



GIUSEPPE NOTARO
— COMMERCIAL REAL ESTATE FIRM —

NOTARO POINTE

US 192 & PARTIN SETTLEMENT RD.,
KISSIMMEE, FL 34744

The Settlement at Amber Pointe is a 28 acre Mixed-Use Development that has frontage to the heavily transitted East U.S 192 and Partin Settlement Rd intersection comprising of 10 acres of commercial land which currently features Tenants such as Miller's Ale House, Express Car Wash on Irlo, and will feature a Sit-Down Steak House Restaurant, along with 16 acres of 315 luxury apartment units, named The Jamison.



PROPERTY OVERVIEW

- Call for Rental Rates and additional information
- New multi-tenant Retail/Medical/Restaurant/Professional Office/Urgent Care Plaza
- Spaces available can be divisible between 654 SF to 19,034 SF
- Restaurant spaces will be delivered with underground grease trap, roll up glass doors, and surrounding area for outdoor seating
- Located on the strong retail corridor and highly transitted intersection of East U.S 192 (48,000 vehicles per day) and Partin Settlement Rd (10,100 vehicles per day)
- The Settlement at Amber Pointe features strong co-tenants such as Miller's Ale House, Express Car Wash On Irlo, and a future Sit-Down Steak House Restaurant.
- Situated directly in front of Osceola County's 94,000 SF Tax Collector's and DMV Main Office Building, Osceola County Sheriff's 69,000 SF Headquarter, and Osceola County's Fire Rescue & EMS 47,000 SF Headquarters.
- Quick/Easy Access to Florida's Turnpike US-192 Interchange
- Within less than a 2.5 mile radius from NeoCity (500 Acre master planned Technology District), Valencia College's Osceola Campus (99 Acres and serves over 12k students), and Osceola Heritage Park (150 acres)

JOSE " GIUSEPPE" ALBERTO NOTARO JR.
LICENSED REAL ESTATE PROFESSIONAL

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THE SETTLEMENT AT AMBER POINTE



192

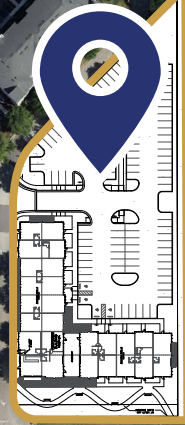
(48,000 AADT)

EXPRESS WASH
ON I R L D

MILLER'S
ALE HOUSE

FUTURE
DEVELOPMENT

SIT-DOWN
STEAKHOUSE
RESTAURANT
LEASED



PARTIN SETTLEMENT RD (10,100 AADT)

PROPERTY DETAILS

BUILDING SIZE ±19,034 SF

PROPERTY USES Commercial, Medical, Professional Office, Retail, Restaurant, Urgent Care

