

# Magic Place

5420 US-192, KISSIMMEE, FL 34746



## OutParcels Available

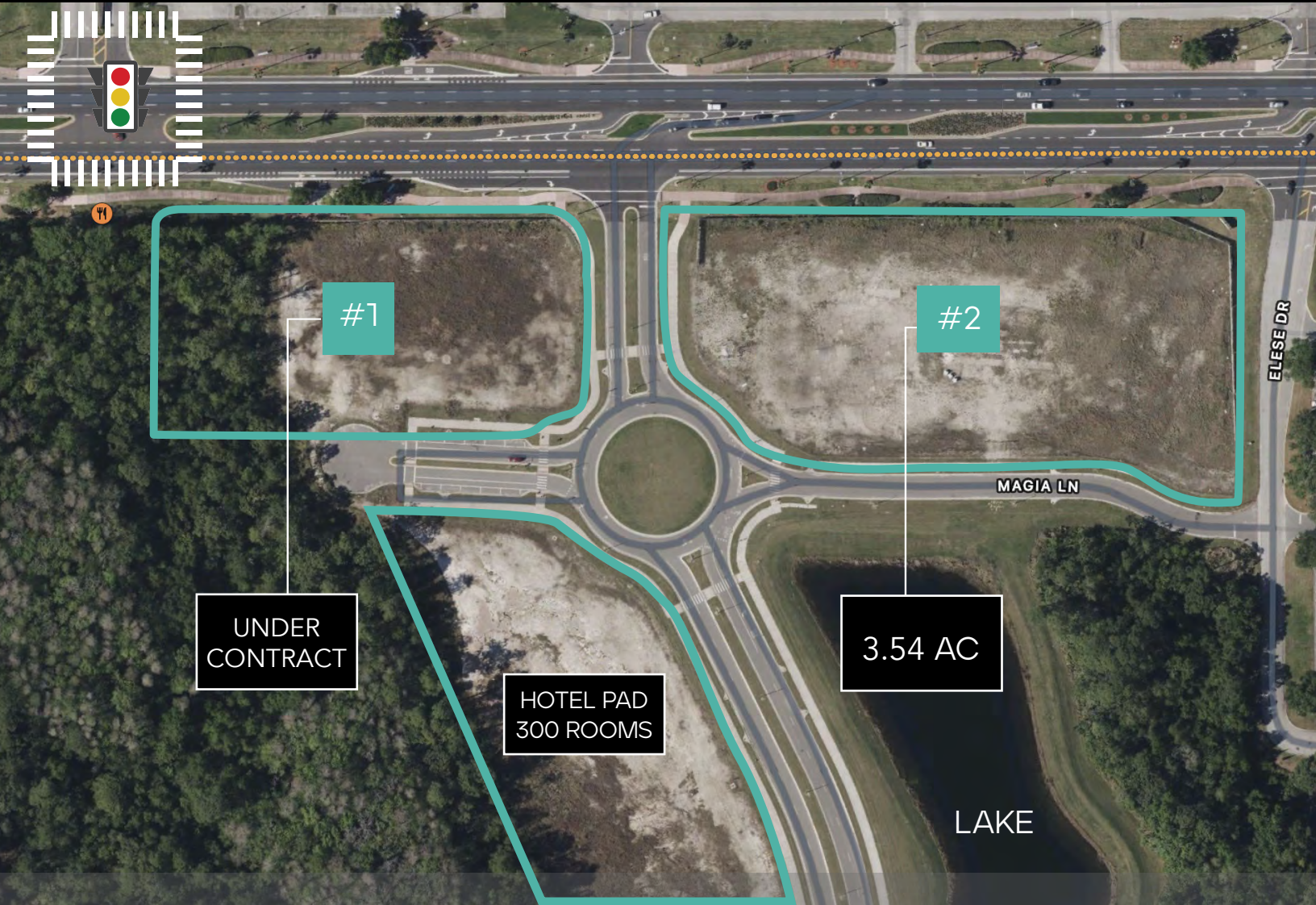
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## PROPERTY OVERVIEW



**Commercial Out-Parcel** available fronting US-192 and within Close Proximity to the Disney theme parks.

Located directly on West Irló Bronson Memorial Highway, the property has quick access to major thoroughfares such as Interstate-4, US 192, and SR 417. Major tourist attractions such as Disney World and SeaWorld are a short drive away providing an ideal location for future development.

