

Leasing Information Package

TOURIST ORIENTED GUN RANGE

5825 W. US 192 | Kissimmee, FL 34746



Offering

10,000 SF

\$1.3M Build-Out in 2014-15
by Birchmier Construction

Location

Frontage Directly on US-192
in the heart of
Central Florida's Tourist District

Gun Range

2 Full Ranges
(25' and 38' in length)



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OFFERING

Prime Gun Range Opportunity in the Heart of Kissimmee – 10,000 Sq Ft Facility in Visitors Plaza, attracting 2.1 million visitors yearly.

We are excited to present a unique real estate opportunity for a 10,000 square foot gun range facility, strategically located in the bustling Visitors Plaza and Flea Market, right on W. Irlo Bronson Memorial Highway (SR 192) in Kissimmee. This prime location offers unmatched visibility and convenience, perfect for both local enthusiasts and the thriving tourist market.

This extraordinary location attracts more than **40,000 people per week**, or some **2.1 million visitors per year!**

KEY FEATURES

- **Welcoming Reception & Retail Area:** As guests enter, they are greeted by a spacious reception and seating area that transitions seamlessly into a retail space. This section is ideal for showcasing firearms, accessories, apparel and related merchandise.
- **Pylon Video Sign:** Highly visible to the more than 51,000 vehicles per day that pass by on SR 192, this video sign offers valuable marketing to the user of the space.
- **Two State-of-the-Art Gun Ranges:** The facility houses two full-length gun ranges, meticulously constructed with battleship-grade steel plating for optimal safety and durability, each with a bullet sorter to the rear. The ranges measure 25 feet and 38 feet in length, catering to both novice shooters and seasoned professionals.
- **Dedicated Armory & Ammunition Storage:** Secure, purpose-built rooms ensure the proper storage and handling of firearms and ammunition, adhering to the highest safety standards.
- **Range Safety Officer's Office:** A fully equipped office for Range Safety Officers (RSOs) ensures smooth operations, safety oversight, and customer service.
- **Mezzanine Level:** The second level, served by a spiral staircase at one end and an elevator and stairs at the other, offers excellent amenities, including:
 - Executive Offices: Ideal for management or administrative functions.
 - IT Room: Dedicated space for tech infrastructure and security systems.
 - Two Conference Rooms: Perfect for meetings, training sessions, or private events.

OFFERING

IDEAL LOCATION

Situated at **5825 W. Irlo Bronson Memorial Highway**, and part of **Visitors Plaza**, this facility is in the heart of Kissimmee's tourism corridor, just steps from **Old Town**, one of the area's top attractions. Additionally, it is:

- **Close to Disney World:** Positioned just a short drive from the most frequently visited amusement park in the world, drawing more than 58 million visitors each year.
- **Minutes from Celebration:** A high-end community known for its old-world charm, international restaurants, tree-lined streets and affluent residents.
- **Right in front of World Food Trucks:** A popular outdoor food court featuring over 40 international food trucks, offering a steady stream of foot traffic and visibility

VISITOR'S PLAZA ADVANTAGES

- **Ample Parking:** The property benefits from two large parking lots, providing hundreds of spaces for convenient, easy access.
- **High-Traffic Intersection:** Located at the intersection of SR 192 and Holiday Trail, just one block east of International Drive, this facility enjoys exposure to both tourists and locals and a total of more than 51,000 vehicles per day during 2023.

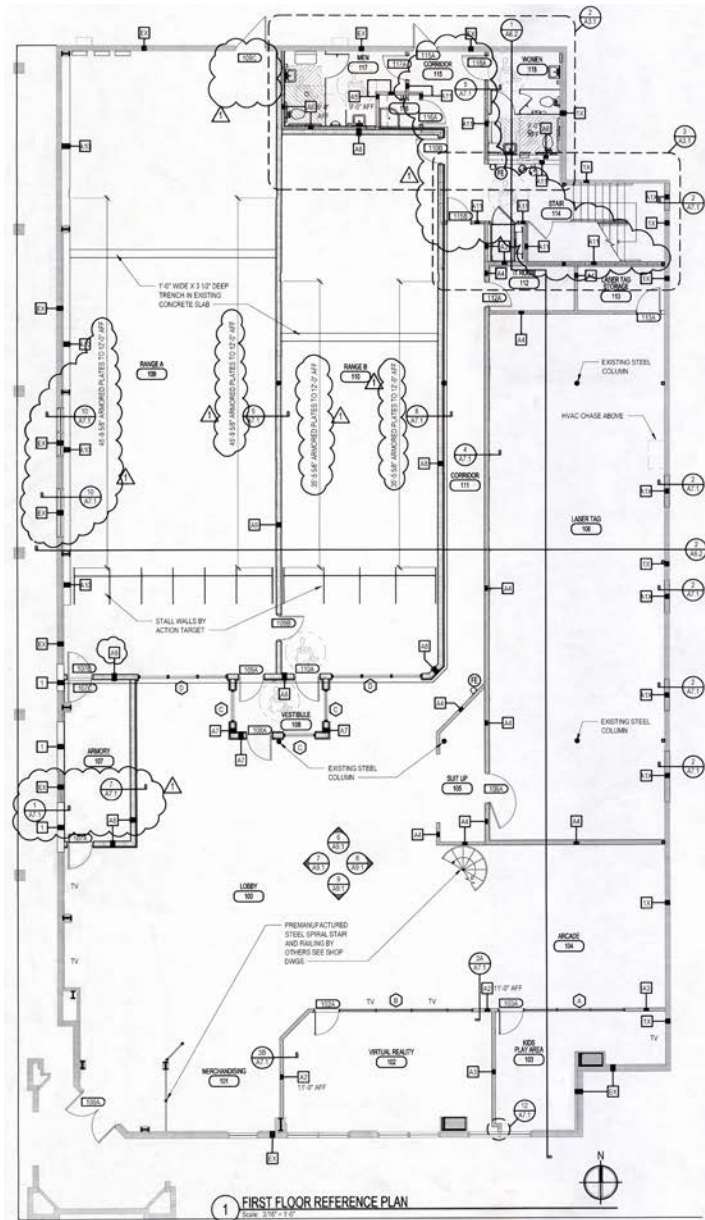
This rare property combines premium location, superior construction, and abundant amenities, offering an incredible opportunity for entrepreneurs in the firearms and sporting industry. Whether you're looking to operate or expand a gun range, this facility is fully equipped to meet the needs of your business and clientele. Don't miss out on this prime investment in one of Central Florida's most sought-after areas!