ACRES 2.12

ADDRESS US 192 & Partin Settlement Rd., Kissimmee, FL 34744

TAX DISTRICT 300 - Osceola County

DESC. Settlement at Amber Pointe PB 29 PGS 9-10 Lot 5



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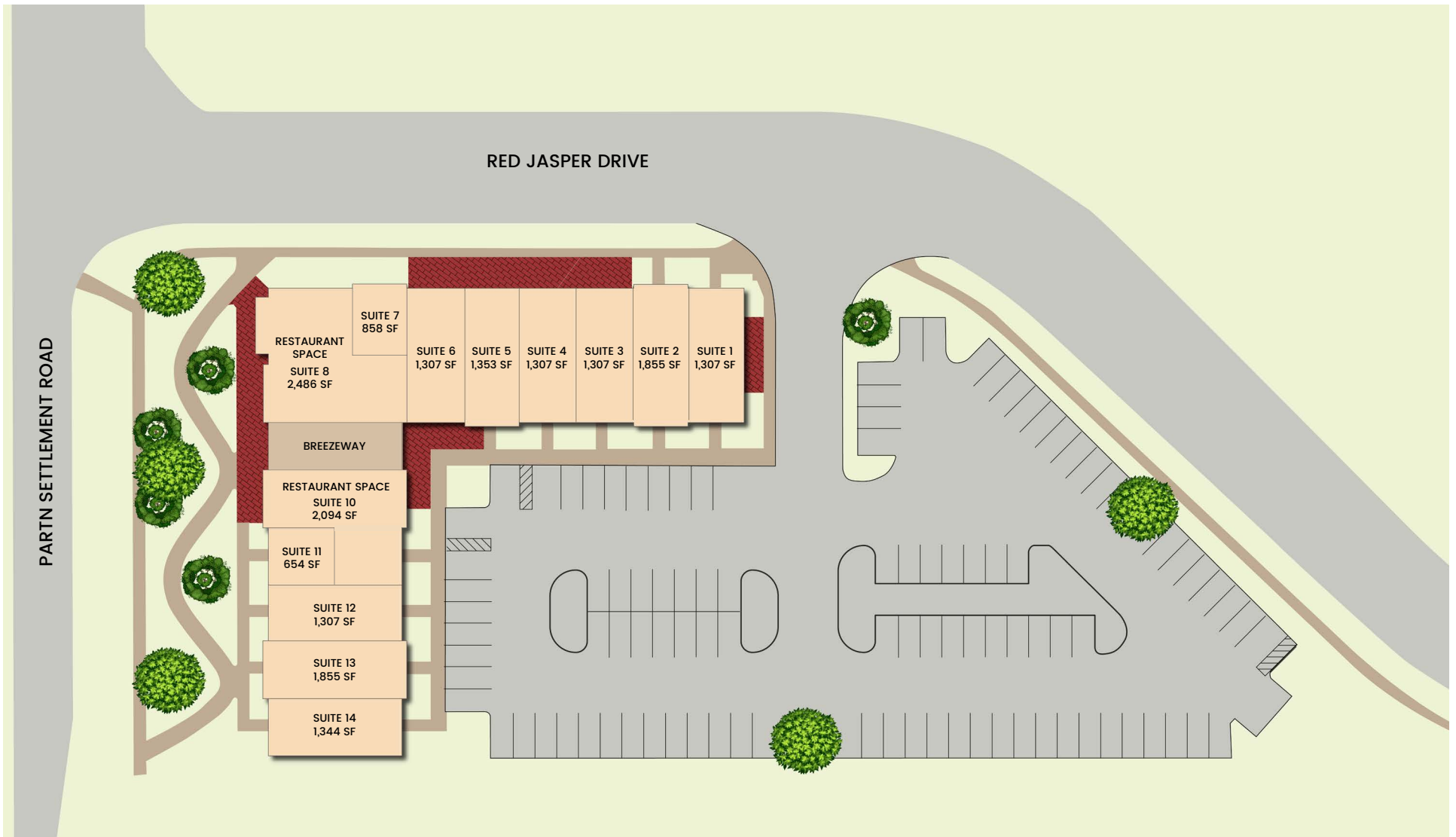
Giuseppe Notaro, LLC has made every effort to obtain the data and information pertaining to this property from sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, restrictions, or other conditions, prior lease, sale or withdrawal without notice, and excludes all liability for loss and damages arising there from.

