

2.04-Acre Commercial Site

Great Development Opportunity Near Kissimmee
SW Corner of Sinclair Rd and Ascend Drive



- Fully developed PAD ready site— leveled, mass-graded, utilities stubbed, off-site retention.
- Zoned CT, Commercial Tourist, Osceola County. Potential uses include convenience with gas, retail store, lounge/bar, food/ beverage, gym and fitness, traditional restaurant or QSR, hotel/motel, after school care, government buildings and facilities, and more.
- 13,200 AADT Sinclair Road
- Only 450 ft from the SR 429 interchange with 31,500 AADT by this exit to the property.
- Property is part of the commercial frontage of the newly developed Ascend Reunion Crossing, including 300 apartment units and 146 townhomes.

FOR SALE: \$2,000,000

Demographic Summary

	1 Mile	3 Mile	5 Mile
Population			
2024 Estimate	4,825	33,474	119,039
2029 Projection	6,361	43,703	152,008
2024-2029 Growth	6.4%	6.1%	5.5%
Households			
2024 Estimate	1,740	12,742	43,904
2029 Projection	2,291	16,592	56,052
2024-2029 Growth	6.3%	6.0%	5.5%
2024 Med. Home Value	\$285,567	\$314,559	\$281,529
2024 Avg. HH Income	\$97,411	\$92,431	\$89,982

Tommy Pinel, MAI

Managing Director
Condev Realty, LLC
321-221-5715 Direct
tommyp@condevfl.com

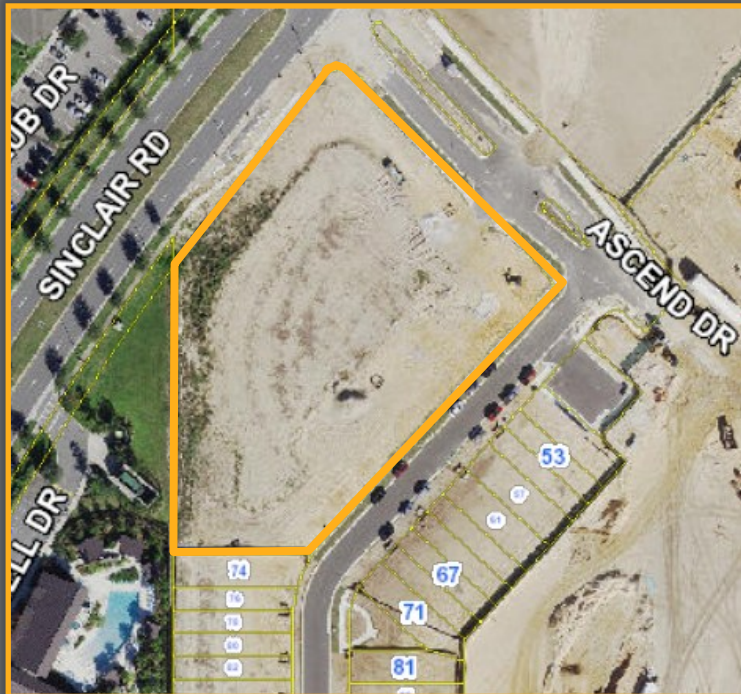


Carlos Mendonca

Associate
Condev Realty, LLC
407-337-6989 Direct
carlosm@condevfl.com

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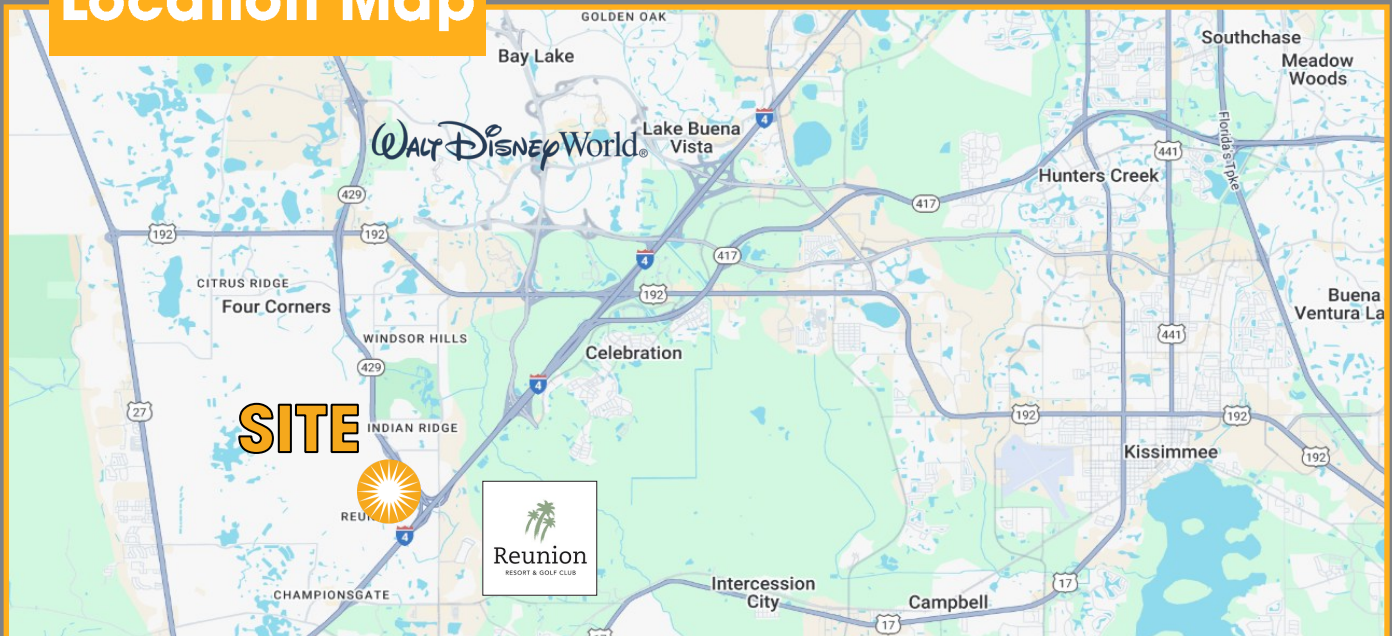
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Property Summary

Address	Ascend Dr, Kissimmee, FL, 34747
County	Osceola
Municipality	Unincorporated
Parcel ID	22-25-27-4754-0001-FD20
Location	SW Corner of Sinclair Rd & Ascend Dr
Site Size	2.04 Acres
Frontage	380 ft on Sinclair Road
Zoning	CT, Commercial Tourist
Flood Zone	NA
Topography	Leveled with off-site retention

Location Map



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