LOCATION

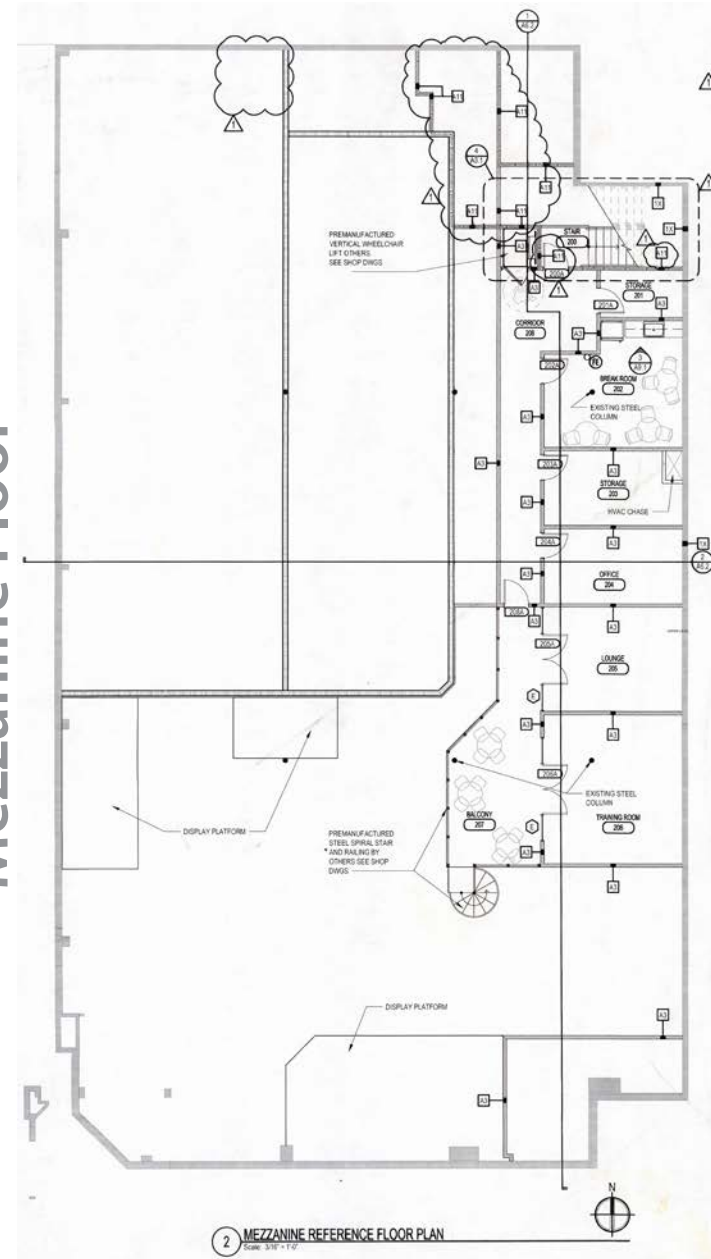


FLOOR PLANS

Ground Floor



Mezzanine Floor



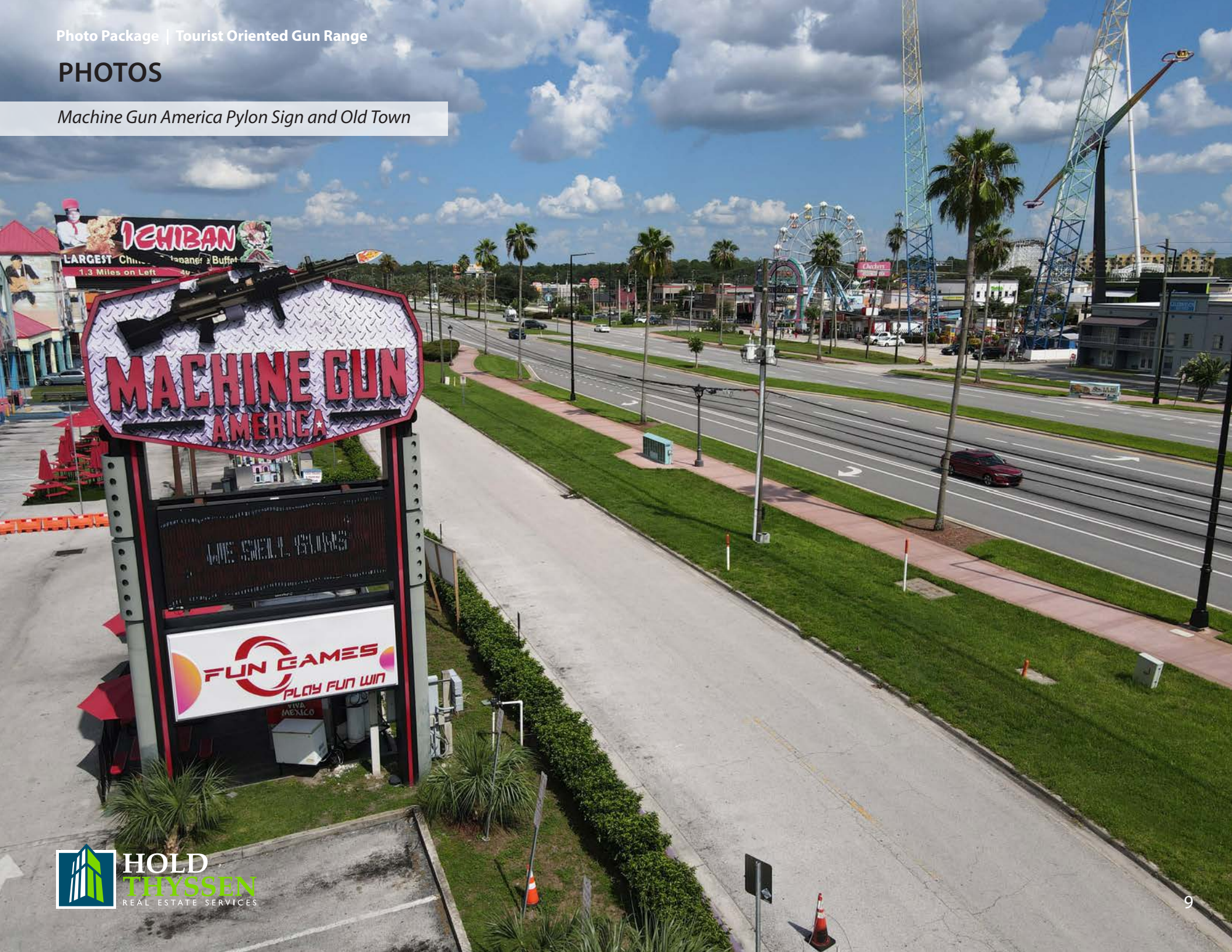
PHOTOS

Exterior of Premises



PHOTOS

Machine Gun America Pylon Sign and Old Town



PHOTOS

Exterior of Premises



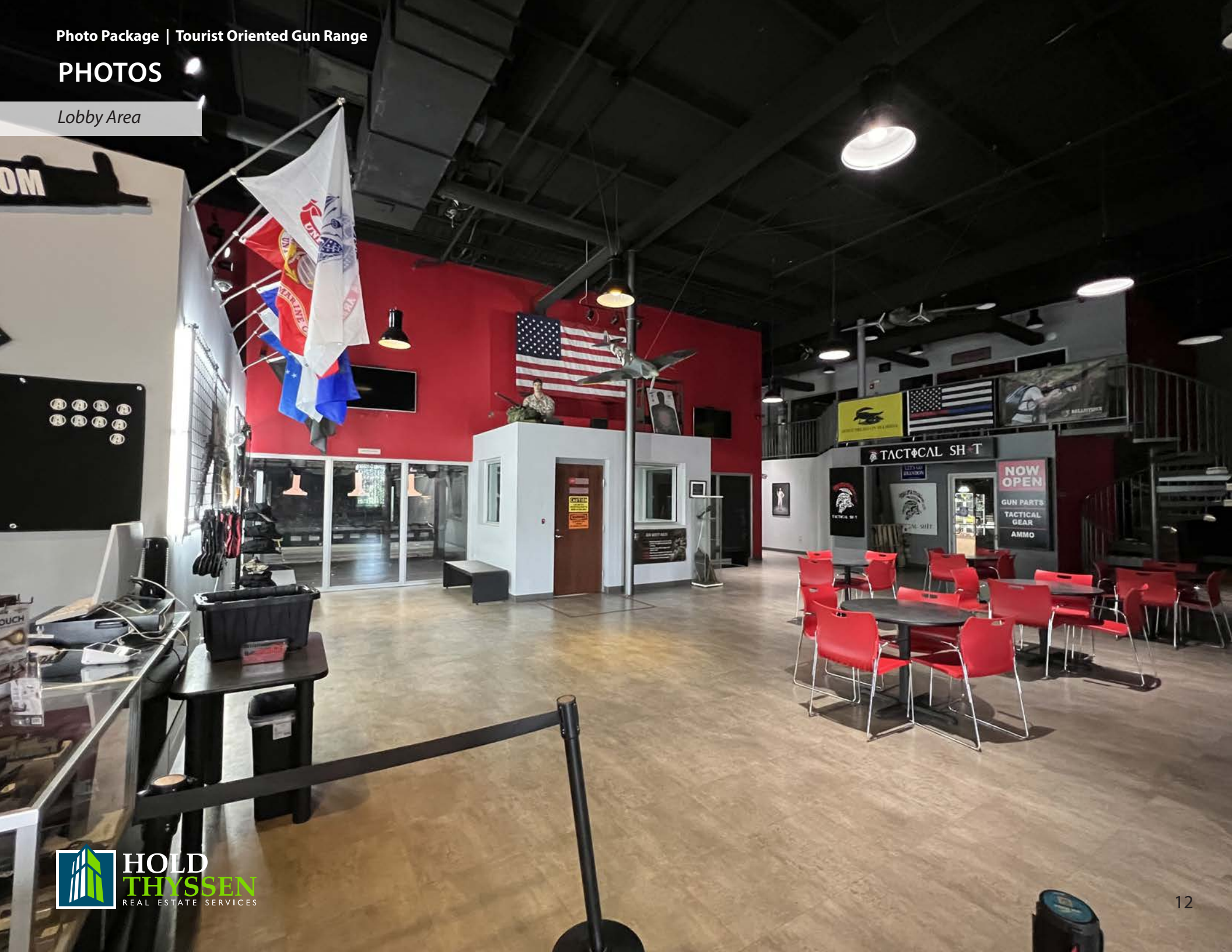
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Main Entrance



