

RETAIL AND INDUSTRIAL

4641 S ORANGE BLOSSOM TRL, | KISSIMMEE, FL
FOR LEASE



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INVESTMENT • SALES • LEASING

THE SPACE

Location	4641 S ORANGE BLOSSOM TRL, KISSIMMEE, FL 34746
County	Osceola
Cross Street	Dolores Drive
Traffic Count	23,736

HIGHLIGHTS

- Rent is \$9,800 per month
- There are two structures on the property. 1 office trailer and one warehouse
- Property is fenced around the entire perimeter and the back is seperated by fence.

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
3,846	39,476	103,131

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$77,695	\$96,550	\$92,194

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
1,342	12,475	33,082

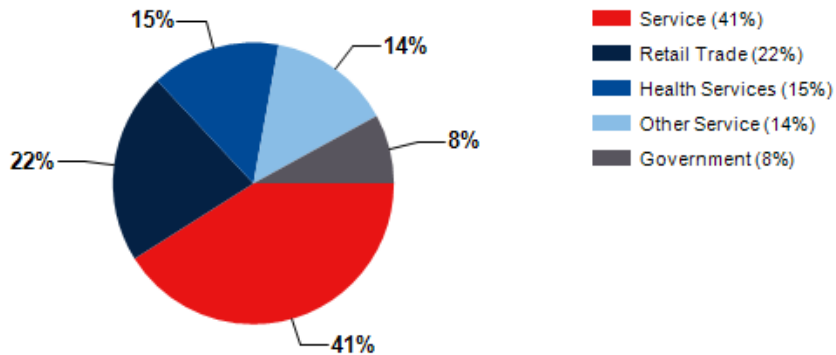
PROPERTY FEATURES

BUILDING SF	2,000
LAND SF	48,177
LAND ACRES	1.107
ZONING TYPE	Industrial and Retail
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	2

Property Highlights

- This property can be used for retail uses, clean outdoor storage, industrial etc. Please confirm uses with the county.
- Outdoor paint area
1 office trailer
1 metal warehouse
Warehouse is 40' long 30' wide
Ceiling is about 20' clear height
Security cameras
There is also a water well on the property
Property is 100% Fenced in
Front part of the lot is paved and the Rear of the property paved.

