

Available Outparcel at Formosa Gardens

7866 W Irlo Bronson Memorial Hwy | Kissimmee, FL 34747



6,900 SF

Available

1.24 AC

Lot Size

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ABOUT THE PROPERTY

- Ideally located in dense hotel market serving tourists and conventioners with more than 34 hotels and 27,737 rooms within a 4 mile radius.
- MargaritaVillage includes 170,000 square feet of retail space, a hotel, more than 1,000 vacation homes and condos, retail and a beach area.
- Located among the highest sale volume restaurants, including Carrabba's, T.G.I. Friday's, Red Lobster and Buffalo Wild Wings.
- Expanding residential area with strong household incomes, daytime population and traffic volumes.
- Near Disney World Maingate, Animal Kingdom and other surrounding tourist attractions and hotels.
- Close proximity to the FL Toll 429 (West) and Interstate 4.
- Island Grove Wine Company at Formosa Gardens is a sustainable winery.

NEARBY RETAILERS



TRAFFIC COUNTS

US 192 | Irlo Bronson Memorial Hwy
Formosa Gardens Blvd
Year: 2024 | Source: FDOT

59,500 VPD
10,100 VPD



H Holiday Inn Club Vacations
2,473 Rooms

ANIMAL KINGDOM LODGE
970 Rooms

Disney's ANIMAL KINGDOM
7.6M Visits
2022 (Placer.ai)

Waterstar
OUTBACK STEAKHOUSE
pop sheaf kekes
Portillo's Marshalls
Burlington Lazy Dog

Proposed: Everest Place
100,000 SF Retail
867 Rooms
>2,400 Condos & Apartments

Domain Apartments
324 Units

Rolling Oaks Commons
256.8K Visits
2022 (Placer.ai)

Sonder Cirrus
149 Rooms

Sun Lake Apartments
113 Units

MARGANTVILLE Resort
300+ Acres
265 Room Hotel,
Retail, Entertainment,
Water Park, Condos, Apartments

Proposed
583 Units

Maingate Lakeside Resort
376 Rooms

Grand Lake Resort
96 Rooms

BAYMONT
295 Rooms

WYNDHAM
HOTELS & RESORTS
436 Rooms

Westgate Town Center
Resort & Spa
400 Rooms

Maingate Kissimmee Hotel
516 Rooms

RAMADA
500 Rooms

Walmart SUPERCENTER
2nd Most Visited in US
(Placer.ai)





