



Property Highlights

Ground Lease or BTS

NWC of US HWY 192 & Fortune Rd, Kissimmee, FL 34744

- OP 1 – 1.7 Acres – Available for Ground Lease / BTS Entitled up to 17,000 SF of retail or two free standing buildings with drive-thru.
- OP 2 – 1.3 Acres – Available Units from 1,400 – 6,000 SF - Entitled up to 11,000 SF Multi-Tenant Retail
- Located at the NWC of the traffic light, which is the main intersection into the 498 Acre Tech & Research Park.
- Excellent visibility from both directions on Hwy 192.

Property Information

- New Restaurant / Retail Development located at the main intersection for the Florida Tech Farm Research Park .
- Local municipality is in the process of approving new guidelines entitling this site to the highest level of density per code, encouraging dense, vertical mixed use development
- Adjacent Properties include 2 major Development Projects including the Technology & Research Campus, and the Osceola Heritage Park.
- Parking Ratio is 500:1 to encourage density and promote walking, biking, Sunrail transportation

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Making It Happen

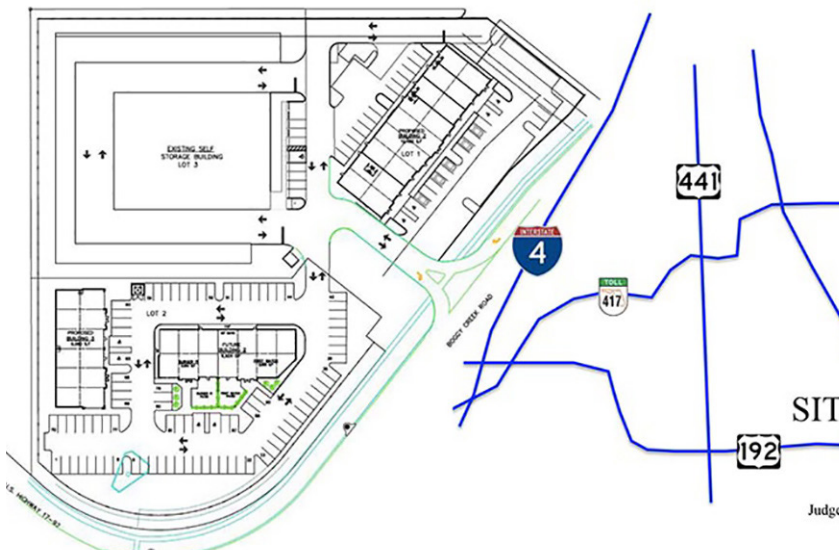
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HERITAGE COMMONS

+/- 10,800 SF Ground Lease or BTS

Available Commercial Property in Kissimmee, FL



TRADE AREA DEMOGRAPHICS

	Population	Average Income
1 Mile	5,823	\$54,191
3 Mile	73,093	\$49,945
5 Mile	91,084	\$61,864



For more information please contact:

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