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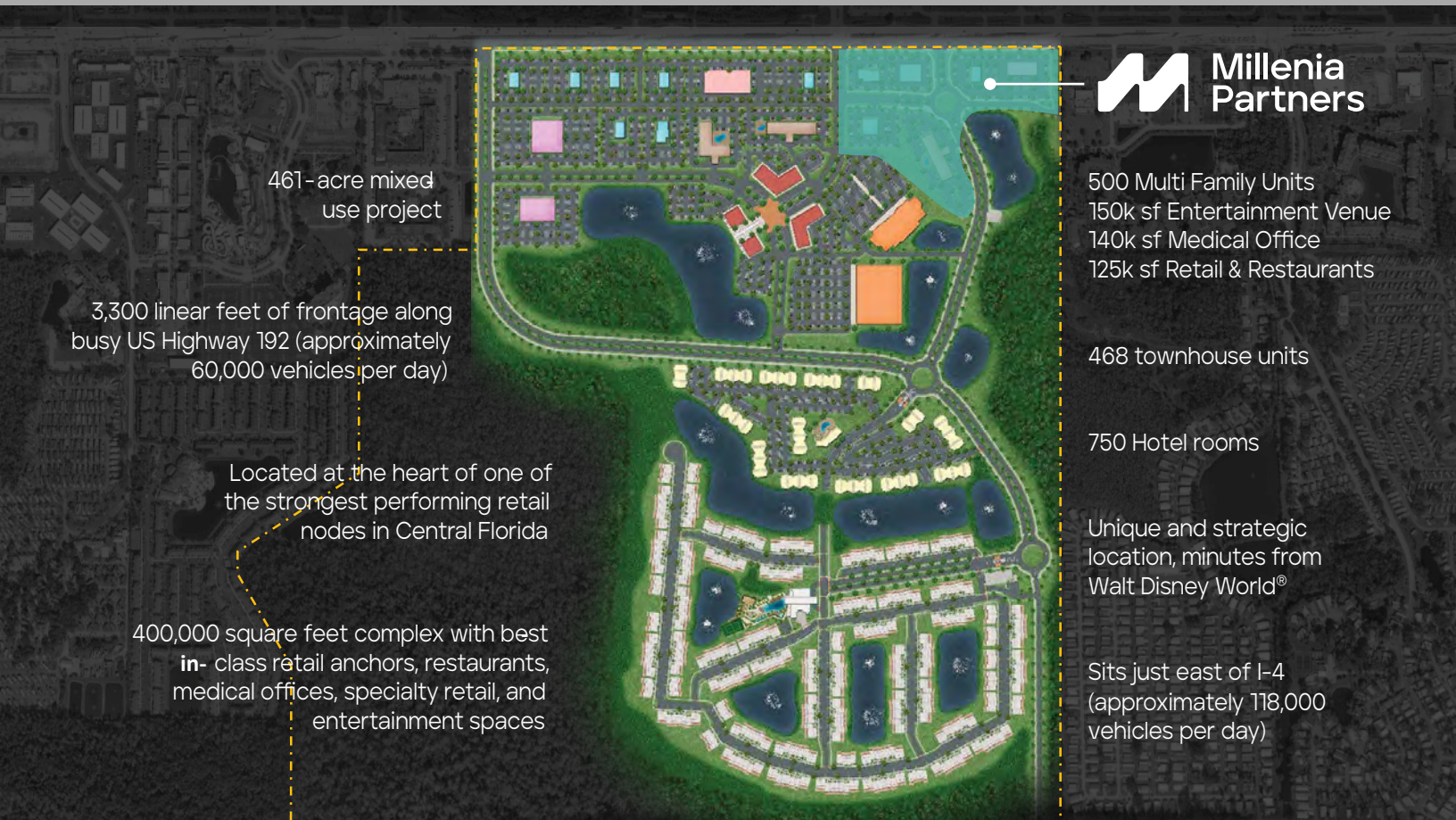
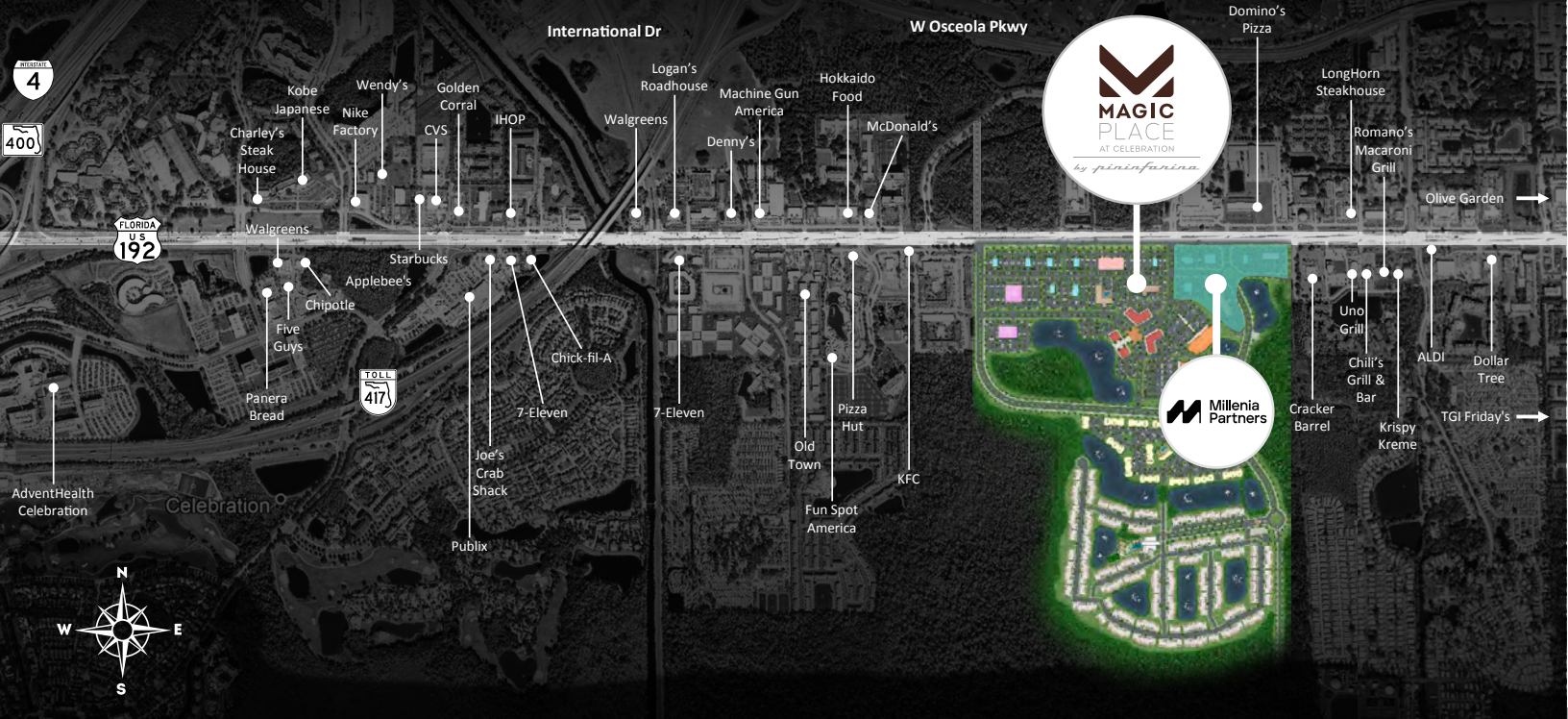


