

Land Property
FOR LEASE



3003 W VINE ST

Kissimmee, FL 34741

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PREMIER COMMERCIAL GROUP

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PROPERTY DESCRIPTION

Premier Commercial Group is pleased to offer a prime ground lease opportunity at 3003 Vine Street in Kissimmee, Florida.

This ±0.65-acre pad site is fully graded and paved, offering an efficient and cost-effective development opportunity for a variety of retail, restaurant, or service uses. The property boasts excellent visibility and frontage along US-192, one of Central Florida's most heavily traveled corridors, with easy ingress and egress for customers.

Strategically located just minutes from Walt Disney World and Orlando International Airport, the site benefits from strong daily traffic counts driven by tourism, local residents, and commuters. The surrounding trade area features dozens of national retailers and restaurants, creating a proven retail environment and strong consumer draw.

This site is available for ground lease, presenting an ideal opportunity for tenants seeking a high-profile location in the heart of Kissimmee's primary commercial corridor.

PROPERTY HIGHLIGHTS

- ±0.65-acre pad site – fully graded and paved, ready for development
- Excellent visibility along US-192 (Vine Street) with ±60,000–85,000+ vehicles per day passing through this high-profile corridor ()
- Available for ground lease in a proven retail and tourism-driven corridor
- Minutes from Walt Disney World and Orlando International Airport, capturing both local and visitor traffic
- Surrounded by national retailers and restaurants, ensuring consistent consumer exposure

OFFERING SUMMARY

Lease Rate:	Call for Pricing
Number of Units:	1
Available SF:	0.65 Acres
Lot Size:	0.65 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,999	31,170	61,673
Total Population	20,092	90,954	180,985
Average HH Income	\$68,785	\$66,788	\$77,297

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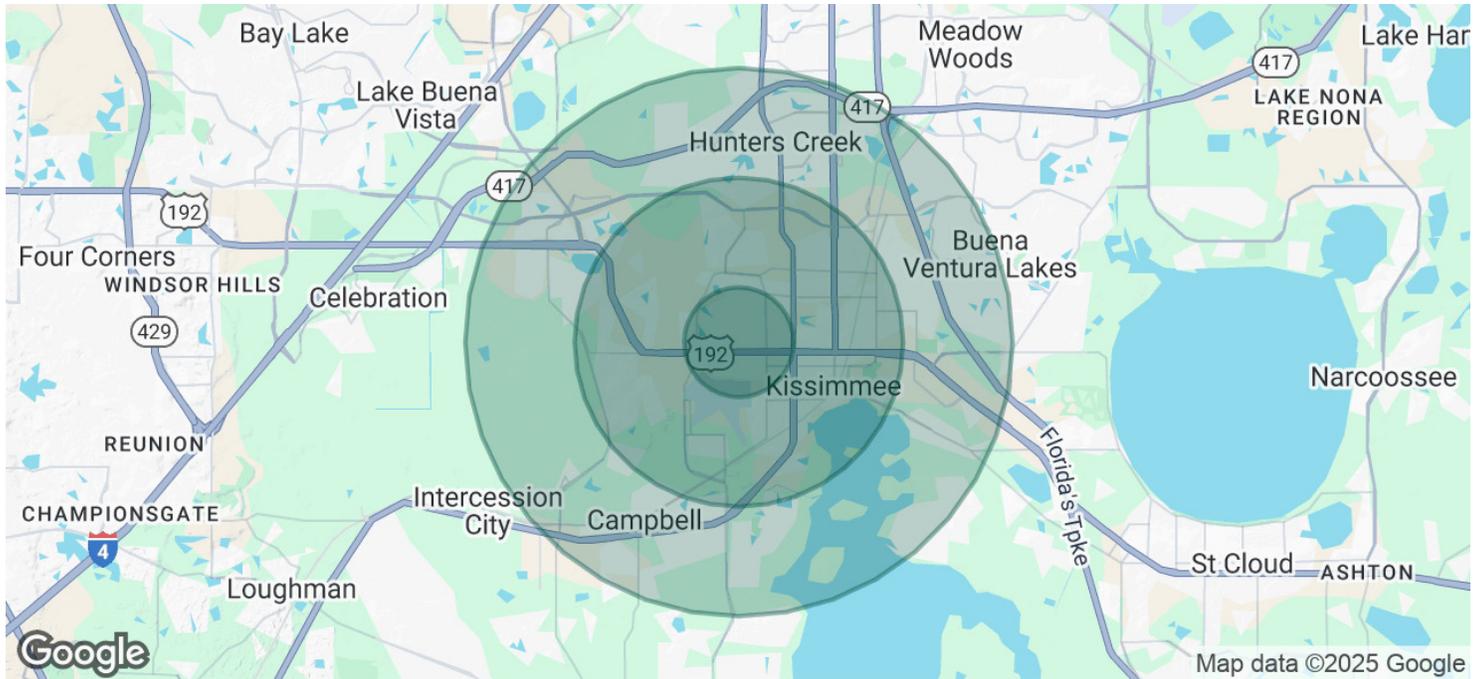
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	20,092	90,954	180,985
Average Age	36	38	39
Average Age (Male)	35	37	38
Average Age (Female)	37	39	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,999	31,170	61,673
# of Persons per HH	2.9	2.9	2.9
Average HH Income	\$68,785	\$66,788	\$77,297
Average House Value	\$402,923	\$330,562	\$339,819

Demographics data derived from AlphaMap

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