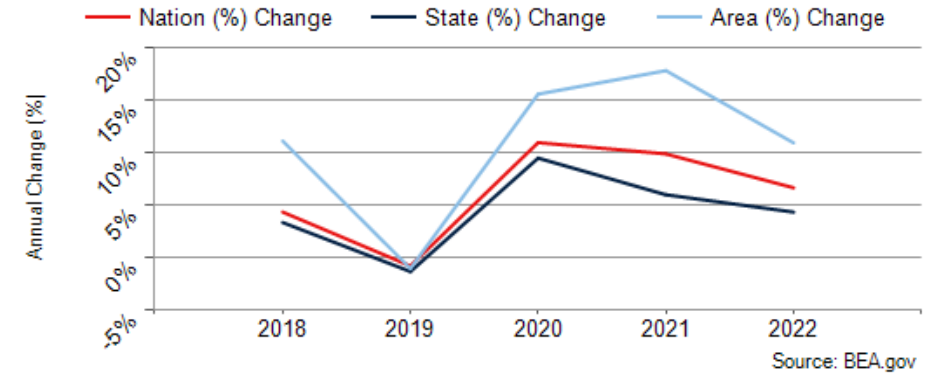
Major Industries by Employee Count

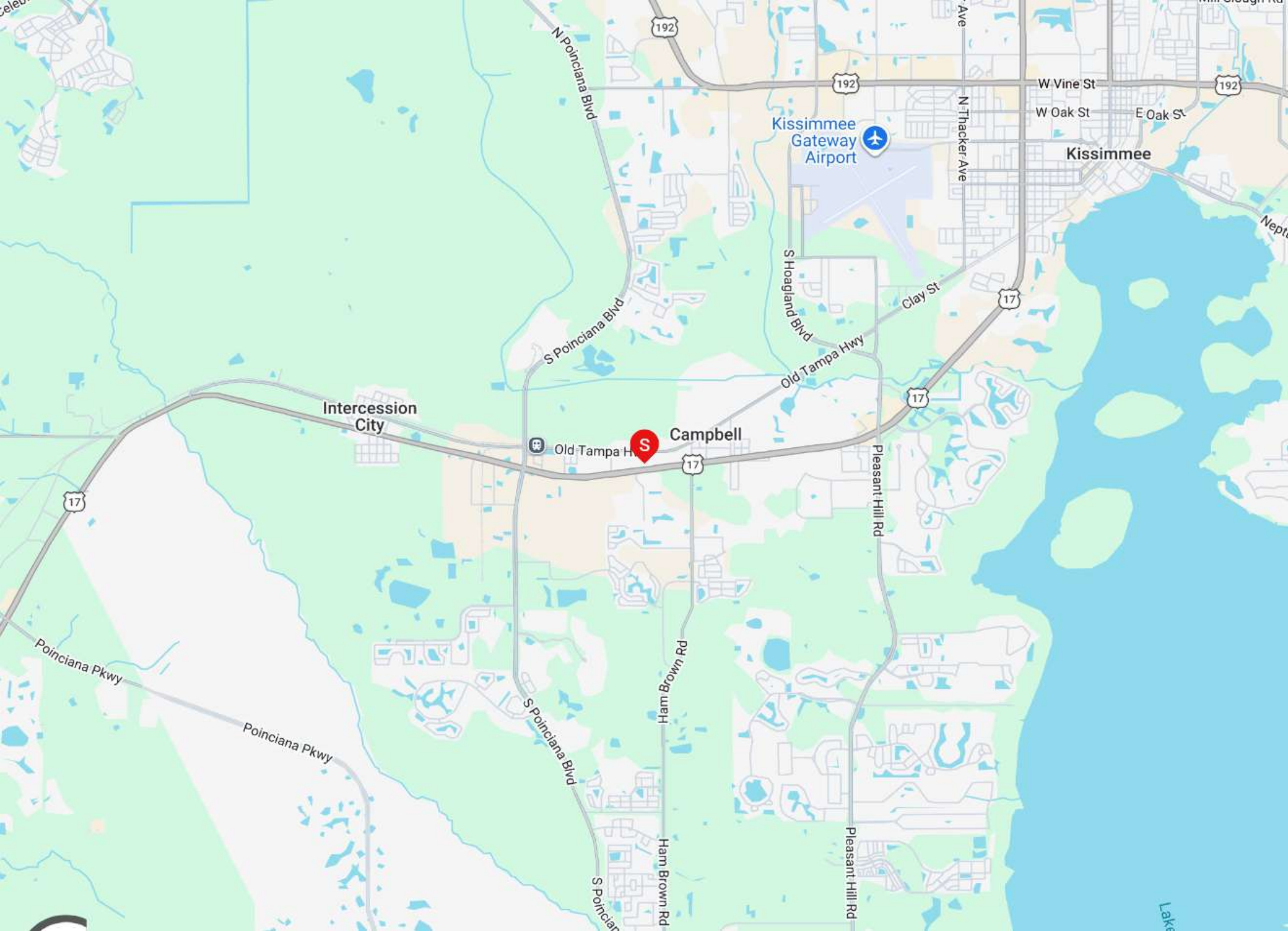


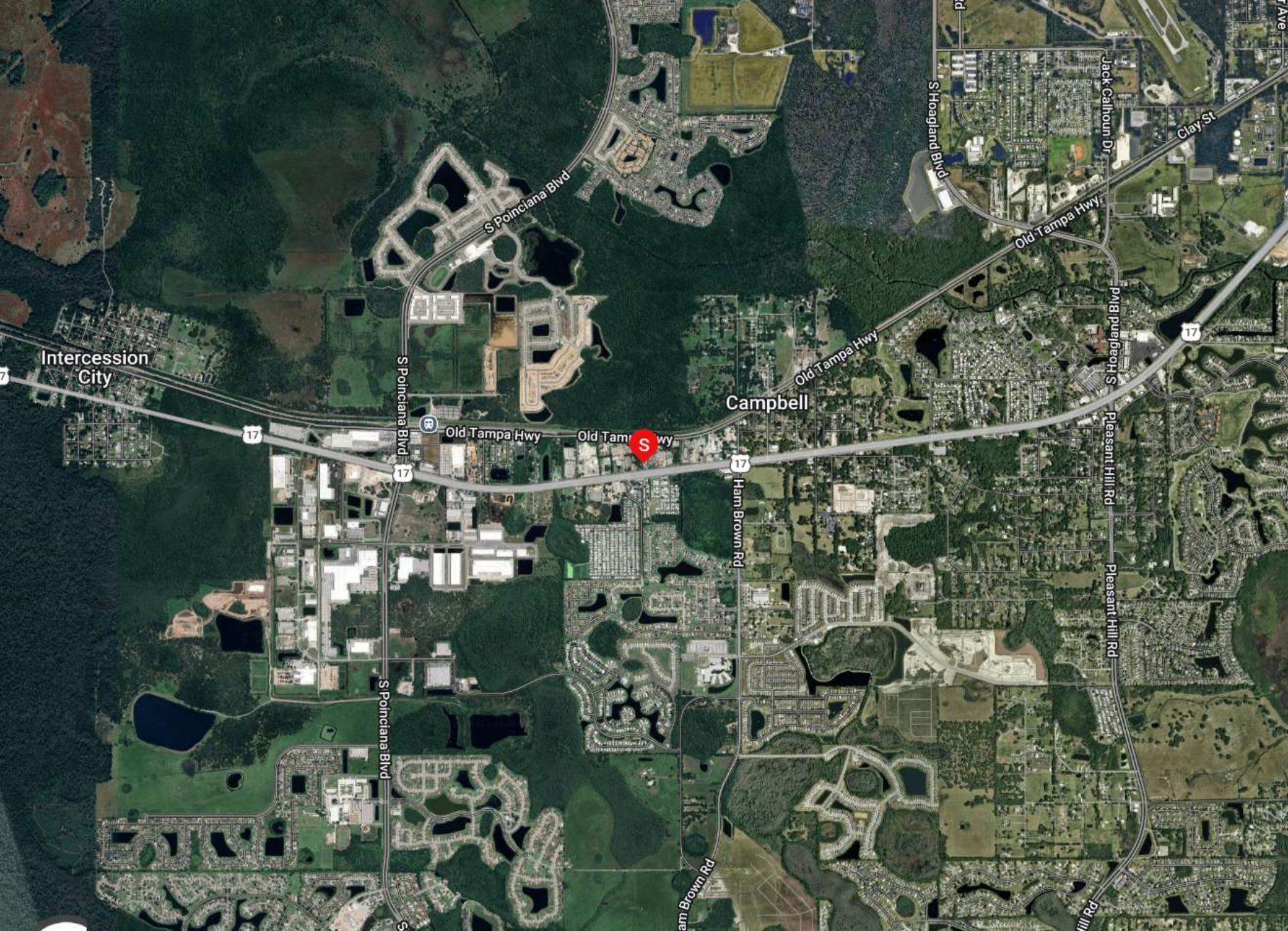
Largest Employers

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

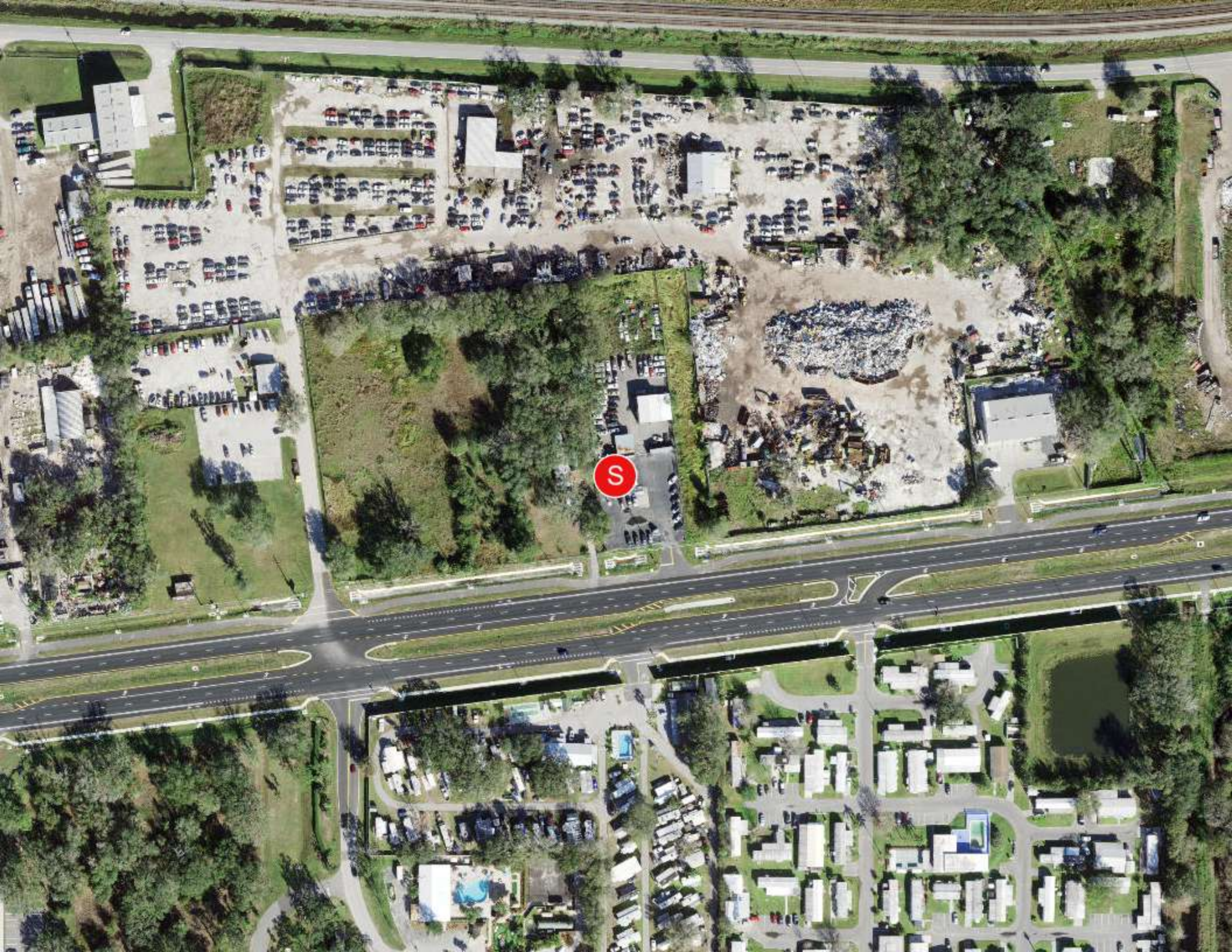
Osceola County GDP Trend











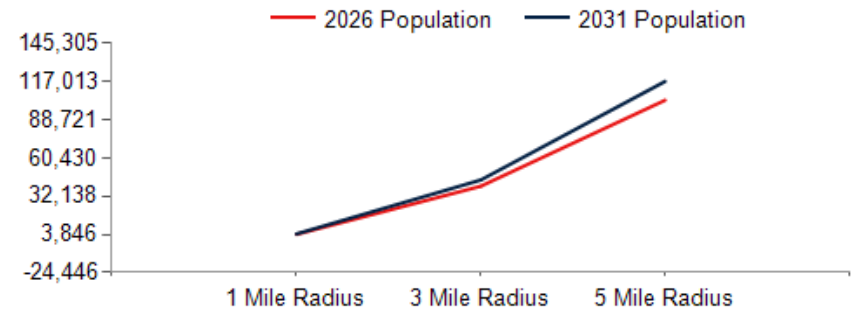
