

Commercial Parcel and Retail Space Available in Strong Growth Market

Simpson Rd & Hilliard Isle Rd
Kissimmee, FL 33809
cbre.com/orlando

Surrounded by established, densely populated neighborhoods with strong household income



Property Highlights

+ Land Available for Lease or Sale:

- Lot 1: National Auto Service
- Lot 5 : ±0.66 Acres
- Lot 6: ±0.92 Acres

+ Retail Space Available Lease:

- Inline Space: ±1,150 SF

- + Simpson Road Widening and Safety Improvements scheduled for completion in 2027
- + Situated within a dense residential area with stable demographic demand
- + Projected population growth of 2.66% over the next five years
- + Adjacent to the planned Hilliard Isle master planned community, anticipated to begin construction in 2026 and deliver approximately 3,000 new homes
- + Multiple access points via Simpson Road, Hilliard Isle Road, and cross access from Royal Palm Drive (4,500 AADT)
- + Located at the signalized corner of Simpson Road (30,539 AADT) and Hilliard Isle Road, approximately 0.3 miles north of Buenaventura Boulevard (26,548 AADT) and 1.5 miles south of East Osceola Parkway (26,400 AADT)
- + Located next to a Publix anchored shopping center, offering strong co tenancy value
- + Approximately 2.5 miles from Osceola Heritage Park, the county's major event venue drawing more than 700,000 annual visitors
- + Zoning: B 2 Neighborhood Commercial (City of Kissimmee)