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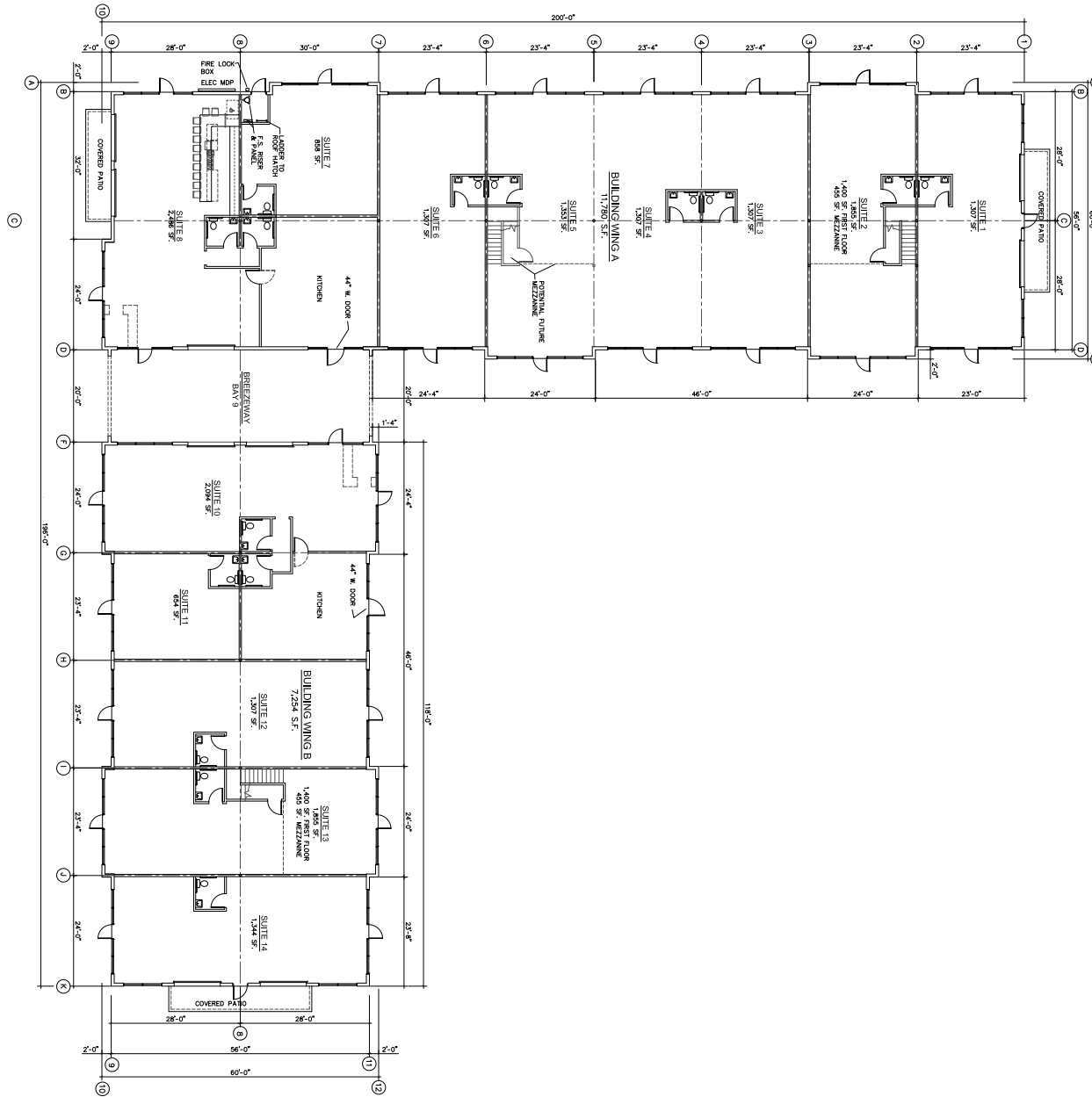
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PROPOSED SITE PLAN



PROPOSED BUILDING PLAN



RENDERINGS



VIEW FROM U.S. HWY 192
AND PARTIN SETTLEMENT RD

VIEW PARTIN SETTLEMENT RD



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RENDERINGS



REAR VIEW FROM PARKING LOT

WEST ELEVATION VIEW



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AERIAL



AERIAL




VALENCIA COLLEGE
OSCEOLA CAMPUS
(99 ACRES)


OSCEOLA HERITAGE PARK
(195 ACRES)


REMINGTON GOLF CLUB


NEO CITY DEVELOPMENT
(500 ACRES)