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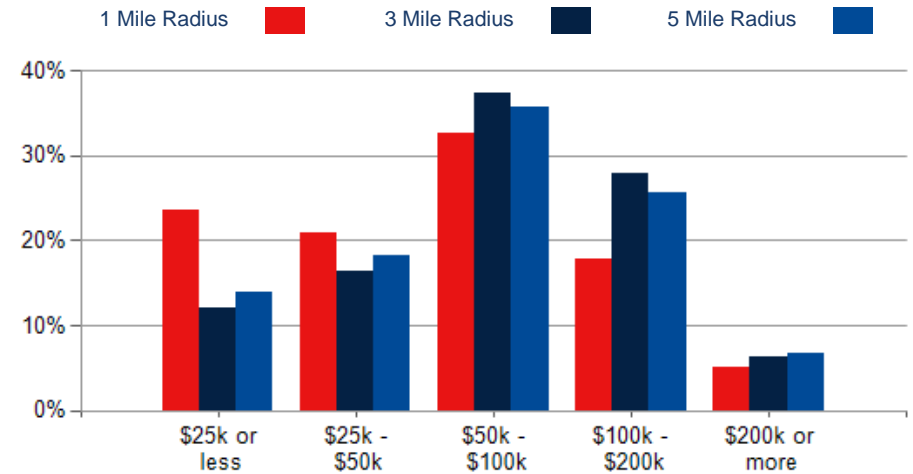


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,688	11,781	39,822
2010 Population	3,010	22,859	60,763
2026 Population	3,846	39,476	103,131
2031 Population	4,188	44,084	117,013
2026 African American	417	5,954	13,615
2026 American Indian	20	252	756