FUTURE DEVELOPMENT

**MARGARETVILLE
Resort
CONDOS**

300+ Acres
265 Room Hotel
Retail, Entertainment,
Water Park, Condos, Apartments

**Sonder Cirrus
149 Rooms**

**AVAILABLE
6,900 SF**

**Sun Lake Apartments
113 Units**

FUTURE DEVELOPMENTS

UP TO
7,500 SF

PROPOSED
RESTUARANT
12,100 SF

B

PROPOSED
COMMERCIAL
12,100 SF

A

FUTURE DEVELOPMENT

**Proposed
583 Units**

10,100 VPD

59,500 VPD

192

Formosa Gardens Blvd

W Irlo Bronson Memorial Hwy

**CARRABBA'S
ITALIAN GRILL**

**ROCKER
BARREL**

**BONEFISH
GRILL**

**Quality
INN
BY CHOICE HOTELS**

179 Rooms

JUICY & CRAB

**Maingate Lakeside Resort
376 Rooms**

SUBWAY

Giordano's

**ACE
Hardware**

**CRUSH
YARD
PICKLEBALL CLUB & RESTAURANT**

**MOTOR
HARLEY-DAVIDSON
CYCLES**

**TACO
BELL**

Walgreens

Wendy's

**Adega
CAUCHA**

**BUFFALO
WILD
WINGS**

Red Lobster

**BURGER
KING**



Formosa Gardens Village

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DEMOGRAPHIC HIGHLIGHTS

2 MILE

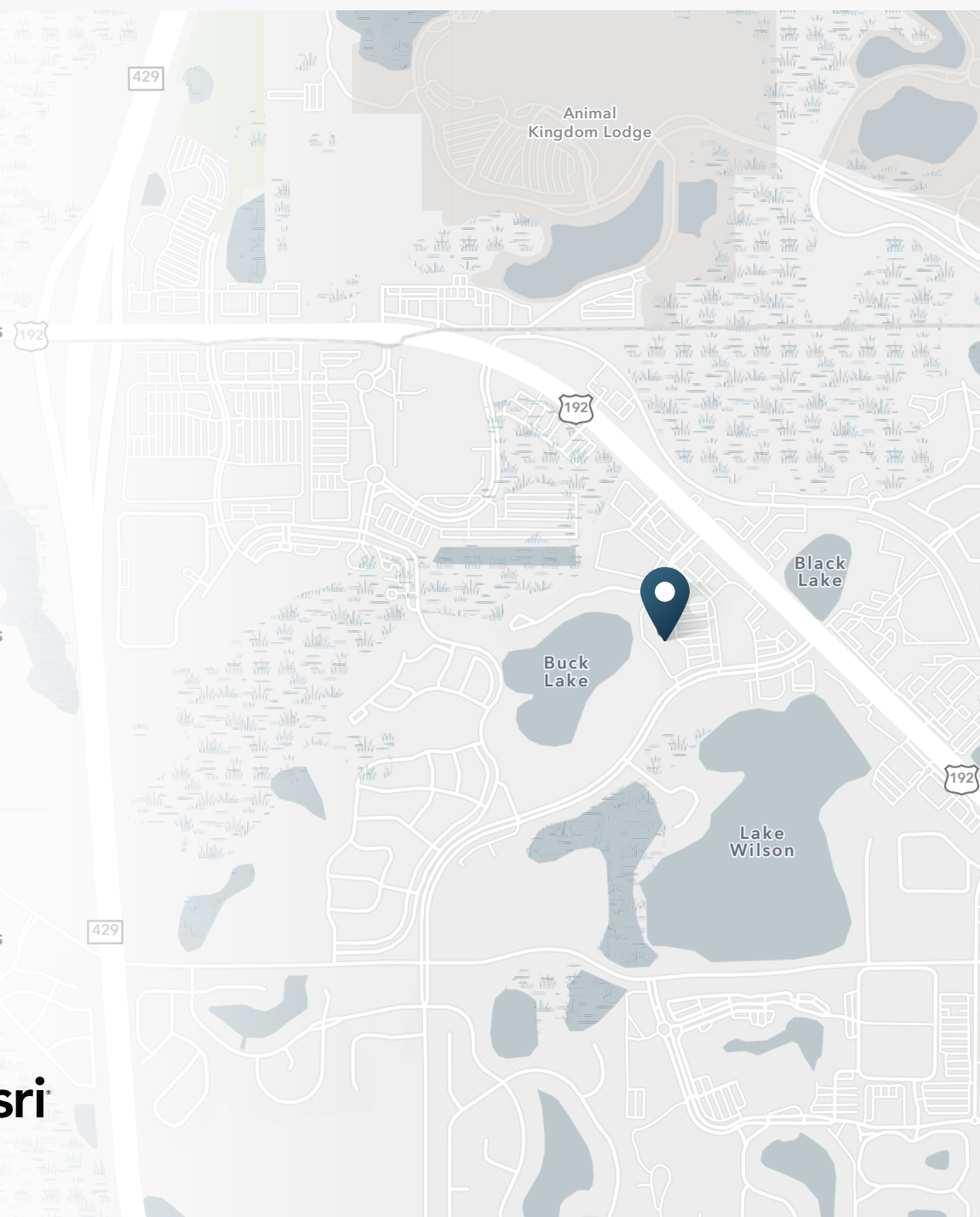
9,873 Population	18,477 Total Daytime Population	\$89,670 Average Household Income	3,653 Total Households
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4 MILES

35,499 Population	62,129 Total Daytime Population	\$111,500 Average Household Income	13,848 Total Households
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6 MILES

109,705 Population	167,828 Total Daytime Population	\$103,653 Average Household Income	42,083 Total Households
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> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