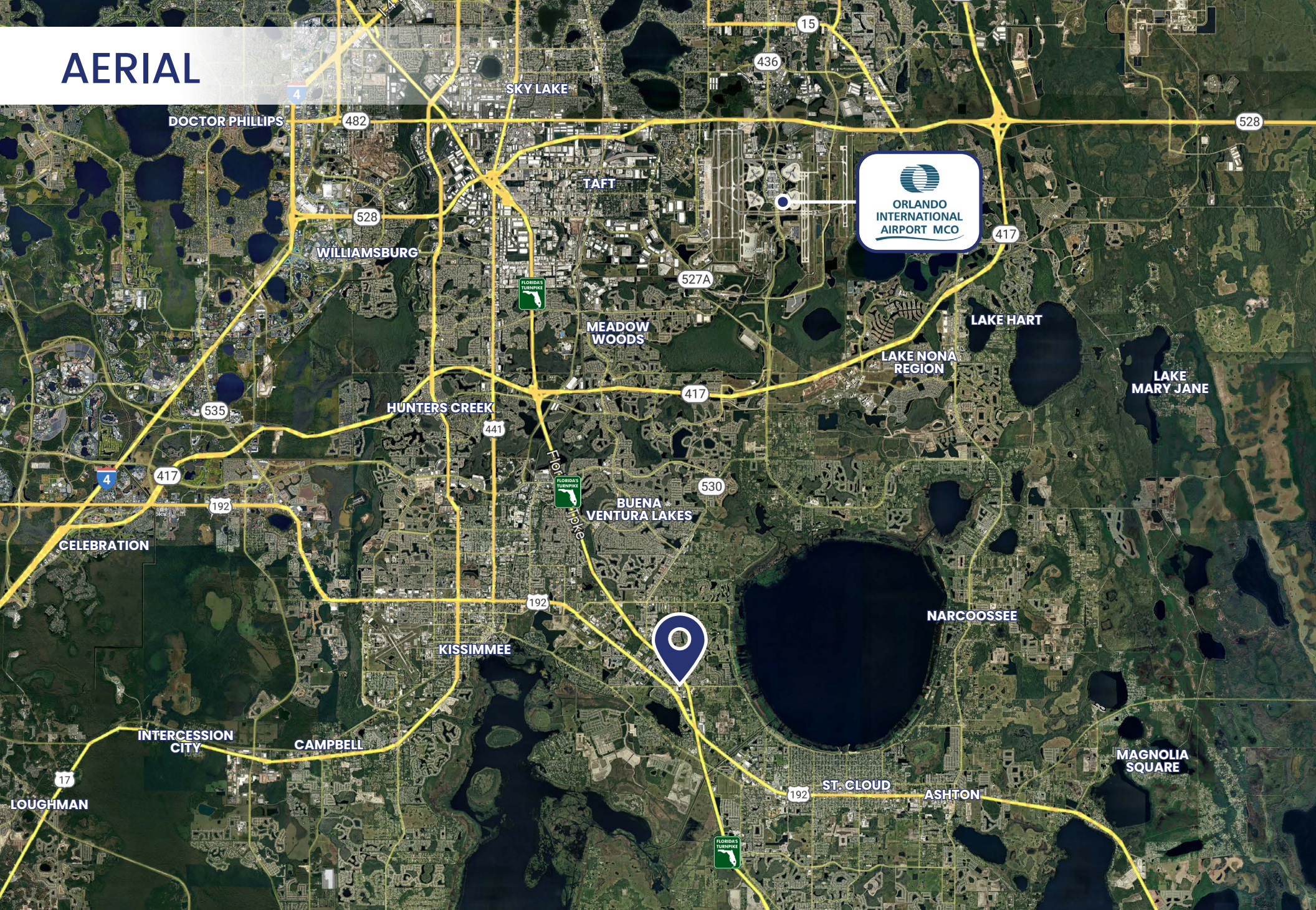
Town of Kindred
COMMUNITY DEVELOPMENT DISTRICT
TOWN OF KINDRED
COMMUNITY DEVELOPMENT
DISTRICT