2026 Asian	137	1,609	4,184
2026 Hispanic	2,035	22,422	64,053
2026 Other Race	799	8,897	25,725
2026 White	1,528	12,771	30,970
2026 Multiracial	941	9,957	27,801
2026-2031: Population: Growth Rate	8.60%	11.15%	12.80%

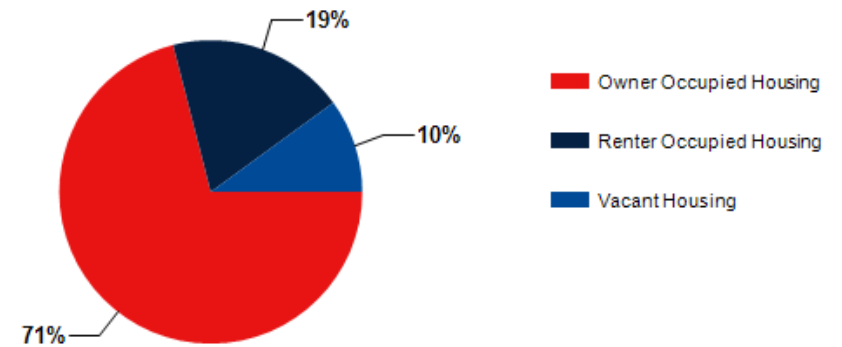
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	121	898	2,391
\$15,000-\$24,999	197	596	2,211
\$25,000-\$34,999	97	724	2,365
\$35,000-\$49,999	184	1,310	3,637
\$50,000-\$74,999	258	2,362	6,318
\$75,000-\$99,999	179	2,304	5,500
\$100,000-\$149,999	161	2,347	5,861
\$150,000-\$199,999	78	1,140	2,587
\$200,000 or greater	68	794	2,211
Median HH Income	\$59,331	\$77,750	\$72,949
Average HH Income	\$77,695	\$96,550	\$92,194