15 Minute Drive Time



\$101,343

Average Household Income



172,780

Population



2.66%

Population Growth %



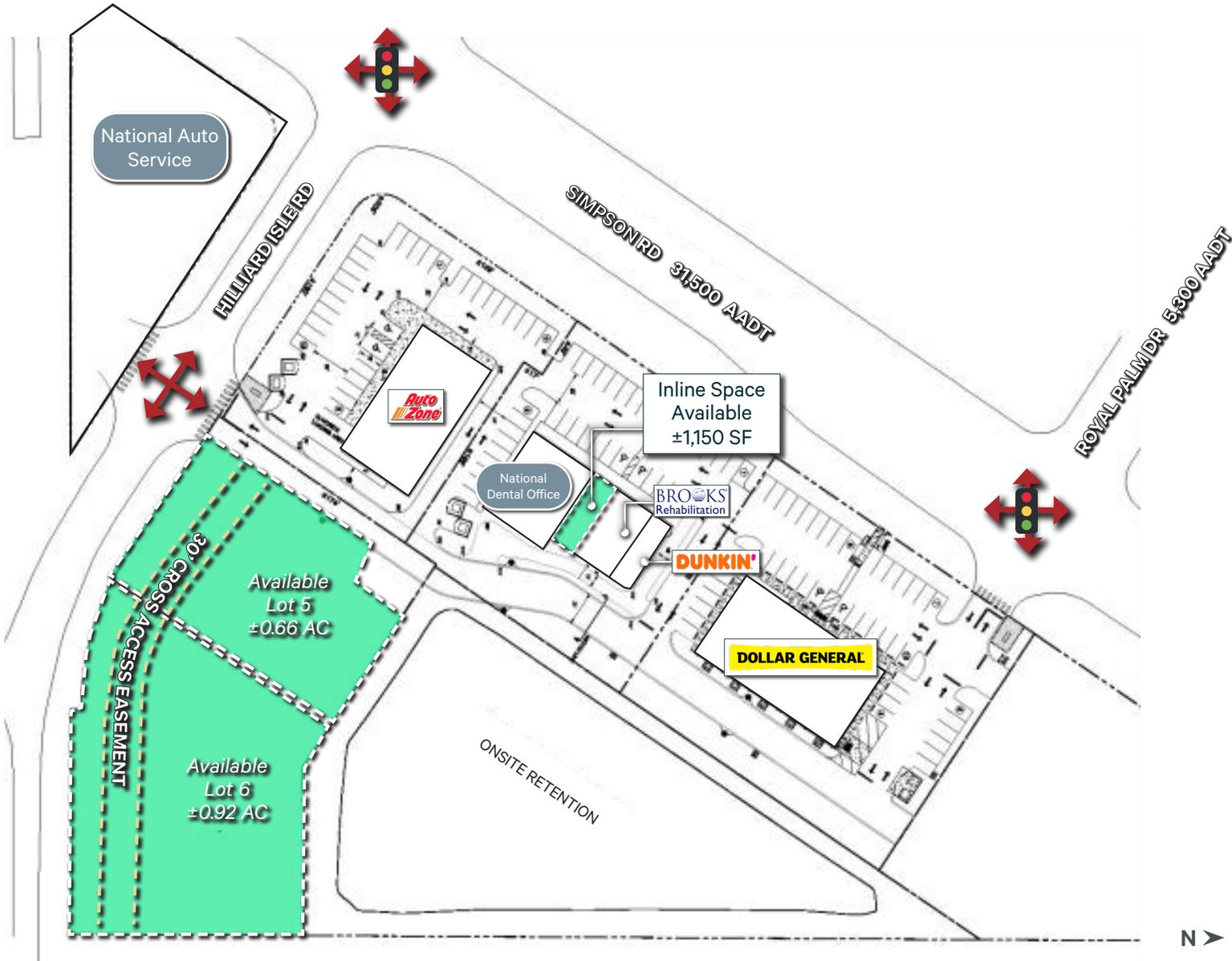
37.8

Median Age

Up to ±1.58 Acres of Commercial Space | ±1,150 SF of Inline Space Available
Simpson Rd & Hilliard Isle Rd | Kissimmee, FL 33809

For Lease or Sale

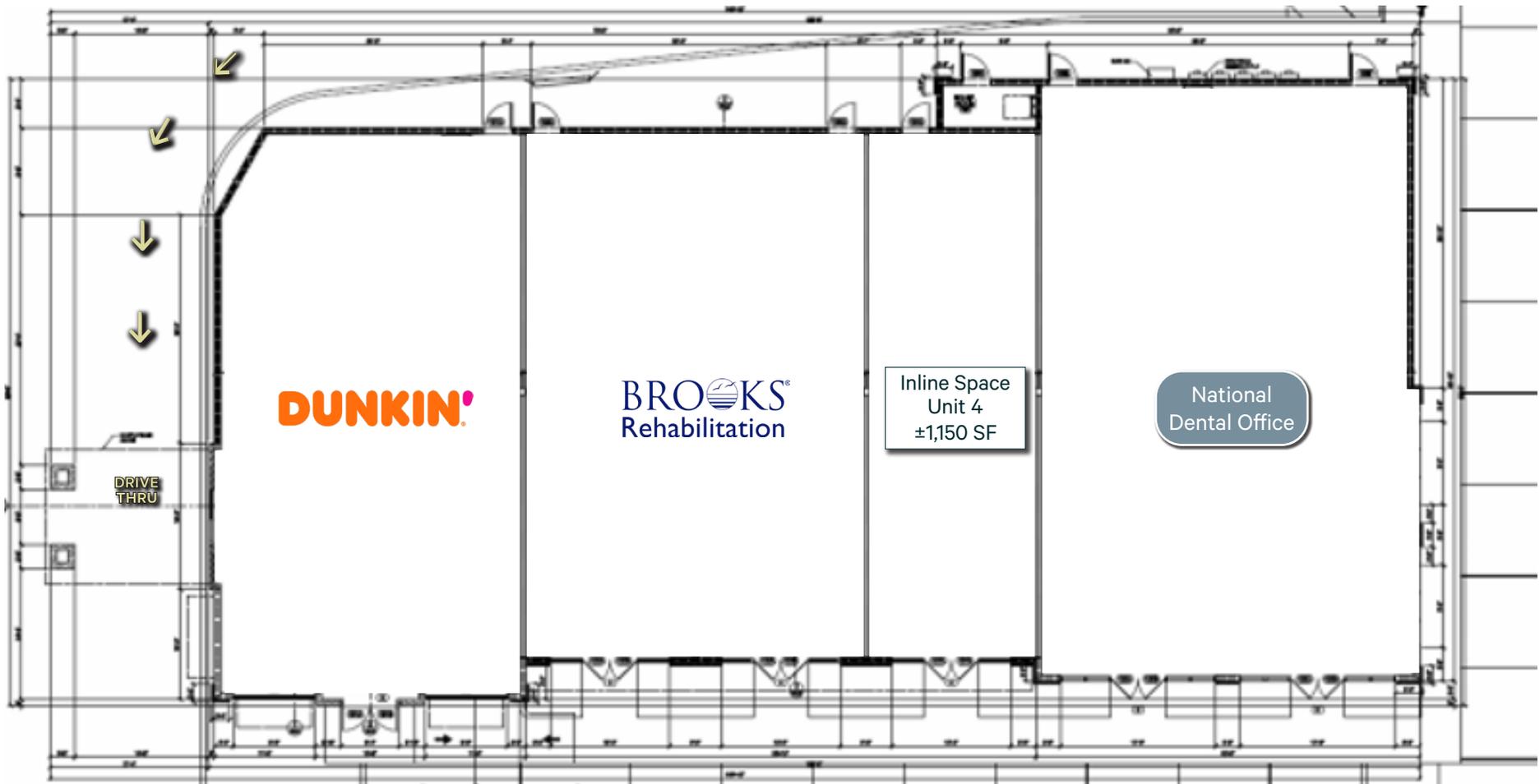
Site Plan | Land Available Up to ±1.58 AC



