

NOW LEASING: PRIME SIGNALIZED HARD CORNER

Ground Lease or Built-to-Suit Opportunity in Celebration, FL—

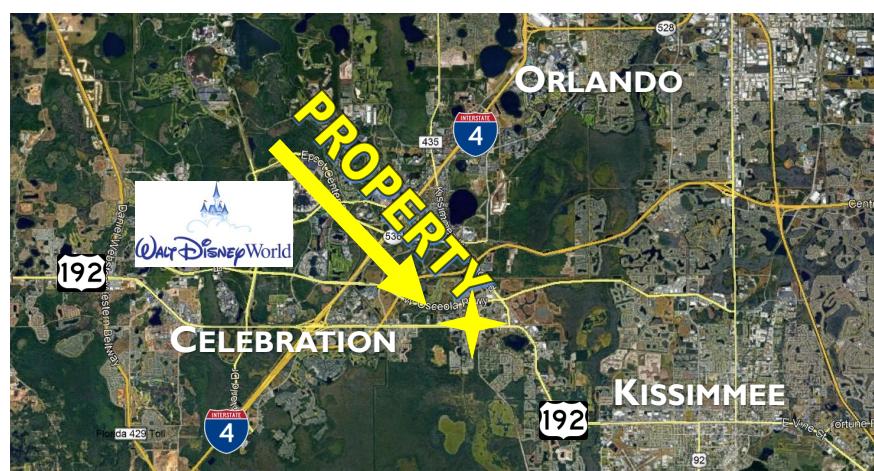
Disney World Minutes Away

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



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 |

