For lease

2744 N Orange Blossom Trl
Kissimmee, FL 34744

Demographics

10-Minute Drive Time (2025)

100,132	$77,212	34,324	37.5	102,699
POPULATION	AVG HH INCOME	HOUSEHOLDS	MEDIAN AGE	DAYTIME POPULATION

Property Highlights:

- 4,514 to 9,514 s.f. available with great visibility and traffic counts of 40,000 AADT

- Enhanced parking plan proposed to add another 22 parking spaces for a 3.00/1,000 s.f. ratio

- Adjacent to the highly-regarded Mayfair Pet Hospital

- Five minutes to both The LOOP and The Crosslands shopping centers

- Minutes from several regional medical centers, hospitals and Florida's Turnpike

- Situated on N Orange Blossom Trail (aka US-441), a residential and commercial corridor with roughly 2M and 1M SF of retail and medical space, respectively

- Strong demographics with 112,106 full-time residents in a three-mile radius

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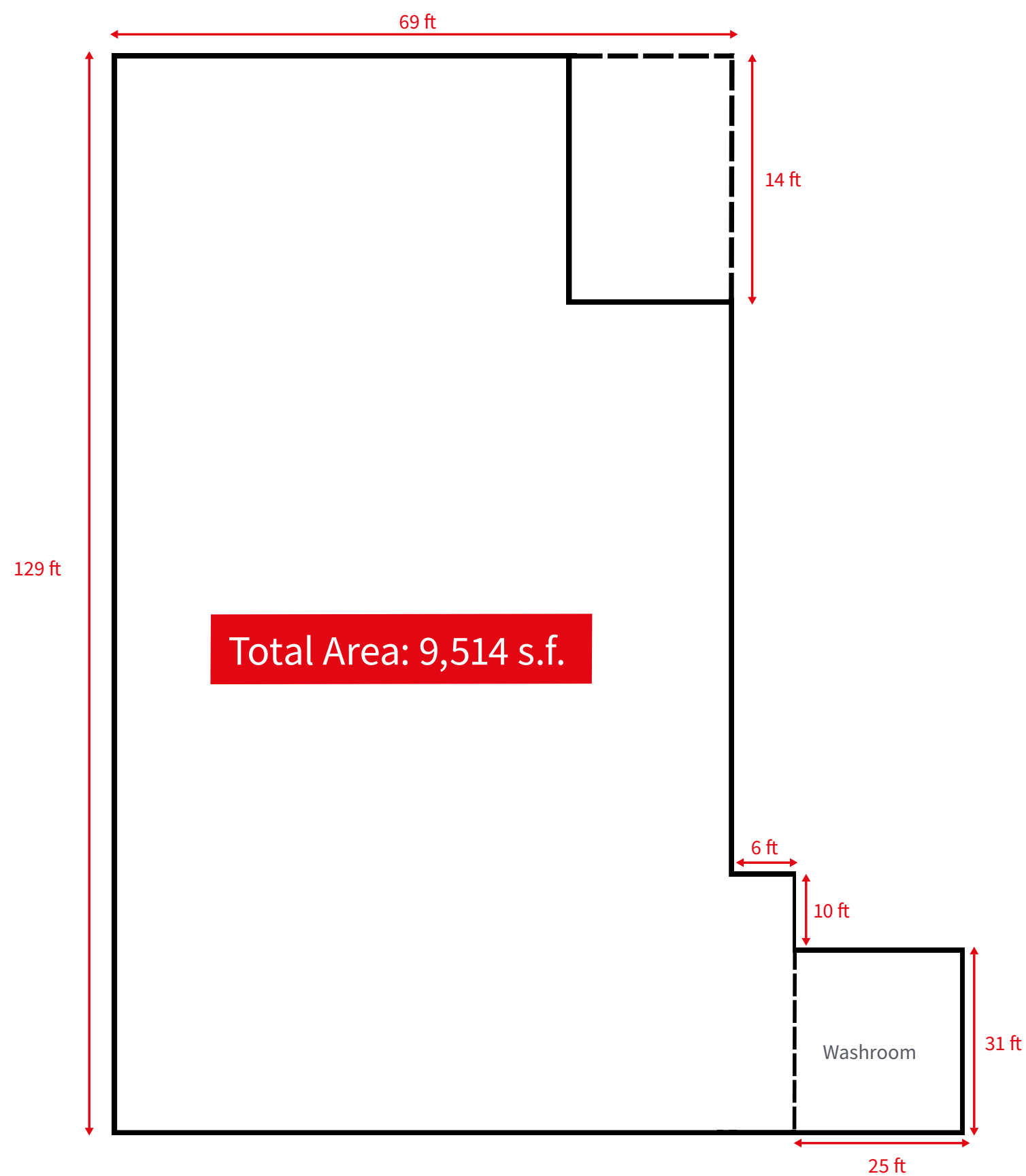
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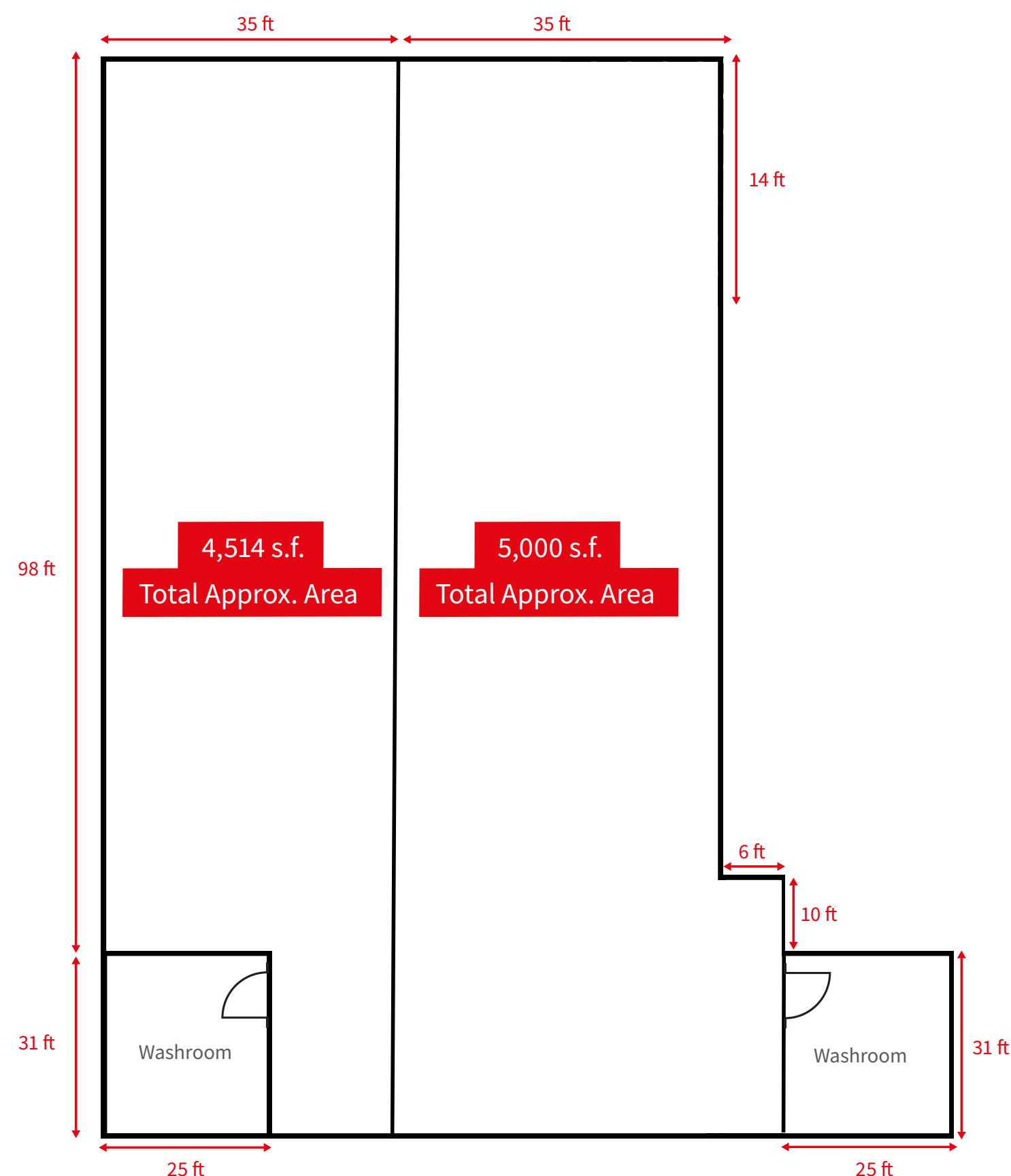Managing Director
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Market Aerial