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For Lease

Site Plan | Retail Space Available



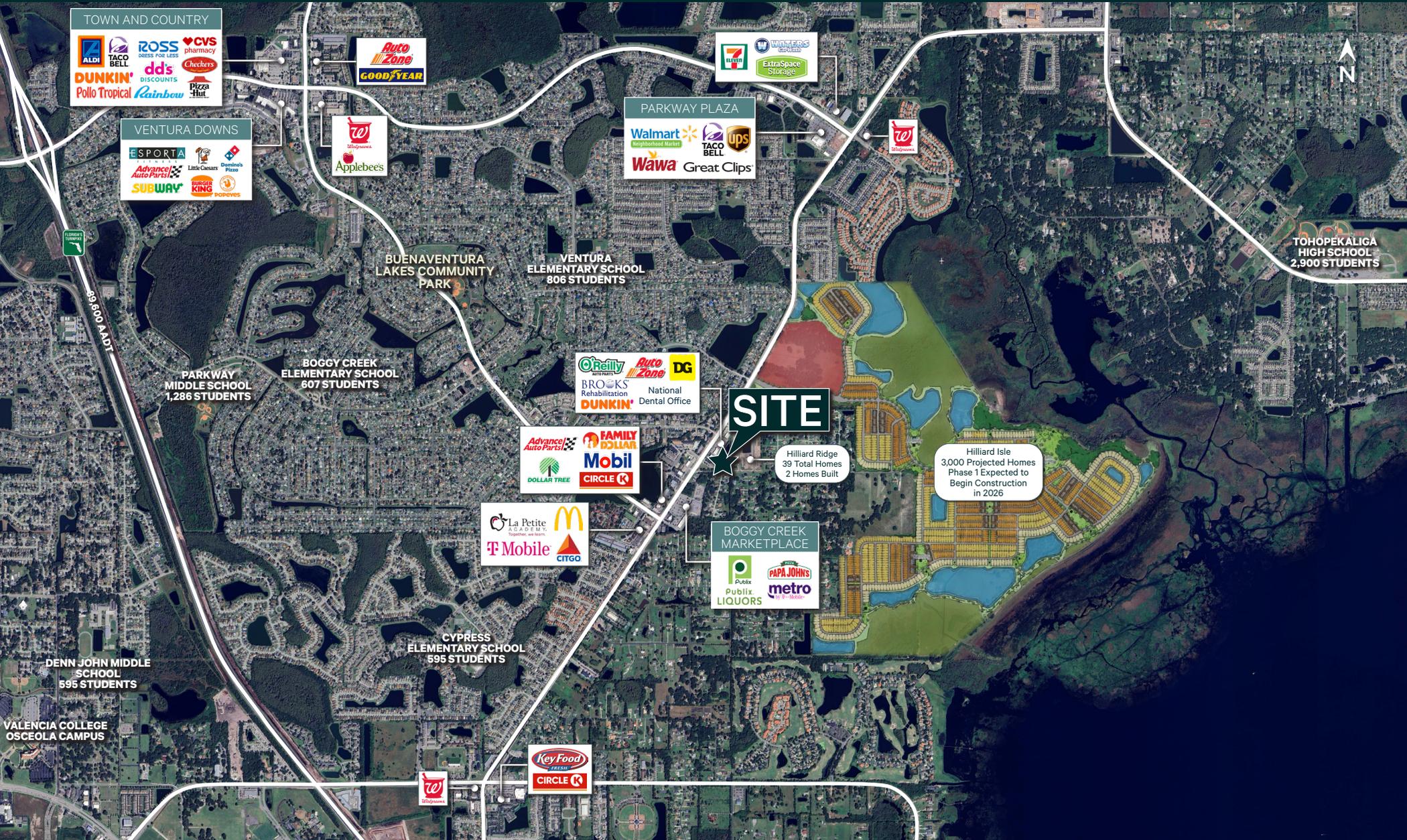
SIMPSON RD 31,500 AADT



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For Lease

Established Trade Area



2025

Demographics



5 Minutes

29,372

Total Population

39.3

Median Age

19,922

Daytime Population

\$89,103

Average Household
Income

10 Minutes

66,333

Total Population

38.6

Median Age

47,956

Daytime Population

\$92,487

Average Household
Income

15 Minutes

173,780

Total Population

37.8

Median Age

147,517

Daytime Population

\$101,343

Average Household
Income

20 Minutes

385,669

Total Population

37.4

Median Age

362,129

Daytime Population

\$106,393

Average Household
Income

For more information please contact:

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