



For lease

2744 N Orange Blossom Trl
Kissimmee, FL 34744

Demographics

10-Minute Drive Time (2024)



100,774
POPULATION



\$77,262
AVG HH
INCOME



34,493
HOUSEHOLDS



37.6
MEDIAN AGE



102,702
DAYTIME
POPULATION

Property Highlights:

- 9,514 s.f. available with great visibility and traffic counts of 40,000 AADT
- Enhanced parking plan proposed to add another 22 parking spaces for a 3.00/1,000 s.f. ratio
- Adjacent to the highly-regarded Mayfair Pet Hospital
- Five minutes to both The LOOP and The Crosslands shopping centers
- Minutes from several regional medical centers, hospitals and Florida's Turnpike
- Situated on N Orange Blossom Trail (aka US-441), a residential and commercial corridor with roughly 2M and 1M SF of retail and medical space, respectively
- Strong demographics with 85,354 full-time residents in a three-mile radius

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Market Aerial



Acres from
Tupperware
Campus Sold
Development
2020

ch

Retail &
Restaurant
Development
(UG)

Victory
Charter
School



441

441

S Orange Blossom Trl

441

Tupperware
Global Headquarters

Calver's
Addition
FINANCIAL

Osceola Point
Apartments

STORAGE UNITS

TESLA

Legacy
Residential
Group
300 Units
(Proposed)

40,000 AADT

San Mateo Crossing
Apartments

ORLANDO HEALTH

7
ELEVEN

19 South
Apartments

51,000 AADT

Michigan Ave

36,000 AADT

Walmart
Save money. Live better.

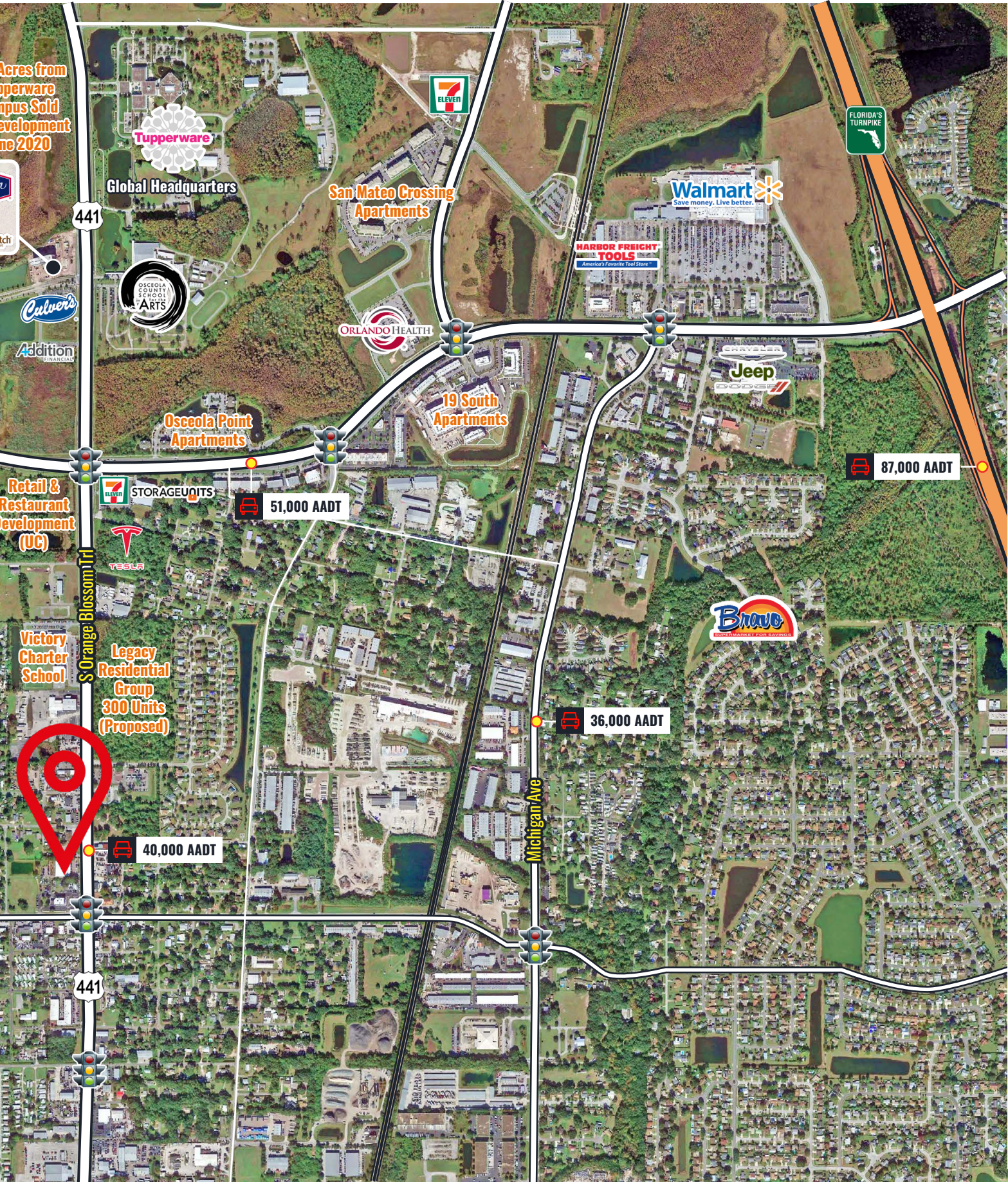
HARBOR FREIGHT
TOOLS
America's Favorite Tool Store

