



**JAMISON**  
COMMERCIAL PARTNERS

# CELEBRATION HARD CORNER DOUBLE-DRIVE THROUGH

W IRLO BRONSON MEMORIAL HWY  
KISSIMMEE, FL. 34746

AVAILABLE

Jamison Commercial Partners is pleased to present this 3,500± SF double drive-through opportunity for lease located in the high traffic West 192/Celebration tourist corridor.

## PROPERTY OVERVIEW

- » Available for lease
- » Convenient access from US 192 and HWY 417
- » ~1.25 miles to the I-4 Entrance
- » ~2.5 miles to the Walt Disney Resort entrance
- » \$94.8K average household within a 3 miles radius
- » US 192 traffic counts: AADT ~60,000



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# 2023 DEMOGRAPHICS



GENERAL POPULATION

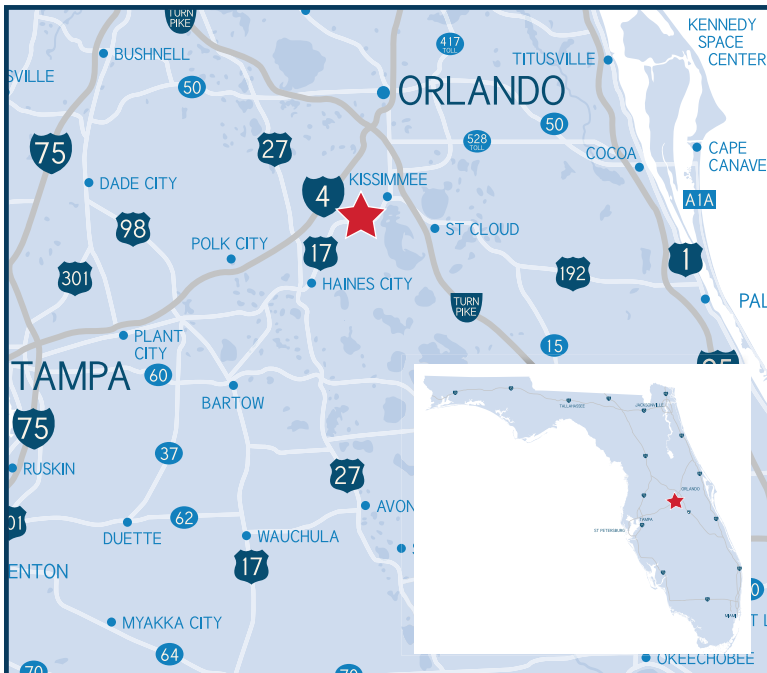


NUMBER OF HOUSEHOLDS

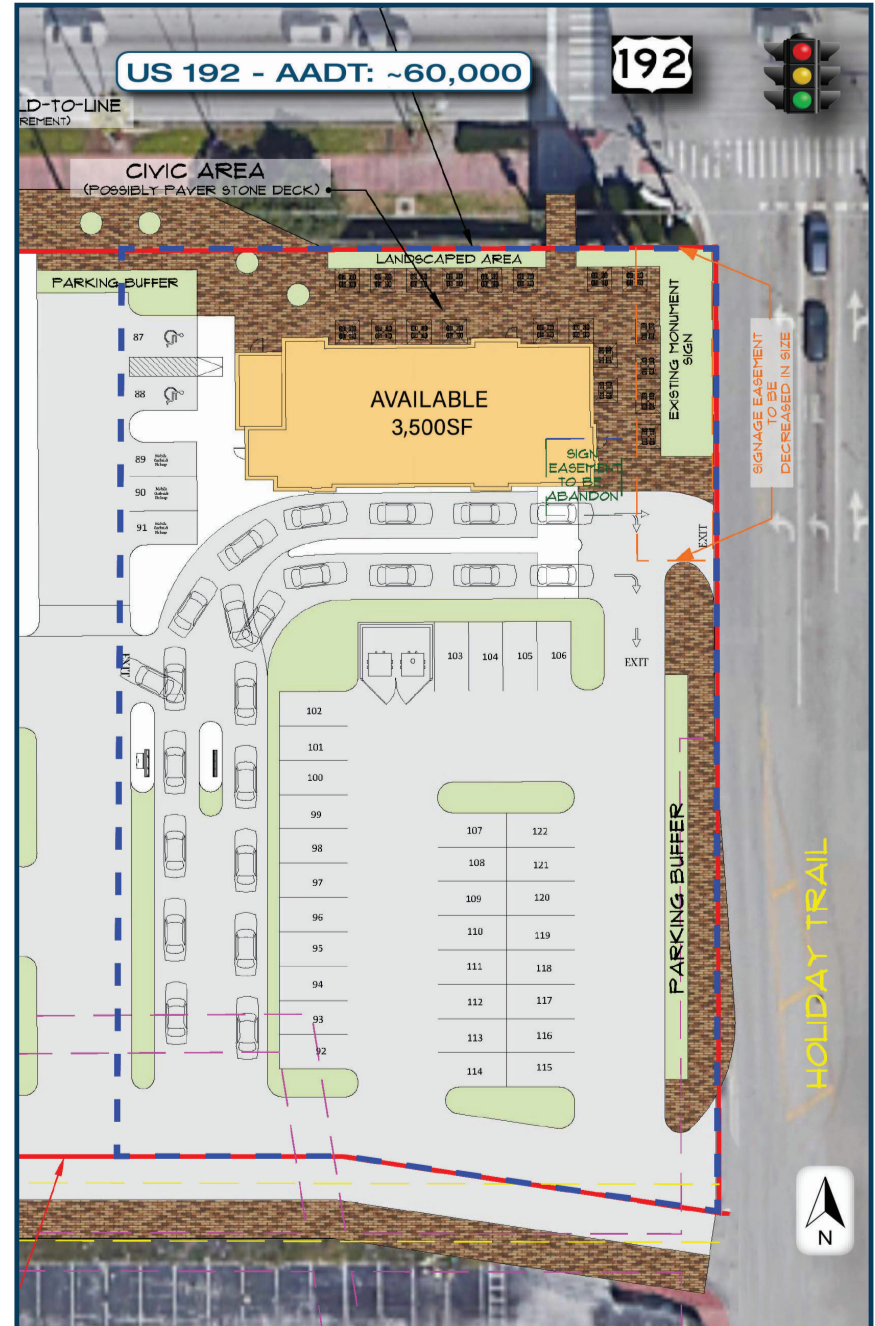


AVG. HOUSEHOLD INCOME

3 MILE	5 MILE	7 MILE
29,129	11,458	\$99,263
79,708	28,842	\$98,728
203,938	73,922	\$92,309



# SITE MAP





PIN MAP



JAMISON COMMERCIAL PARTNERS - 135 W. CENTRAL BLVD., STE. 450, ORLANDO, FL 32801

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