ST. CLOUD WALMART
SUPERCENTER


TOHOQUA
WHERE LIFE THRIVES
TOHOQUA
730 ACRE MASTER
PLANNED COMMUNITY

EAST LAKE TOHOPEKALIGA

AERIAL




ORLANDO
INTERNATIONAL
AIRPORT MCO



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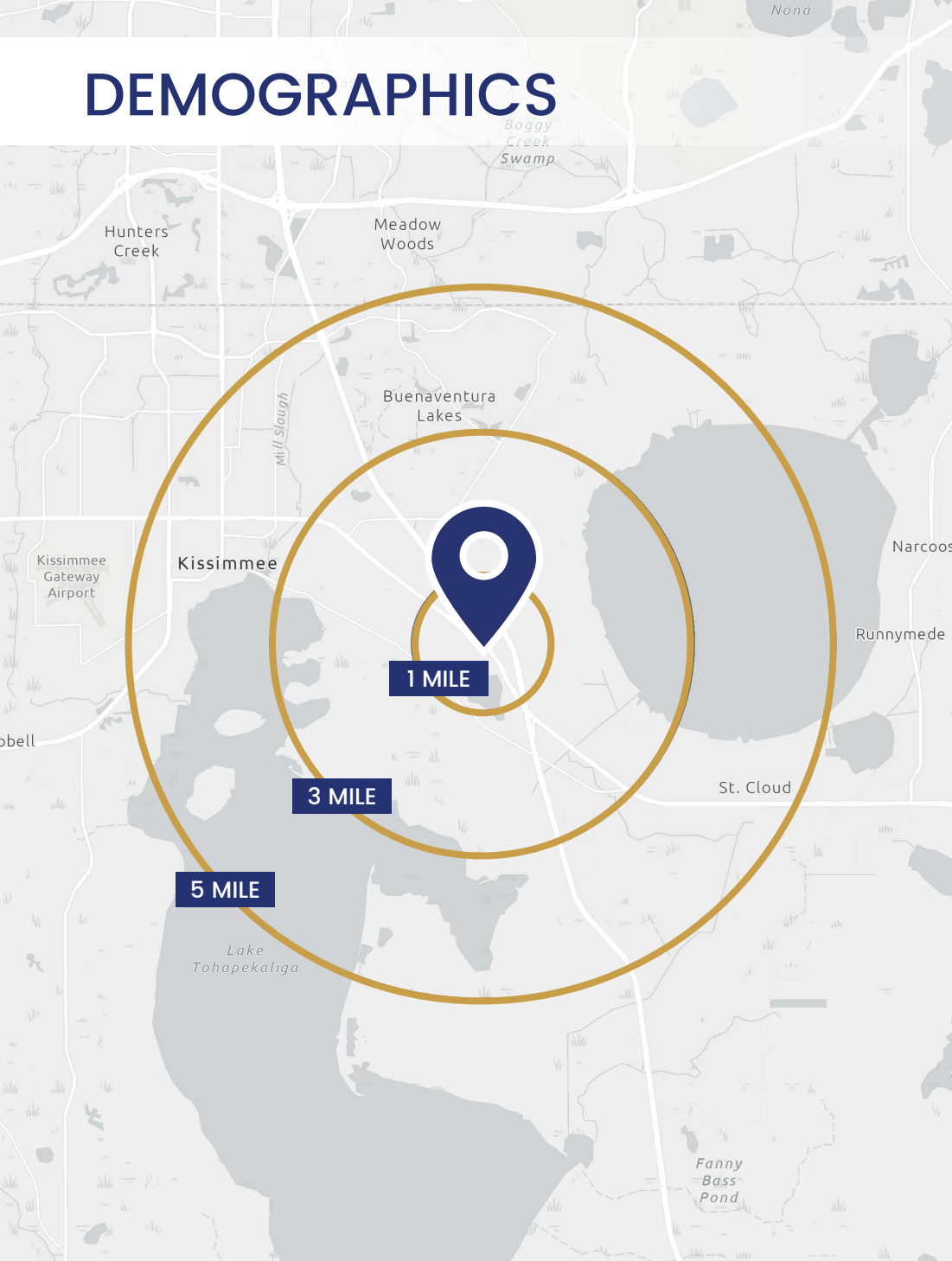
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DEMOGRAPHICS



DRIVE TIME

Downtown Kissimmee	10 minutes (4.4 miles)
Downtown St. Cloud	12 minutes (4.9 miles)
Orlando International Airport	17 minutes (14.2 miles)
Lake Nona	19 minutes (15.1 miles)
Disney World	24 minutes (17.8 miles)
Universal Studios	25 minutes (18.1 miles)

DEMOGRAPHICS

1 MILE

2023 Population:	12,312
Average HH Income	\$67,854

3 MILE

2023 Population:	52,645
Average HH Income	77,545

5 MILE

2023 Population:	141,234
Average HH Income:	\$73,434



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