



SIMPSON ROAD PARCEL | 1 ACRE

3251 Simpson Road | Kissimmee, FL 34744

FOR SALE



PROPERTY OVERVIEW

- » Land for sale: 1 acre
- » Located on Simpson Road in the Lake Nona submarket
- » Site has 125 feet of frontage on Simpson Road with a daily traffic volume of 22,000 vehicles
- » Lake Nona is experiencing exponential growth, with more than 2,200 new and planned residential units in close proximity to the site
- » Less than three miles from Lake Nona Medical City, a 650-acre health and life sciences park home to key institutions such as University of Central Florida College of Medicine, Nemours Children’s Hospital, and the VA Medical Center
- » Quick access to SR-417 (64,000 AADT)

DEMOGRAPHICS

	3 Miles	5 Miles	7 Miles
Population	52,894	151,142	272,926
Households	16,878	49,489	92,173
Daytime Pop.	26,911	72,330	163,474
Ave. HH Income	\$109,548	\$108,682	\$102,901



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