PHOTOS

Lobby Area



PHOTOS

Main Lobby from Behind the Desk



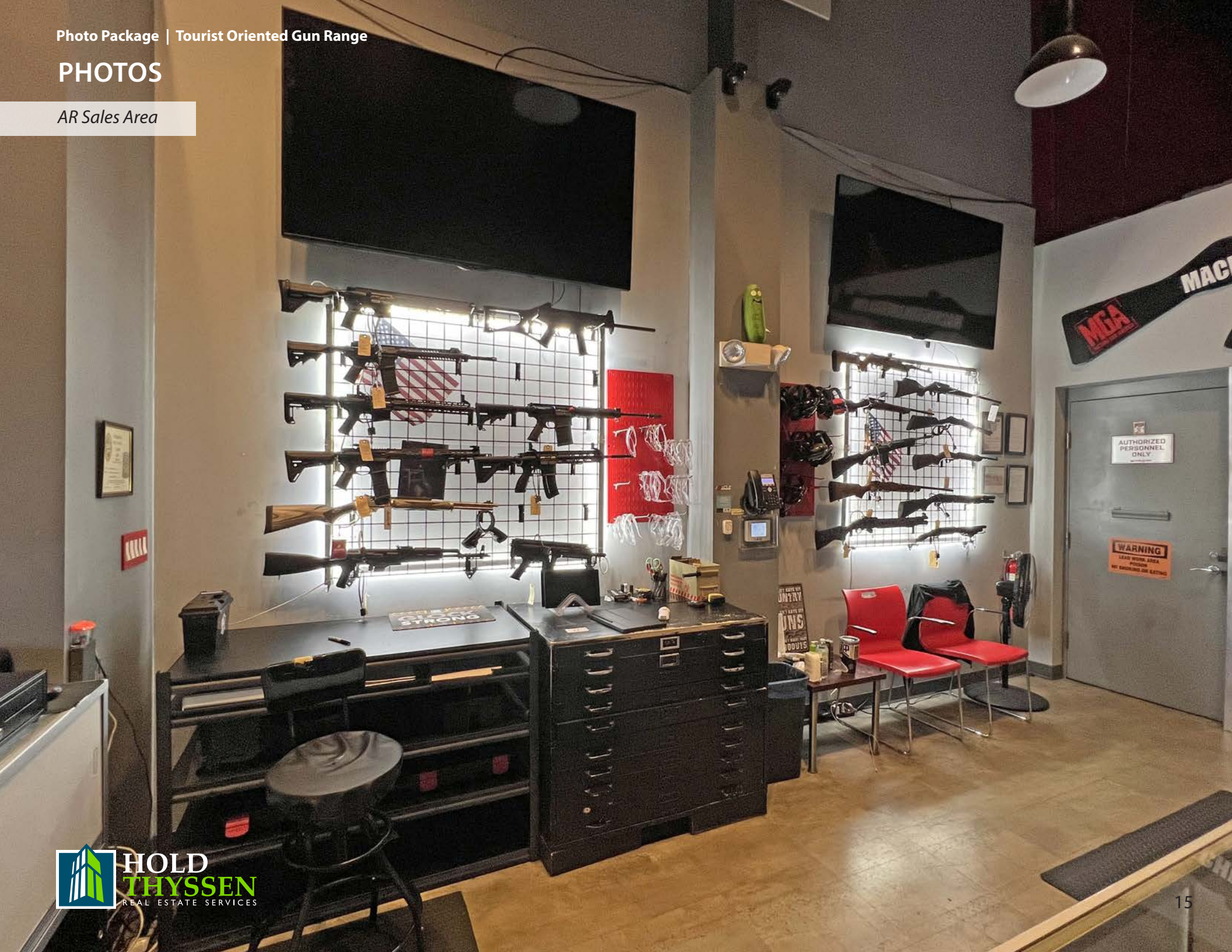
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Handguns for Sale



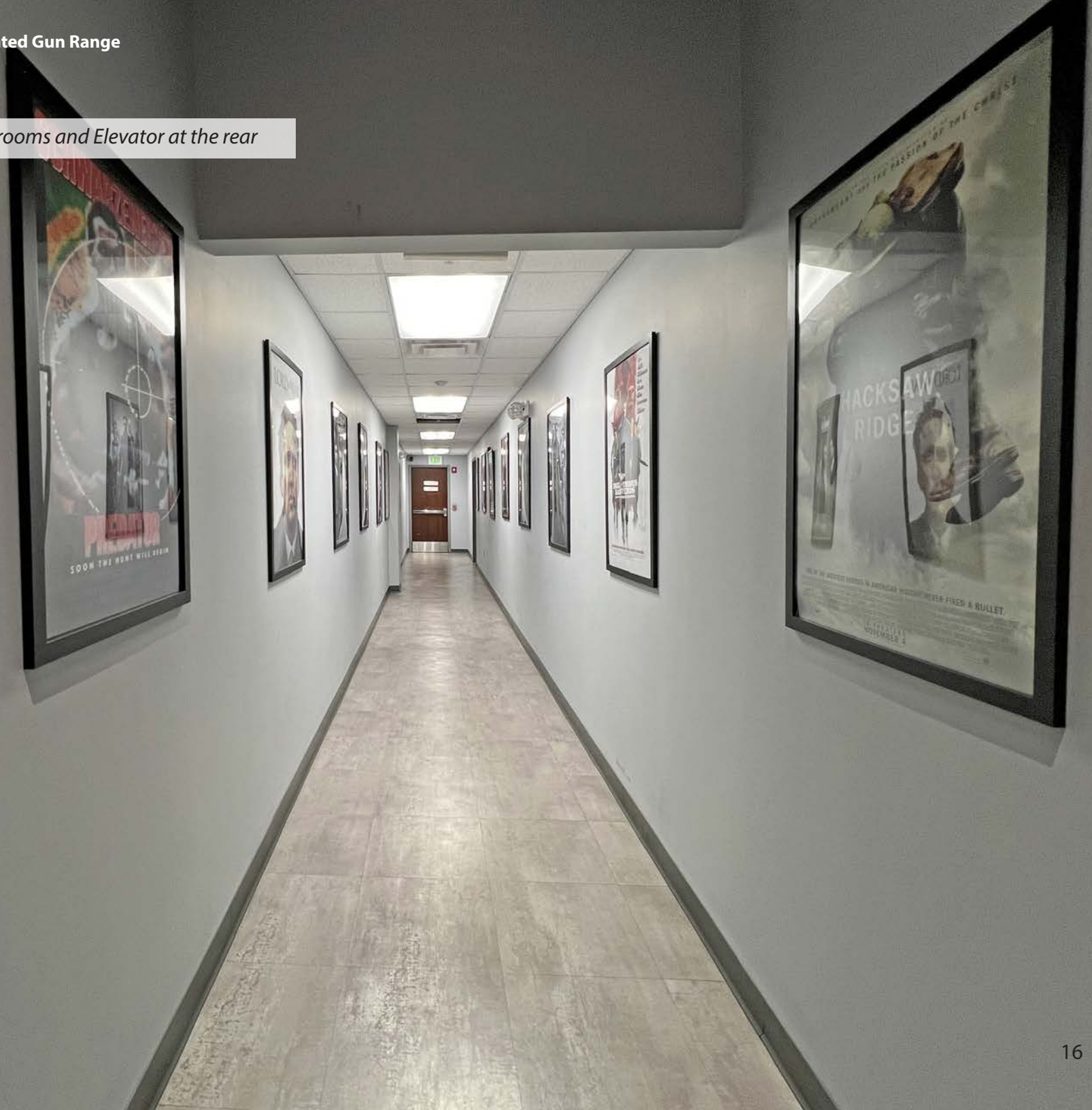
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AR Sales Area



