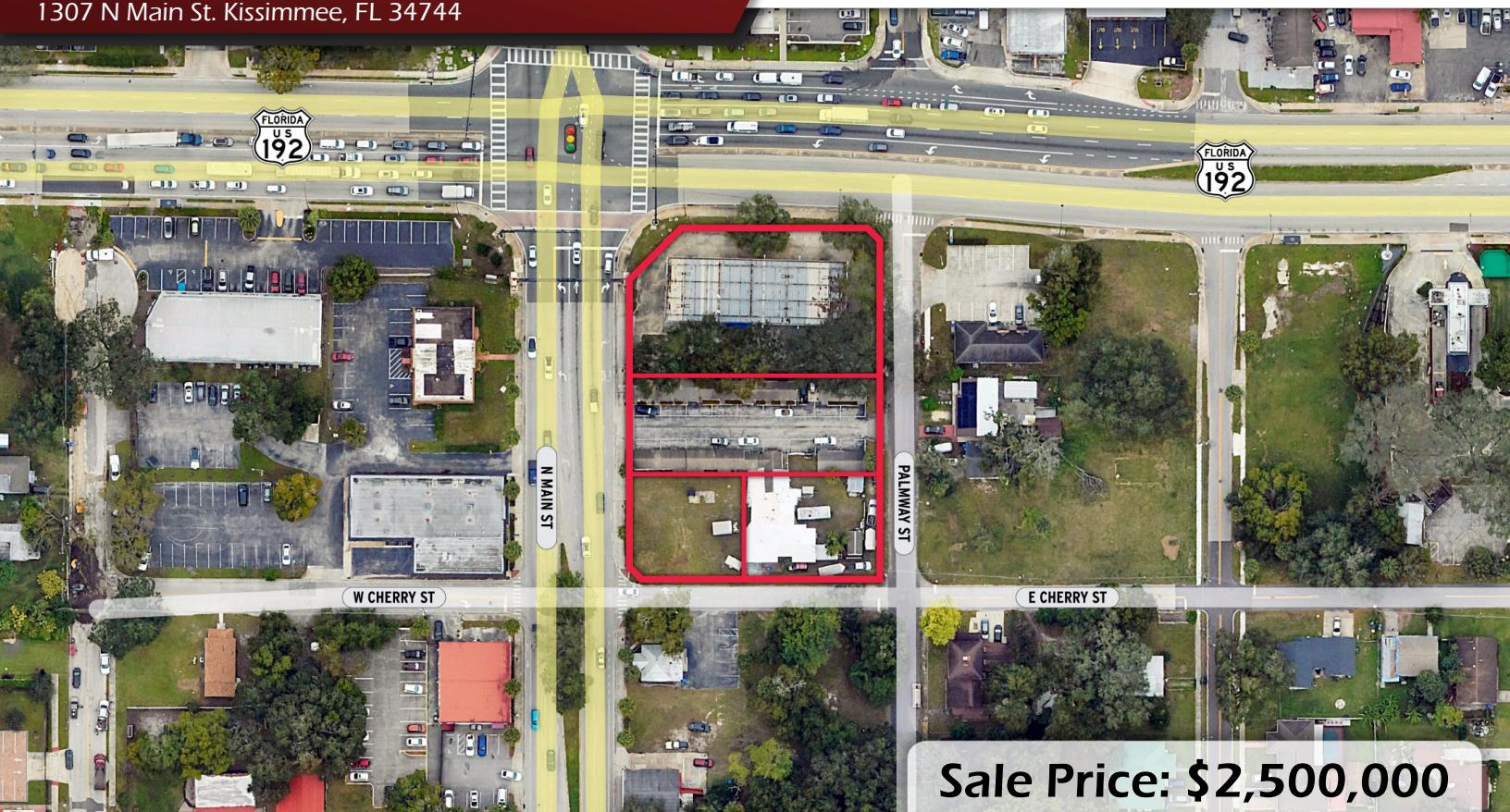


Downtown Kissimmee Redevelopment

1307 N Main St. Kissimmee, FL 34744

 **Palkiper**
Commercial Real Estate Services
Licensed Real Estate Broker



Sale Price: \$2,500,000

LOCATION DETAILS

Located in Downtown Kissimmee, this property offers direct frontage on N Main Street and US-192 (+50,000 AADT). It sits just south of the Downtown Kissimmee Overpass Sign, the “Gateway to Kissimmee”, at the lighted intersection of US-192 and N Main Street.

LISTING DETAILS

- Four parcels totaling **±1.17 Acres**
- Full-block site** sitting at a signalized hard corner with **strong exposure on US-192**
- Frontage includes +220' along N Main St. and +150' along E Vine St. / US-192
- Zoned T5-M** (Mixed-Use Center) with the city of Kissimmee
- MU-D (Downtown)** Future Land Use
- City incentives available**, including a grant for the demolition of buildings
- CRA incentives** also available



| 2025 DEMOGRAPHICS | 1-MILE | 3-MILE | 5-MILE |
|-------------------|----------|----------|----------|
| Population | 11,629 | 91,013 | 228,023 |
| Average HH Income | \$63,853 | \$76,988 | \$89,867 |
| Median HH Income | \$47,337 | \$60,459 | \$70,284 |

CONTACT FOR MORE INFORMATION

Tony Ramirez

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Existing Motel: ±3,769 SF, 17 units



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Existing Residential: ±1,272 SF

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