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

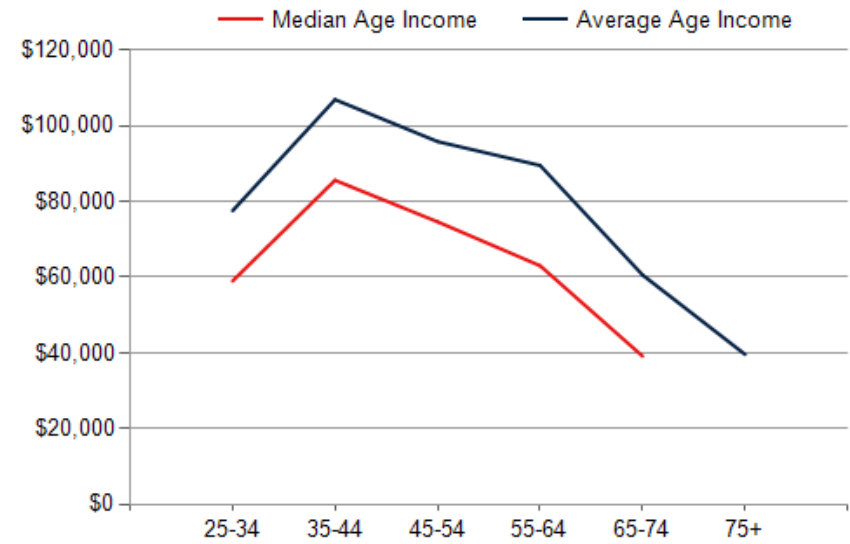
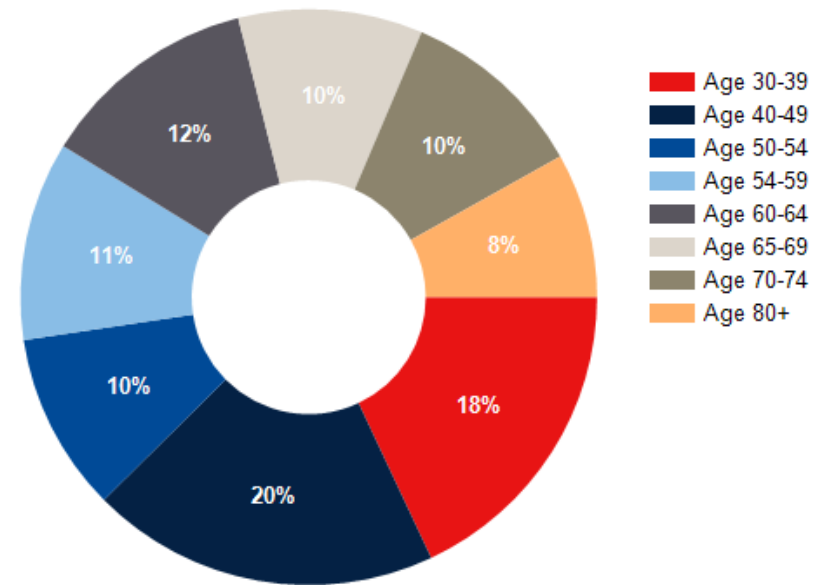


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	221	2,576	7,434
2026 Population Age 35-39	211	2,526	7,124
2026 Population Age 40-44	233	2,571	7,240
2026 Population Age 45-49	236	2,615	6,910
2026 Population Age 50-54	241	2,535	6,588
2026 Population Age 55-59	268	2,527	6,348
2026 Population Age 60-64	294	2,346	5,736
2026 Population Age 65-69	248	2,114	4,902
2026 Population Age 70-74	251	1,769	3,966
2026 Population Age 75-79	195	1,430	3,055
2026 Population Age 80-84	100	918	1,851
2026 Population Age 85+	84	708	1,375
2026 Population Age 18+	3,118	31,131	80,525
2026 Median Age	45	40	38
2031 Median Age	45	40	38