Jeep
DODGE

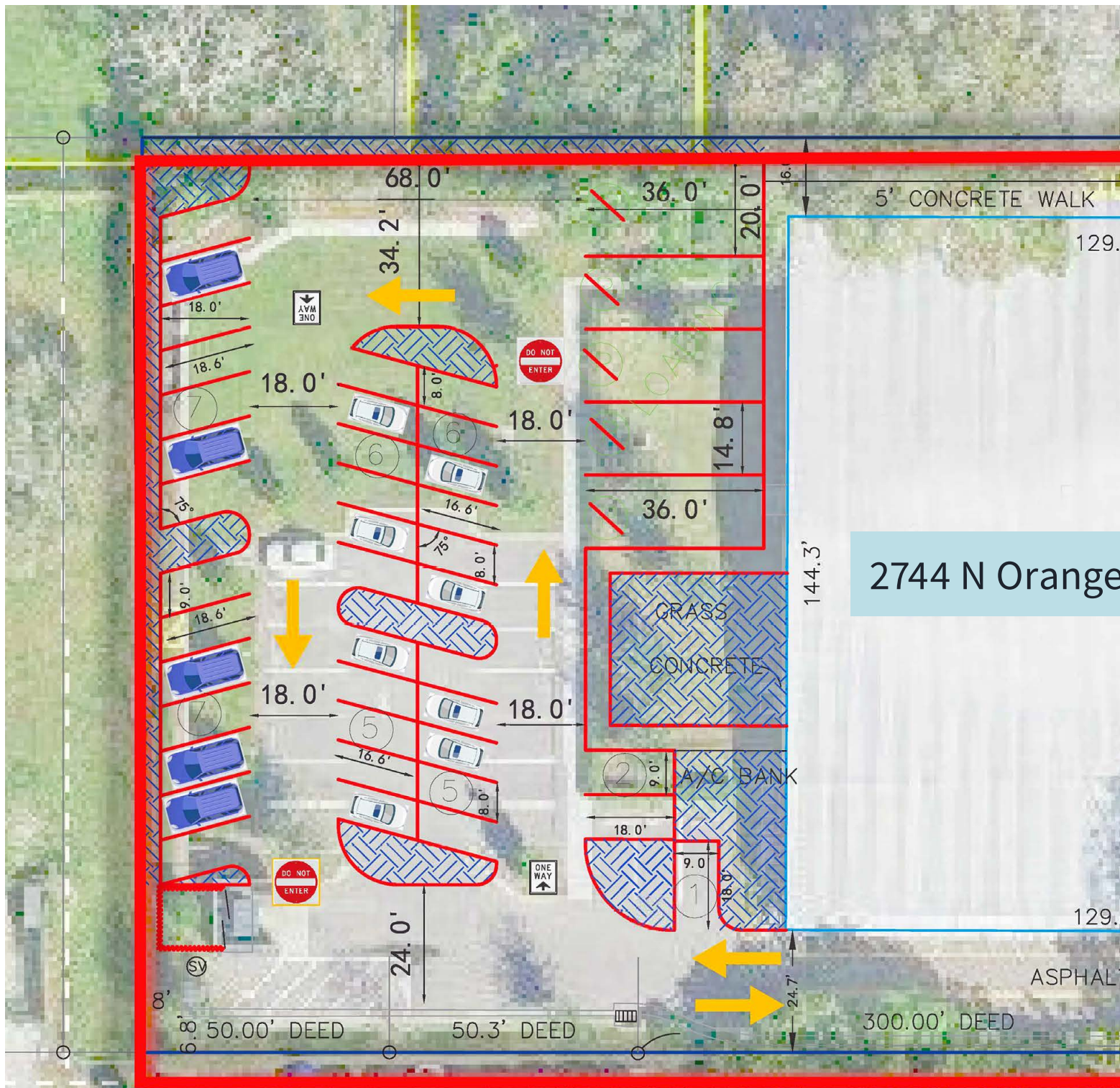
Bravo
RECOMMENDED FOR SERVICE

FLORIDA'S
TURNPIKE

87,000 AADT



Proposed Parking Plan

