

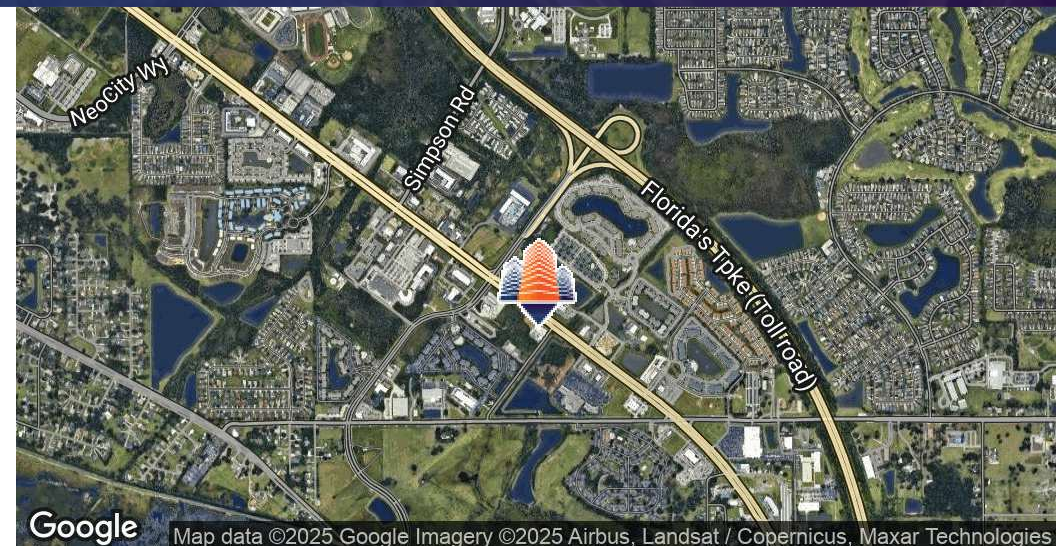
2300 E Irlo Bronson Memorial Hwy Site

2300 E Irlo Bronson Memorial Hwy, Kissimmee, FL 34744



EQUITY
INVESTMENT
SERVICES

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Left In and Right In/Right Out Ingress/Egress
- Traffic count on E Bronson Hwy: 48,000 cars per day
- Strong Retail Corridor
- Minutes from the Turnpike
- Ideal Uses: QSR, Bank, Auto Parts, Coffee, Medical, Traditional Retail
- Retention in place

[Click here for Survey](#)

OFFERING SUMMARY

Lease Rate:	Negotiable
Sale Price:	\$3,100,000
Available acreage:	0.79 - 2.93 acres
Lot Size:	2.93 acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,976	17,881	48,259
Total Population	10,990	54,316	143,816
Average HH Income	\$65,360	\$74,340	\$70,744

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PROPERTY PHOTO



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RETAILER MAP



Map data ©2025 Google Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies

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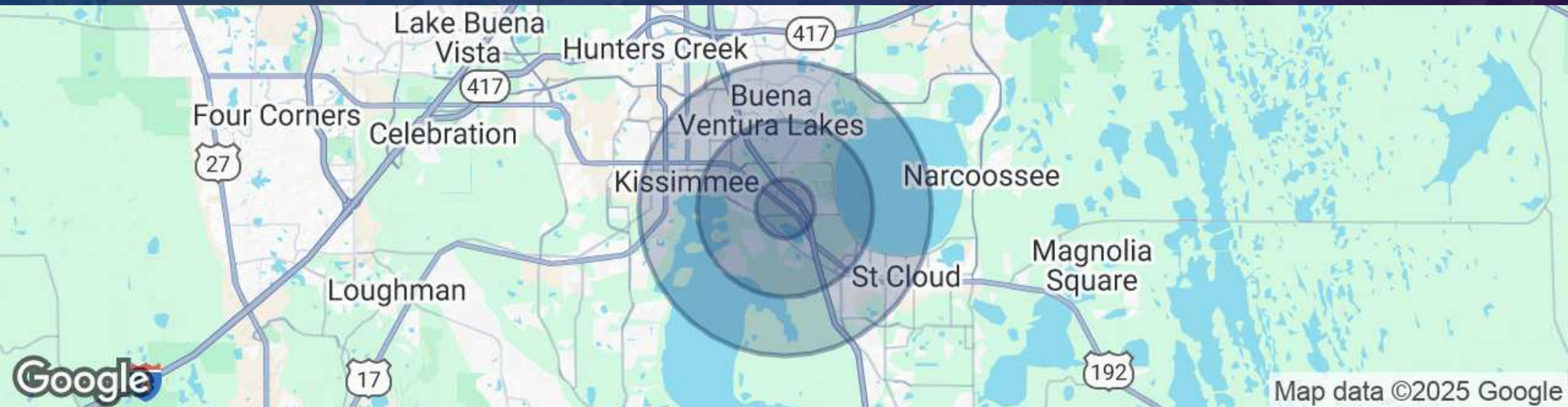
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,990	54,316	143,816
Average Age	26.4	30.7	34.7
Average Age (Male)	26.1	36.3	39.2
Average Age (Female)	31.4	32.3	35.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,976	17,881	48,259
# of Persons per HH	2.71	2.97	2.93
Average HH Income	\$65,360	\$74,340	\$70,744
Average House Value	\$283,670	\$288,071	\$270,770

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