The LOOP West: JCPenney, BAM! Books-a-Million, Nike Clearance Store, Burlington, TJ-maxx, DSW, Adrenaline Trampoline Park, popshelf, ULTA

The LOOP: OLD NAVY, ROSS Dress for Less, Regal Cinemas, PETCO, Michaels, KOHL'S, BED BATH & BEYOND

The Crosslands I & II: Academy Sports+Outdoors, HOBBY LOBBY, ROSS Dress for Less, PetSmart, HAVERTYS, THE FRESH MARKET, Marshalls, HomeGoods, Hampton Inn, FirstWatch

740 Acres from Tupperware Campus Sold for Development June 2020

Tupperware Global Headquarters

Osceola County School for the ARTS

7-ELEVEN

Florida's Turnpike

Walmart Save money. Live better.

HARBOR FREIGHT TOOLS America's Best Tool Store

ORLANDO HEALTH

Jeep

San Mateo Crossing Apartments

BEST BUY

Publix

Dyer Blvd

Thacker Ave Extension

Vernazza Apartments 252 Units

Monterosso Apartments 216 Units

Providence Apartments 128 Units

LOWE'S

BJ's

Lugano 238 Units

Rapallo Apartments 350 Units

ASHLEY

OUTBACK

Cheddars

Pollo Tropical

Culvers

Addition

W Osceola Pkwy

Osceola Point Apartments

19 South Apartments

87,000 AADT

Epoch Residential 788 Units

Ballpark Redevelopment 25 Acres 750 Units 100,000 SF Storage 30,000 SF Retail

ESPORTA

50,500 AADT

441

The Crosslands III: ROOMS TO GO, CRUNCH, Burlington

Retail & Restaurant Development (UC)

S Orange Blossom Trl

7-ELEVEN

STORAGE UNITS

TESLA

51,000 AADT

Bravo

Osceola Science Stem Charter School

Victory Charter School

Legacy Residential Group 300 Units (Proposed)

36,000 AADT

Michigan Ave

Kissimmee Utility Authority

Toho Water Authority

S John Young Pkwy

Public Storage

40,000 AADT

CUBESMART self storage

Renaissance Charter School

W Carroll St

Advance Auto Parts

FAMILY DOLLAR

441

Current Layout for One Tenant

69 ft

14 ft

129 ft

Total Area: 9,514 s.f.