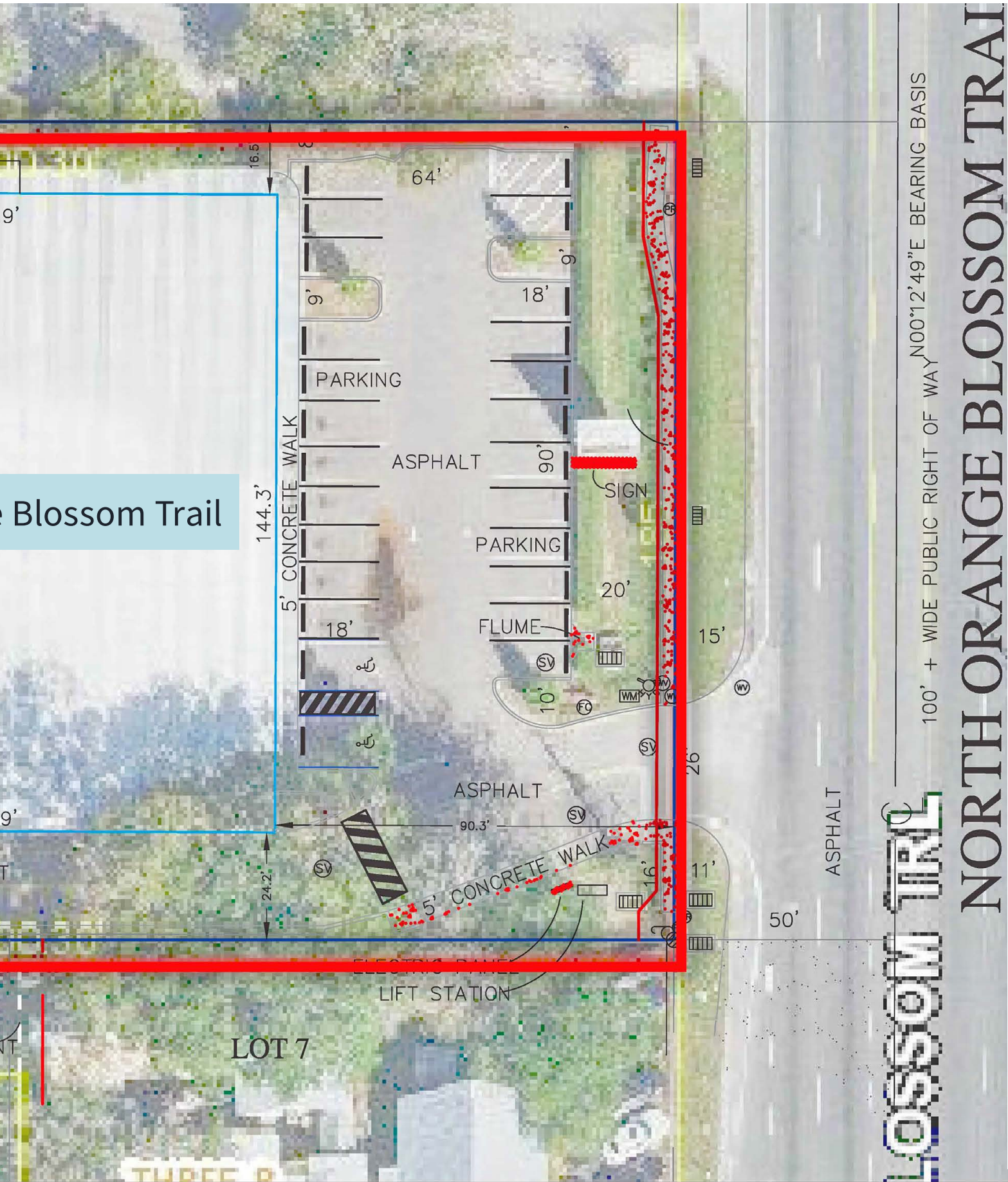


The proposed parking plan will add an additional 22 spaces for a 3.00/1,000 s.f. ratio.