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## PROJECT HIGHLIGHTS

### Market Opportunity

Shortage of some business types in the area pose a great opportunity for new players



461-acre mixed use project

3,300 linear feet of frontage along busy US Highway 192 (approximately 60,000 vehicles per day)

Located at the heart of one of the strongest performing retail nodes in Central Florida

400,000 square feet complex with best in- class retail anchors, restaurants, medical offices, specialty retail, and entertainment spaces



500 Multi Family Units  
150k sf Entertainment Venue  
140k sf Medical Office  
125k sf Retail & Restaurants

468 townhouse units

750 Hotel rooms

Unique and strategic location, minutes from Walt Disney World®

Sits just east of I-4 (approximately 118,000 vehicles per day)

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PROPOSED 700 UNIT MULTI-FAMILY DEVELOPMENT



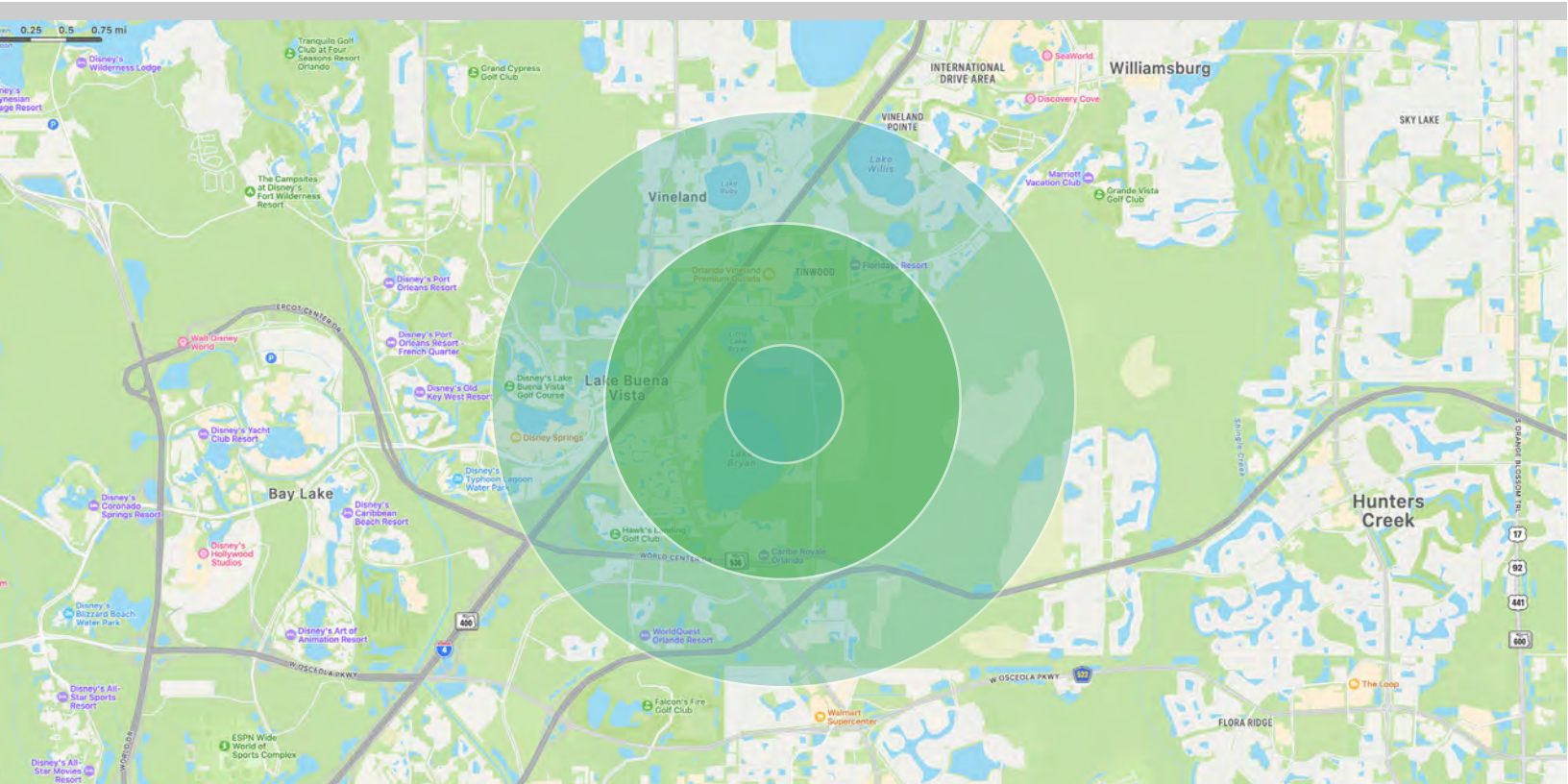
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## DEMOGRAPHICS MAP & REPORT

### CELEBRATION MASTERPLAN DEVELOPMENT

The masterplan Celebration community consists of a total of 9,729 single family homes, cottages, manor and estate homes along with townhomes and condominiums. Celebration is populated by 11,178 residents and has a median age of 39 years old. The residents in the community have a median household income of \$87,323 and home s in the community have a median value of \$475,600.

*\* Demographic data derived United States Census Bureau*



#### POPULATION

#### 3 MILES

#### 5 MILES

Total Population  
Average Age  
Average Age (Male)  
Average Age (Female)

22,711  
36.2  
38.0  
33.7

79,611  
35.2  
35.3  
34.8

#### HOUSEHOLDS & INCOME

#### 3 MILES

#### 5 MILES

Total Households  
# of Persons per HH  
Average HH Income  
Average House Value

15,575  
1.5  
\$38,694  
\$225,762

45,549  
1.7  
\$47,143  
\$244,287

*\* Demographic data derived from 2020 ACS - US Census*



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