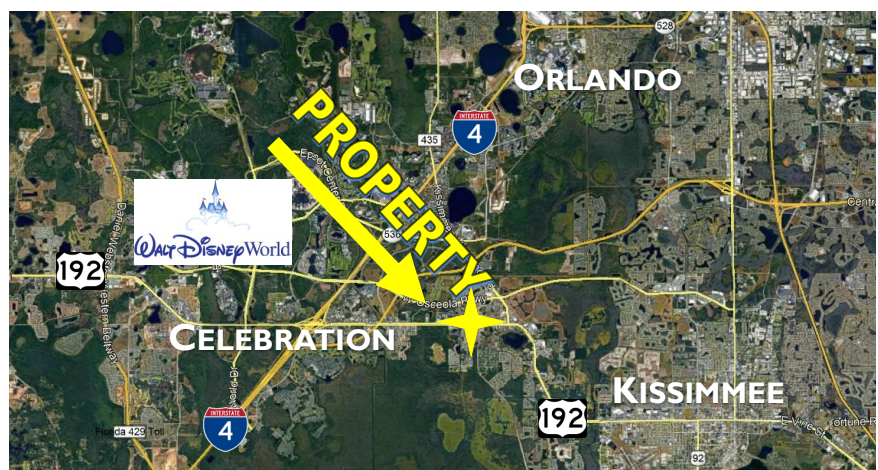
Ground Lease or Built-to-Suit Opportunity in Celebration, FL—  
Disney World Minutes Away

5305 West U.S. 192, Kissimmee, FL 34746



## PROPERTY INFORMATION

- ◆ Prime Signalized Corner on Hwy W U.S. 192—Next to Celebration, FL
- ◆ Pad-Ready for Ground lease or Build-To-Suit
- ◆ Lot Size: 1 Acre with Offsite Retention
- ◆ Heavy Traffic—60,000 CPD
- ◆ Dozens of National Tenants within 1 mi
- ◆ Excellent Ingress/Egress, Ample Parking and High Pylon Sign



CELEBRATION  
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# Property and Area Information



**This Prime Retail Location** is a 2 to 4-minute drive from Celebration. Surrounding the property are several new and long-established residential neighborhoods and apartments, while some 45,000 hotel and resort rooms are located within a few minutes' drive—Disney World is less than 5 mi away. Dozens of national retailers and restaurants along the West 192 Corridor, Osceola County's 'Entertainment District', cater to locals and visitors alike.

## DEMOGRAPHICS

Radius	1 mi	3 mi	5 mi
Population	7,977	36,016	117,375
Avg HH Income	\$53,160	\$64,463	\$73,521
Employees	4,719	32,086	87,307

## TRAFFIC COUNTS

U.S. 192 E of Property	59,658
U.S. 192 W. of Property	37,840
Polynesian Isle Blvd	10,273