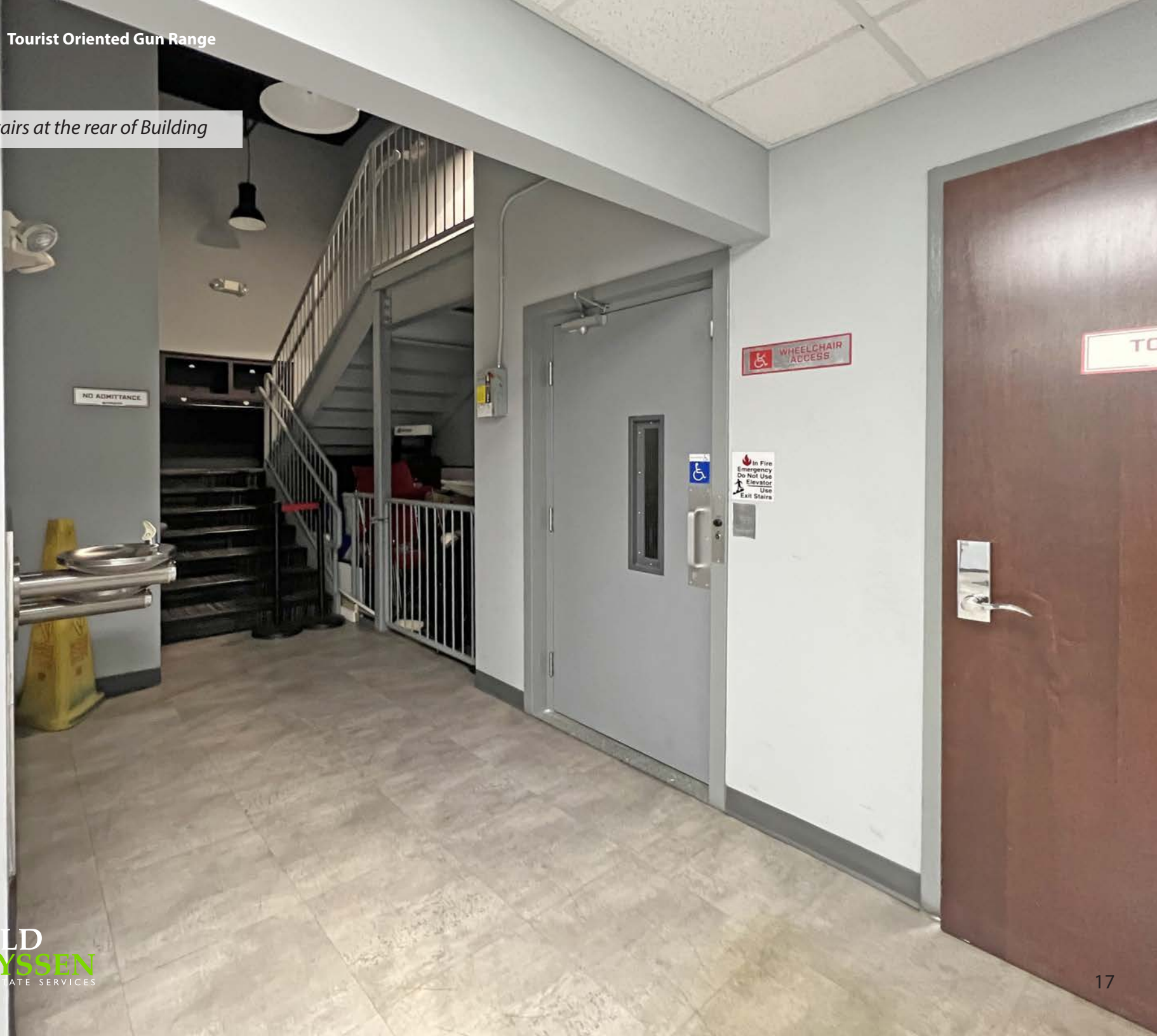
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Corridor from Lobby to Restrooms and Elevator at the rear



PHOTOS

Elevator and Stairs at the rear of Building



PHOTOS

Retail Area off of Main Lobby



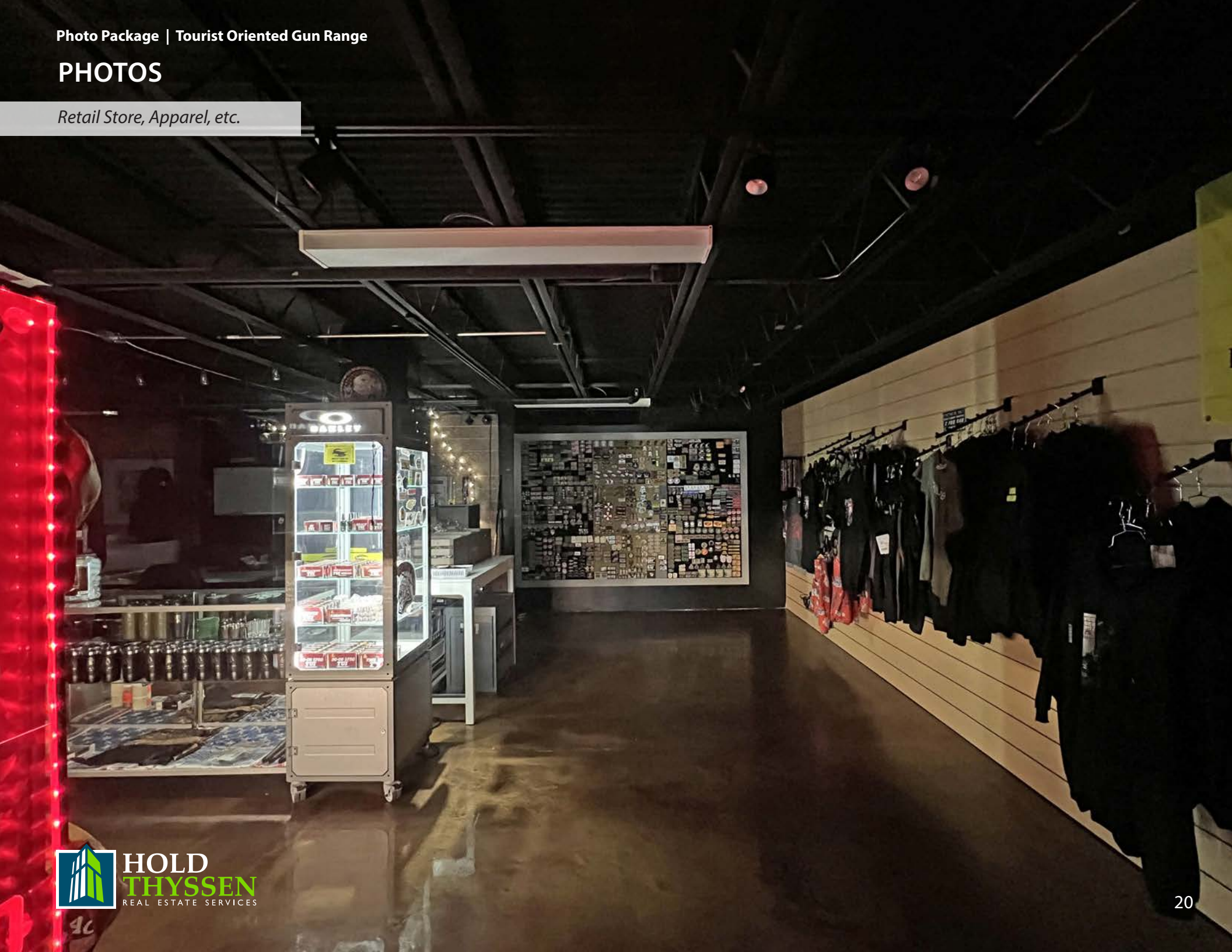
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Retail Area off of Main Lobby



PHOTOS

Retail Store, Apparel, etc.