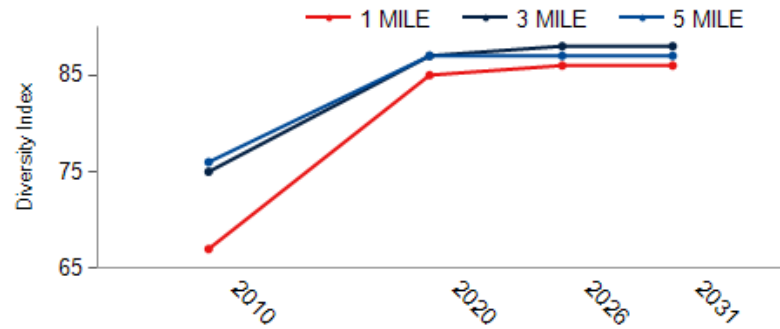
2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$58,985	\$79,141	\$73,474
Average Household Income 25-34	\$77,560	\$98,532	\$89,708
Median Household Income 35-44	\$85,603	\$99,024	\$87,113
Average Household Income 35-44	\$106,928	\$119,953	\$108,951
Median Household Income 45-54	\$74,636	\$95,828	\$84,912
Average Household Income 45-54	\$95,843	\$114,280	\$105,163
Median Household Income 55-64	\$63,025	\$85,811	\$79,469
Average Household Income 55-64	\$89,539	\$107,246	\$100,951
Median Household Income 65-74	\$39,120	\$57,180	\$56,374
Average Household Income 65-74	\$60,591	\$75,208	\$75,098
Average Household Income 75+	\$39,608	\$52,567	\$56,184

Population By Age



DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	87	88	87
Diversity Index (current year)	86	88	87
Diversity Index (2020)	85	87	87
Diversity Index (2010)	67	75	76

POPULATION DIVERSITY



POPULATION BY RACE

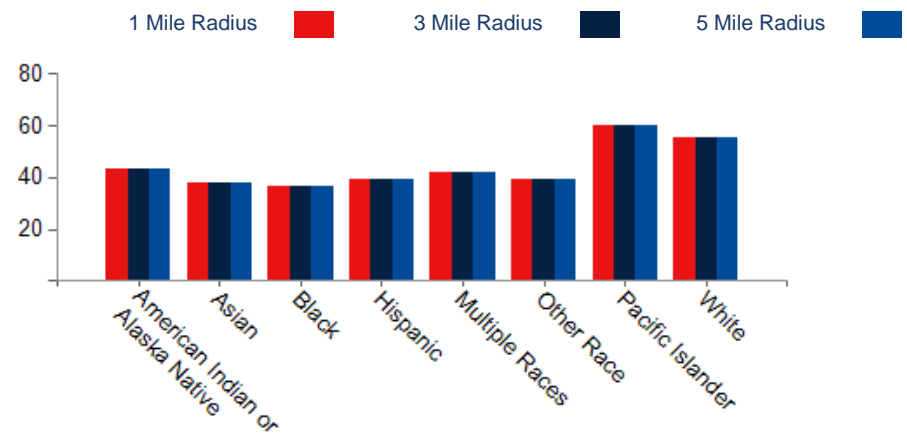


2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	7%	10%	8%
American Indian	0%	0%	0%
Asian	2%	3%	3%
Hispanic	35%	36%	38%
Multiracial	16%	16%	17%
Other Race	14%	14%	15%
White	26%	21%	19%

2026 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	43	34	34
Median Asian Age	38	44	42
Median Black Age	36	36	35
Median Hispanic Age	39	36	35
Median Multiple Races Age	42	38	37
Median Other Race Age	40	37	35
Median Pacific Islander Age	60	33	30
Median White Age	56	46	42

2026 MEDIAN AGE BY RACE





Oren Stephen
Principal

Agent

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Principal

Michael Voss serves as Director of the Texas branch at ISL Commercial, overseeing the firm's market growth and portfolio performance initiatives. He works directly with private equity investors and venture capital partners on acquisitions, repositioning strategies, and expansion projects across the DFW area.

Originally from Central Florida, Michael brings a disciplined, market-driven approach to asset growth and value creation. He graduated with an Economics degree from UCF and is pursuing his CCIM, Capital Raising, and Family Office Certifications.

Outside of commercial real estate, Michael spends time with his family, traveling, and exercising

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.

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.

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Exclusively Marketed by:

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