6 ft

10 ft

Washroom

31 ft

25 ft

Current Layout for Two Tenants

35 ft

35 ft

14 ft

98 ft

4,514 s.f.
Total Approx. Area

5,000 s.f.
Total Approx. Area

6 ft

10 ft
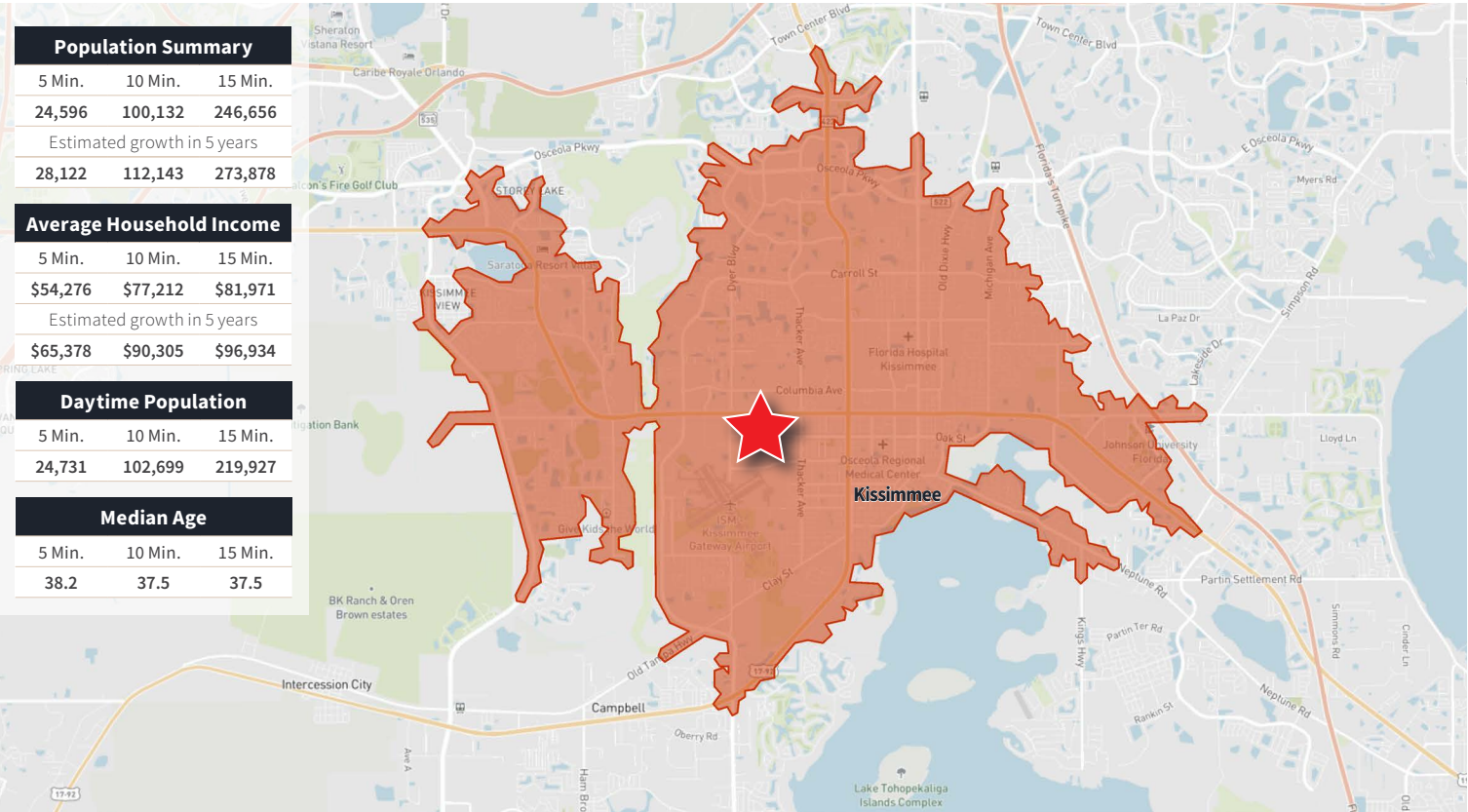
31 ft

Washroom

Washroom

31 ft

25 ft

25 ft

Proposed Parking Renderings

The proposed parking plan will add an additional 22 spaces for a 3.00/1,000 s.f. ratio.

Demographics: Drive Times

Population Summary		
5 Min.	10 Min.	15 Min.
24,596	100,132	246,656
Estimated growth in 5 years		
28,122	112,143	273,878

Average Household Income		
5 Min.	10 Min.	15 Min.
$54,276	$77,212	$81,971
Estimated growth in 5 years		
$65,378	$90,305	$96,934

Daytime Population		
5 Min.	10 Min.	15 Min.
24,731	102,699	219,927

Median Age		
5 Min.	10 Min.	15 Min.
38.2	37.5	37.5

Kissimmee

METRO FUSION: Diverse, hard-workers, brand savvy shoppers

Median Age:	29.3
Median HH Income:	$35,700
LifeMode Group:	Midtown Singles

Socioeconomic Traits: They work hard to advance in their professions, including working weekends. They take pride in their appearance, consider their fashion trendy, and stick with the same few designer brands.

DIVERSE CONVERGENCE: Rich blend of cultures, consumers are attentive to personal style

Median Age:	32.8
Median HH Income:	$46,500
LifeMode Group:	Next Wave

Socioeconomic Traits: Hardworking consumers, striving to get ahead; style matters to them. Preserving the environment and being in tune with nature are very important. Media used most often is the Internet to be in tune with their community and region.

DOWN THE ROAD: Young, family-oriented consumers who value their traditions

Median Age:	35.0
Median HH Income:	$38,700
LifeMode Group:	Rustic Outpost

Socioeconomic Traits: Family-oriented, outgoing consumers; they place importance on preserving time-honored customs. Technology is used as a way to connect with their friends and family as well as enjoy entertainment offered that can be shared with friends.

URBAN EDGE FAMILIES: Family-centric, younger families in multi-generational homes

Median Age:	32.5
Median HH Income:	$50,900
LifeMode Group:	Sprouting Explorers

Socioeconomic Traits: Most Urban Edge Families residents derive income from wages or salaries. They tend to spend money carefully and focus more on necessities. They are captivated by new technology, particularly feature-rich smartphones.

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