PHOTOS

The Armory



PHOTOS

Ammunition Room



PHOTOS

4 Lane Bullet Tumbler



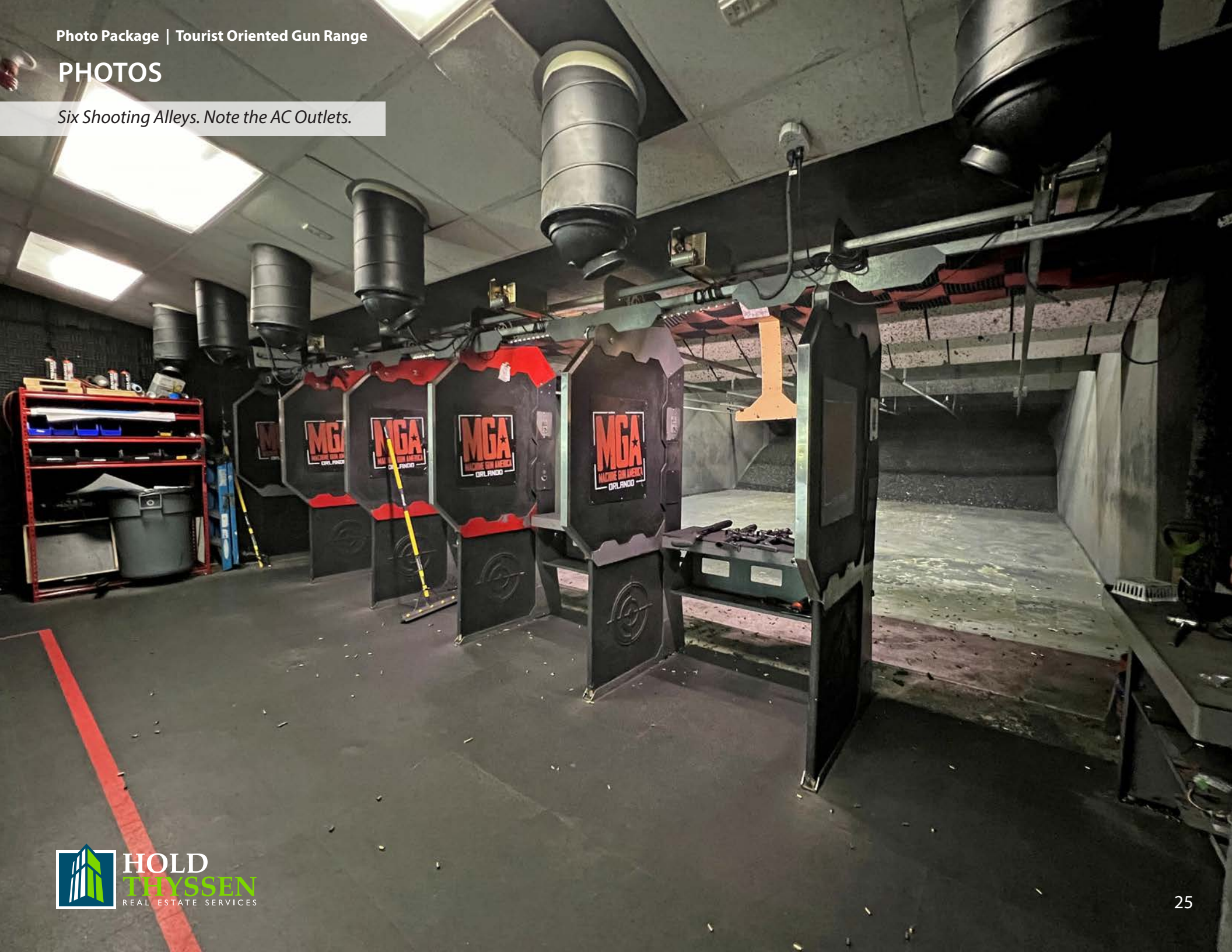
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6 Lane Bullet Tumbler



PHOTOS

Six Shooting Alleys. Note the AC Outlets.



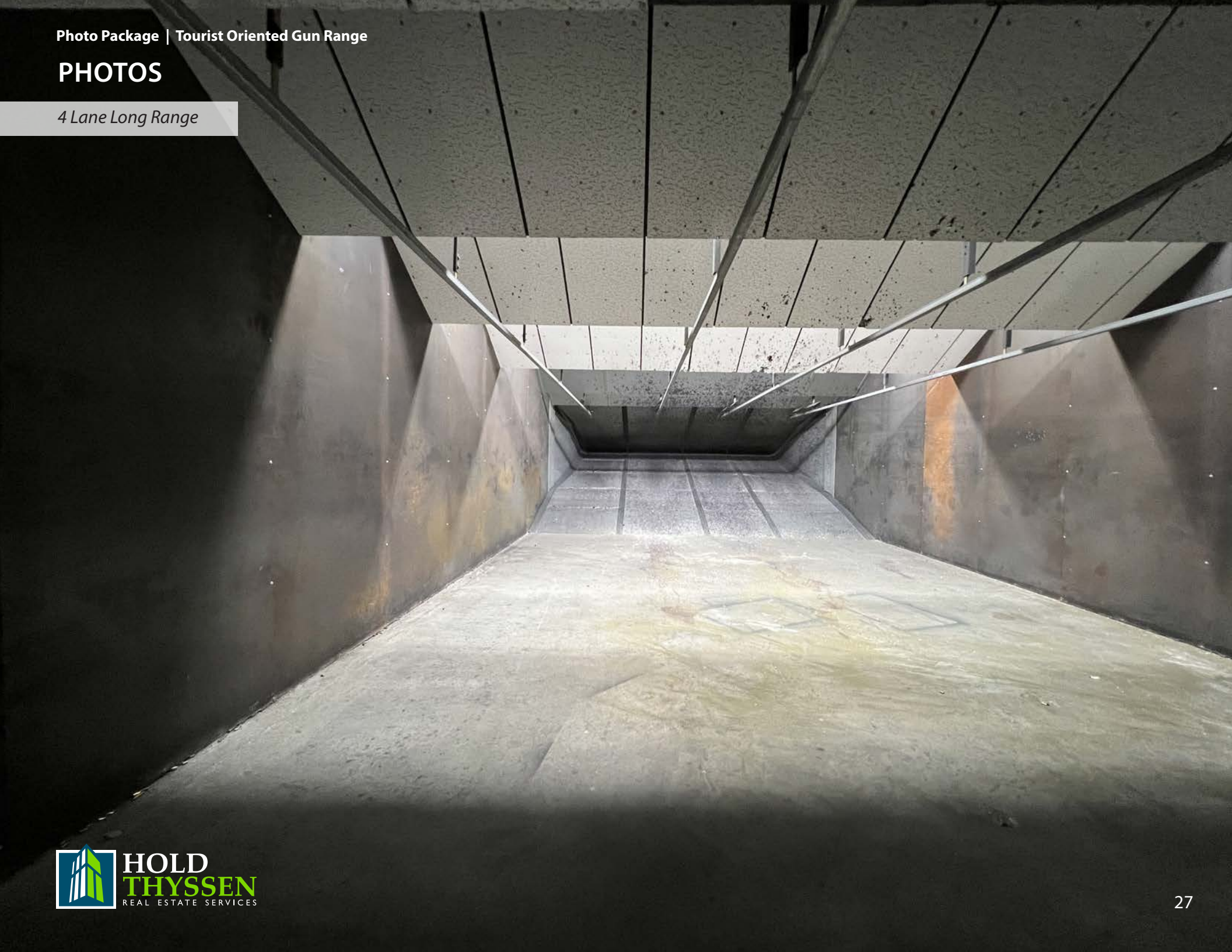
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Looking Down the Range