7.5' UTILITY EASEMENT PER PLAT

TROPICAL PARK – UNIT 4
PLAT BOOK 2, PAGE 16

Blossom Trail

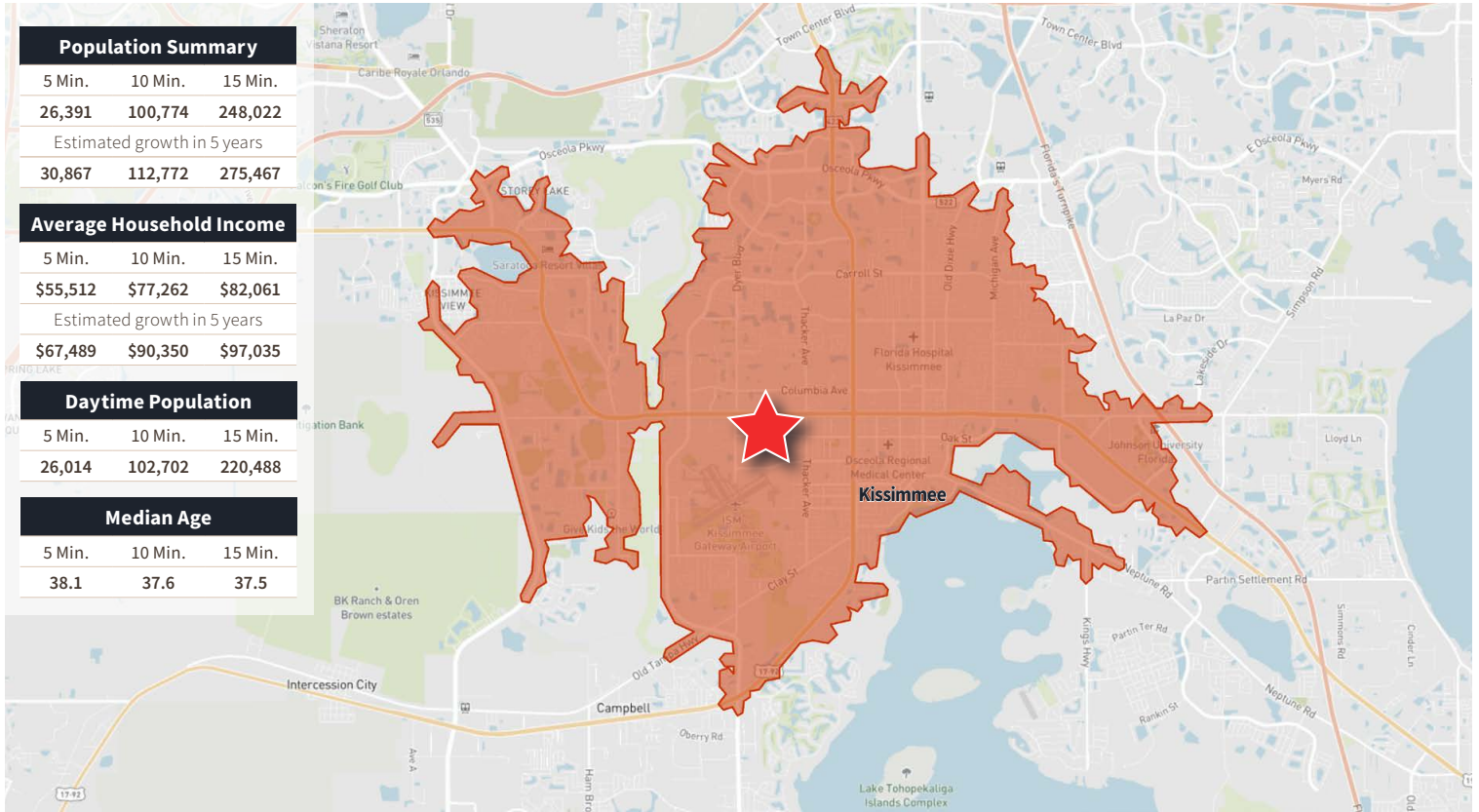


100' + WIDE PUBLIC RIGHT OF WAY N00°12'49"E BEARING BASIS

LOSSOM TRAIL

NORTH ORANGE BLOSSOM TRAIL

Demographics: Drive Times



METRO FUSION: Diverse, hard-workers, brand savvy shoppers

Median Age: 29.3
Median HH Income: \$35,700
LifeMode Group: Midtown Singles

Socioeconomic Traits: They work hard to advance in their professions, including working weekends. They take pride in their appearance, consider their fashion trendy, and stick with the same few designer brands.



DIVERSE CONVERGENCE: Rich blend of cultures, consumers are attentive to personal style

Median Age: 32.8
Median HH Income: \$46,500
LifeMode Group: Next Wave

Socioeconomic Traits: Hardworking consumers, striving to get ahead; style matters to them. Preserving the environment and being in tune with nature are very important. Media used most often is the Internet to be in tune with their community and region.



DOWN THE ROAD: Young, family-oriented consumers who value their traditions

Median Age: 35.0
Median HH Income: \$38,700
LifeMode Group: Rustic Outpost

Socioeconomic Traits: Family-oriented, outgoing consumers; they place importance on preserving time-honored customs. Technology is used as a way to connect with their friends and family as well as enjoy entertainment offered that can be shared with friends.



URBAN EDGE FAMILIES: Family-centric, younger families in multi-generational homes

Median Age: 32.5
Median HH Income: \$50,900
LifeMode Group: Sprouting Explorers

Socioeconomic Traits: Most Urban Edge Families residents derive income from wages or salaries. They tend to spend money carefully and focus more on necessities. They are captivated by new technology, particularly feature-rich smartphones.

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