PHOTOS

4 Lane Long Range



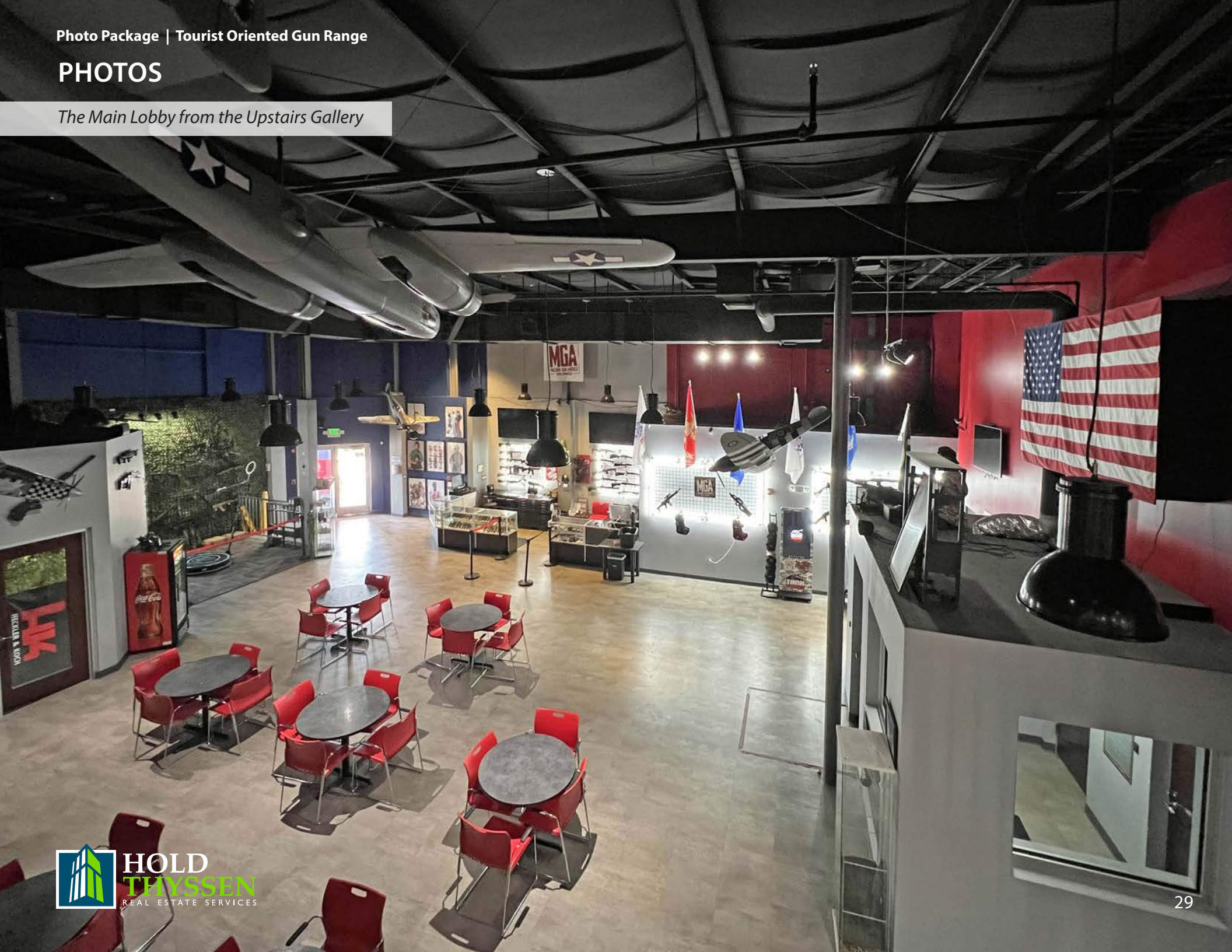
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One of the Two Ranges. Note the Steel Lined Walls



PHOTOS

The Main Lobby from the Upstairs Gallery



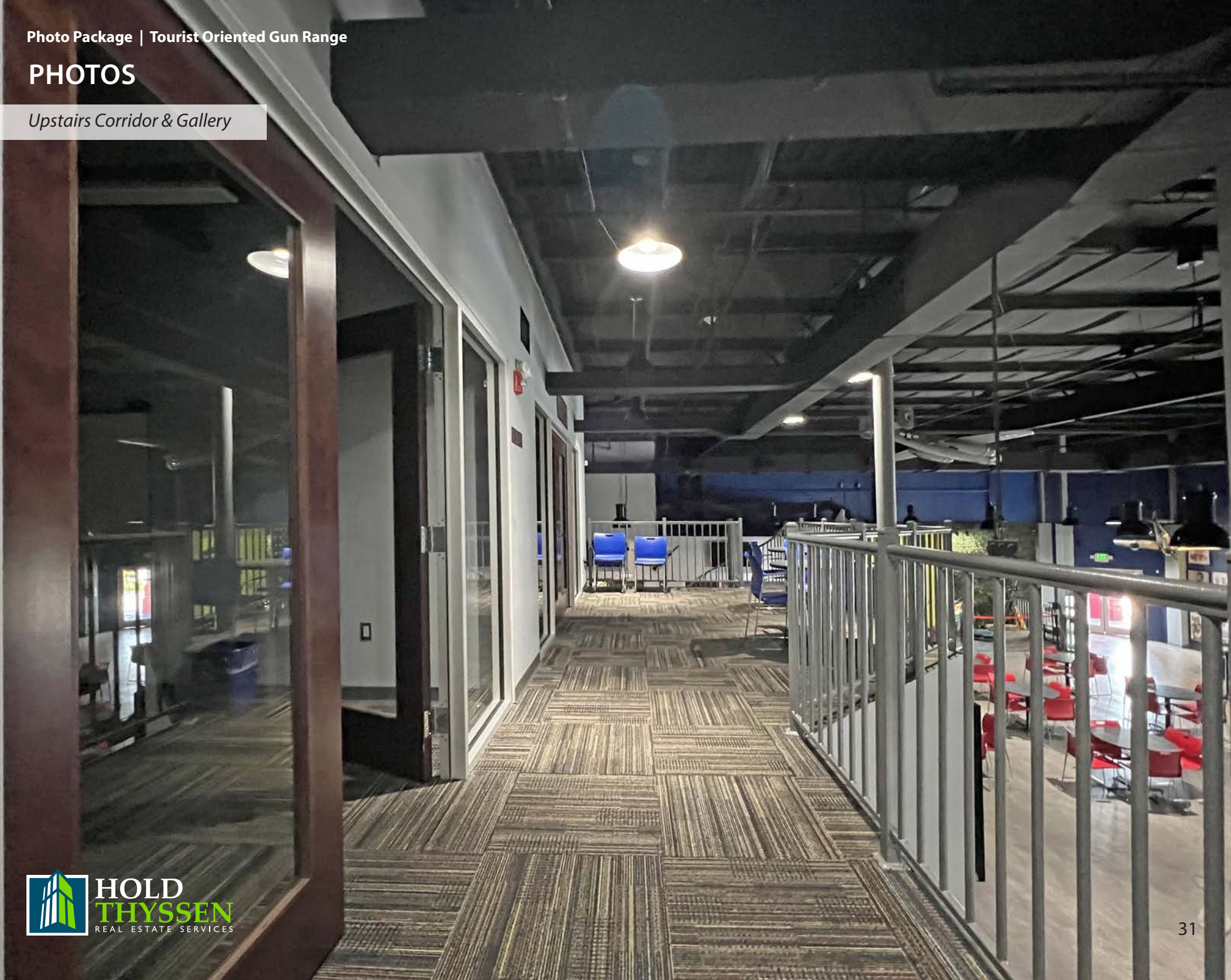
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Retail Area from Upstairs Gallery



PHOTOS

Upstairs Corridor & Gallery



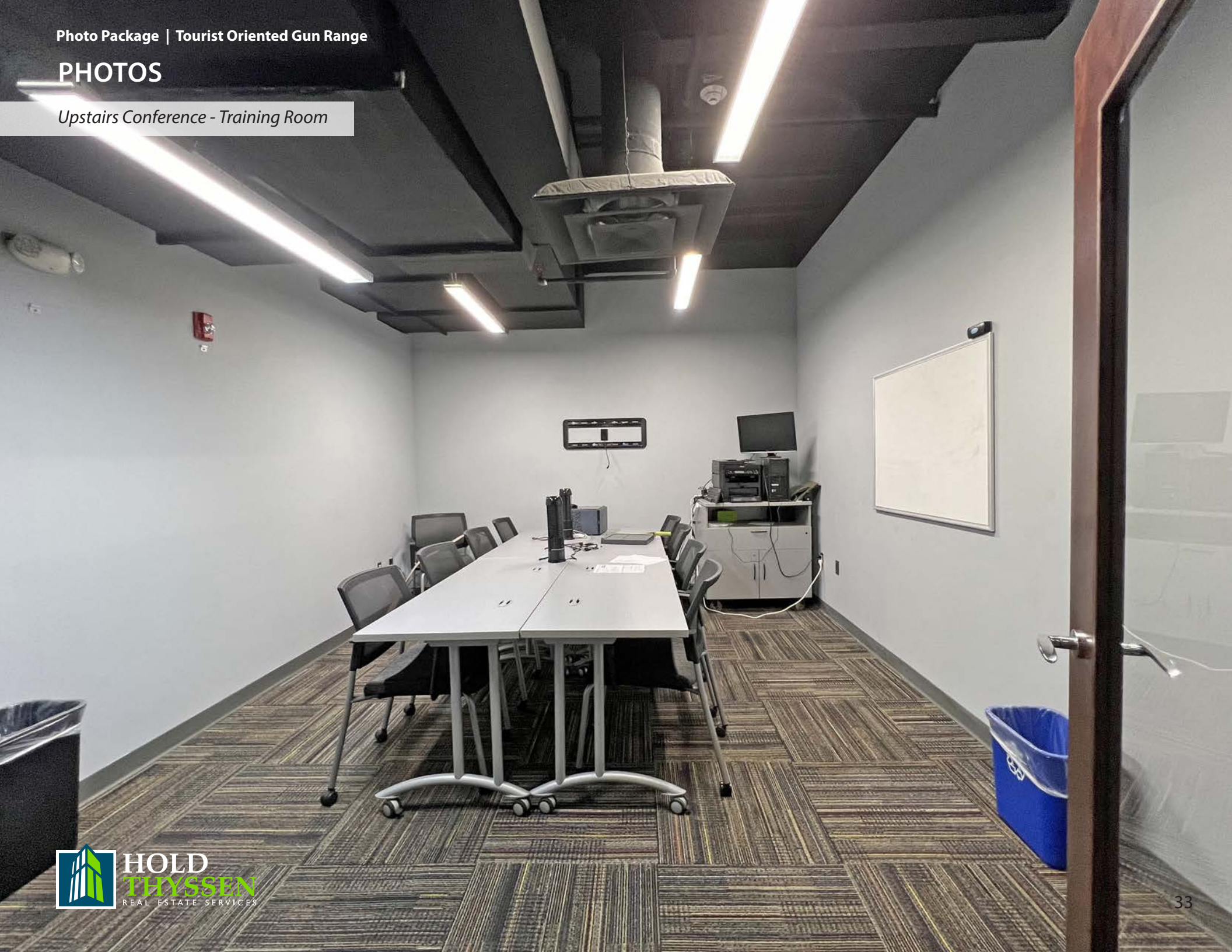
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Upstairs VIP Lounge



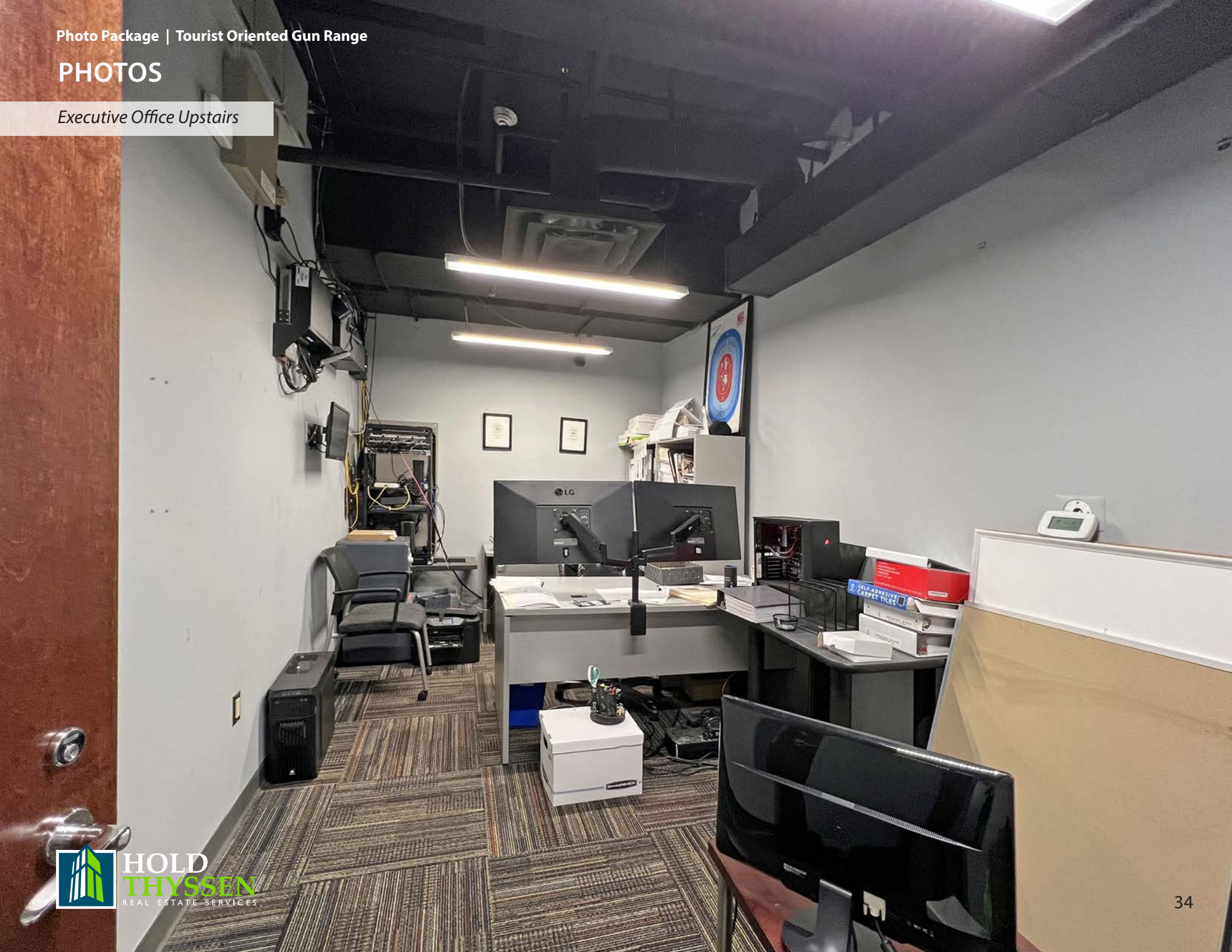
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Upstairs Conference - Training Room



PHOTOS

Executive Office Upstairs



PHOTOS

Break Room



PHOTOS

Kitchen in Break Room



PHOTOS

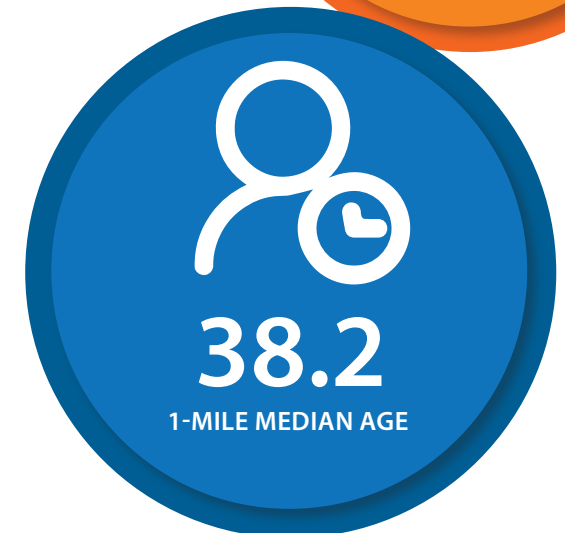
Ground Floor - Range Safety Office



POPULATION

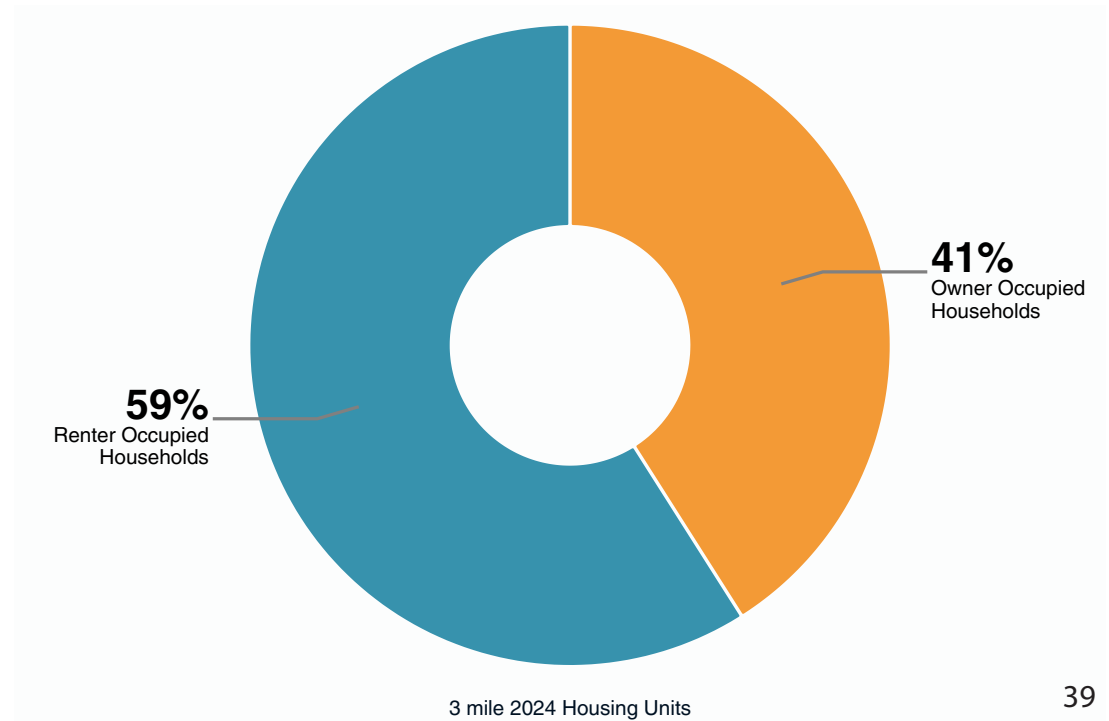
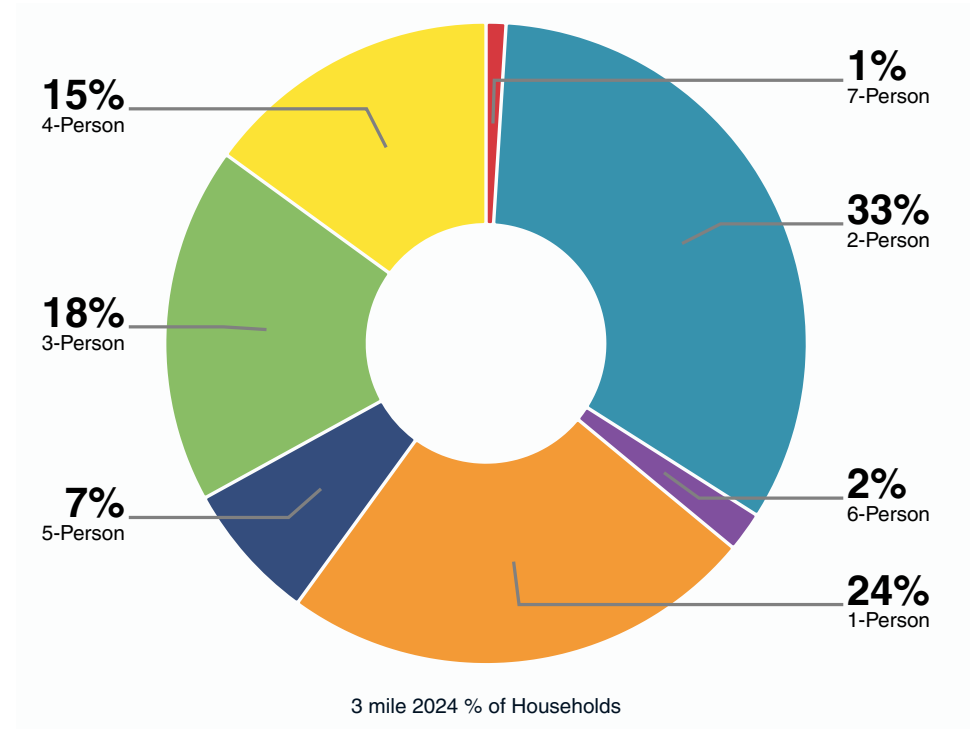
POPULATION	1-MILE	3-MILE	5-MILE
2020 Population	2,190	28,431	72,598
2024 Estimate	2,947	37,737	92,644
2029 Projection	3,599	45,285	109,263
Annual Growth 2020-2024	8.6%	8.2%	6.9%
Annual Growth 2024-2029	4.4%	4.0%	3.6%
Median Age	38.2	37.1	37.6

POPULATION BY RACE	1-MILE	3-MILE	5-MILE
White	1,724	17,680	37,107
Black	123	2,092	6,595
American Indian/Alaskan Native	20	332	772
Asian	89	1,694	5,501
Hawaiian & Pacific Islander	7	62	97
Hispanic Origin	957	16,121	43,914
Two or More Races	985	15,876	42,571



HOUSEHOLDS

HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2020 Households	883	10,931	26,055
2024 Estimate	1,181	14,307	32,886
2029 Projection	1,441	17,094	38,706
Growth 2020-2024	4.0%	5.0%	4.1%
Growth 2024-2029	4.4%	3.9%	3.5%
Owner Occupied	888	7,071	16,788
Renter Occupied	553	10,023	21,918
Avg HH Size	2.5	2.6	2.8
Avg. HH Vehicles	2	2	2
Median Home Value	\$470,512	\$354,361	\$346,033
Median Year Built	1997	2001	2003

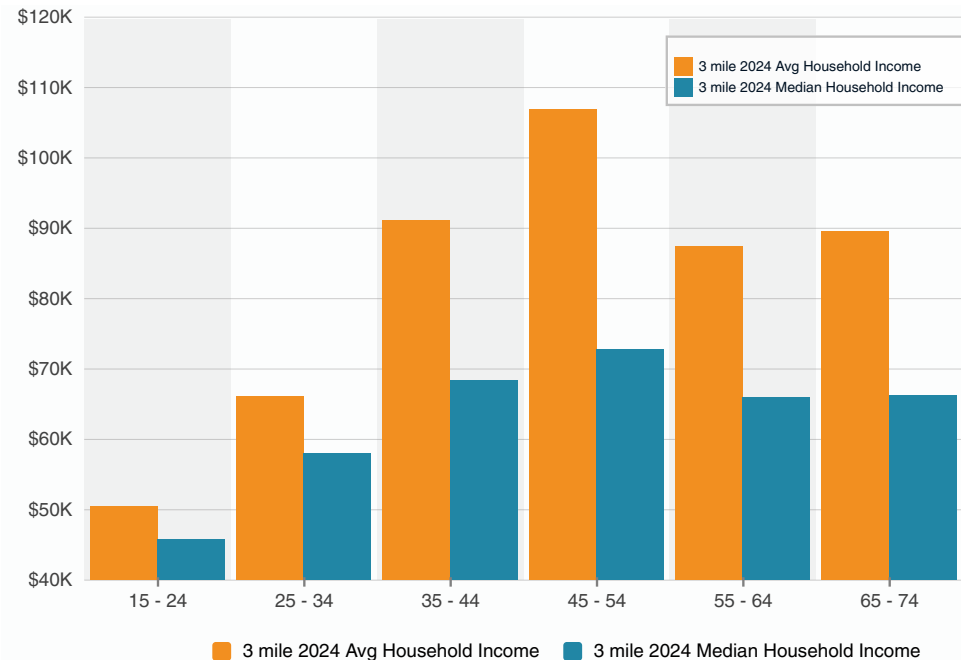


INCOME

INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$99,027	\$84,594	\$87,449
Median Household Income	\$69,540	\$62,968	\$62,118
< \$25,000	102	2,313	5,133
\$25,000 - 50,000	314	2,815	6,825
\$50,000 - 75,000	224	3,768	8,165
\$75,000 - 100,000	224	1,976	4,143
\$100,000 - 125,000	59	964	2,416
\$125,000 - 150,000	34	553	1,324
\$150,000 - 200,000	80	844	2,089
\$200,000+	144	1,073	2,793



INCOME BY AGE





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