

# PAD FOR GROUND LEASE / BTS | CELEBRATION, FL—ORLANDO MSA

5390 W US 192, Kissimmee | High-Traffic, Retail-Intensive Tourist Corridor 5 MI from Disney World



**SIZE:** ±1 AC (excluding existing retention pond)

**FRONTAGE:** ±120 FT on US 192

**ZONING:** PD (Tourist Commercial Uses—Drive-Thru's Allowed)

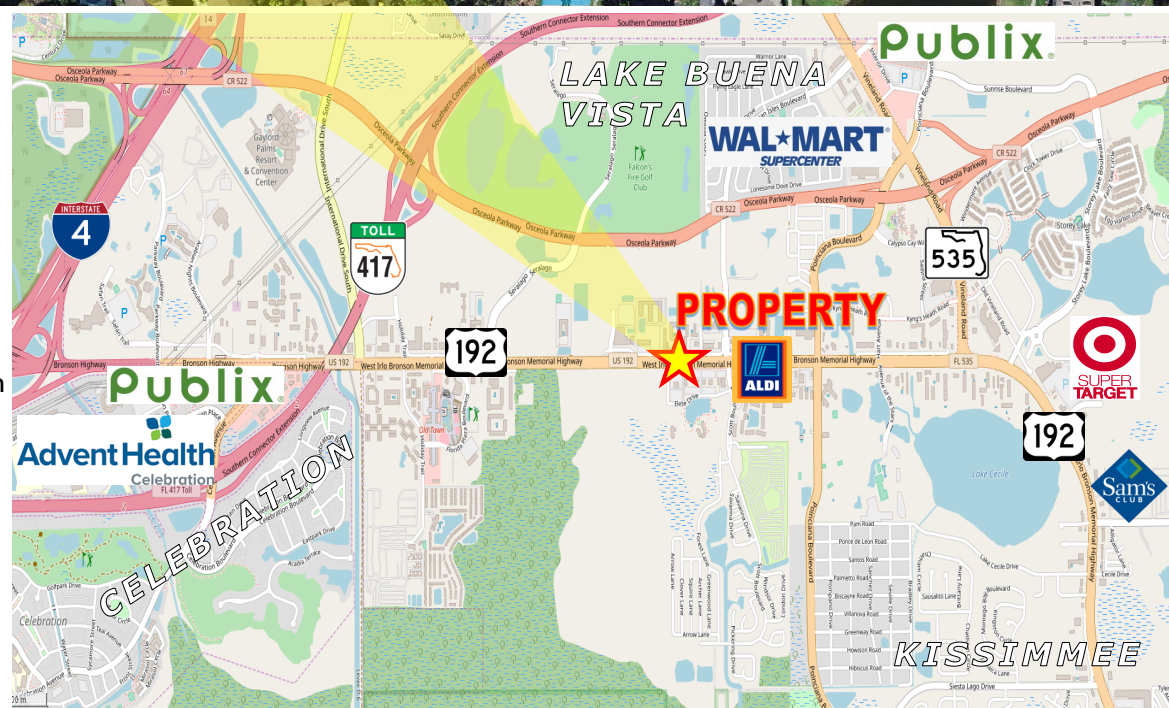
**TRAFFIC:** 51,000 CPD (W US 192)

**ACCESS:** Multiple connections to/from US 192 in master development, including the signalized, full access intersection of US 192 and Scott Blvd and a direct right-in/right-out on the subject property. Rear access road Elese Dr ties property with neighboring Aldi-anchored plaza and the under-construction \$1B Magic City Resort. Cross-access in place.

**LOCATION:** Robust retail corridor with ideal mix of local and tourist traffic. Close proximity to Disney World and Celebration. 100+ national retailers, AdventHealth Hospital, and Old Town Kissimmee all within 2 mi of property.

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# LOCATION INFORMATION



## Close Proximity to Disney World

The property is located in an area historically geared to visitors of Walt Disney World, whose Epcot and Hollywood Studios parks and Disney Springs shopping district are within a 10-15 mins' drive. With Disney World as the region's major attraction, greater Orlando saw 74 million visitors in 2022.

## Booming Residential & Retail Growth

While still preserving its touristic core, the property's environs have evolved into a dynamic market with robust growth in the residential, commercial and hospitality sectors. In the last 5-10 years, numerous residential developments and anchored shopping centers have sprung up across the vicinity, including Publix-anchored Sunrise City and Aldi-anchored Cane Island Shoppes, which join the long-established Lake Buena Vista Factory Stores, Target, and Walmart SuperCenter, enhancing the region's overall shopping experience.

## The Celebration Community

Only 2 mi from the property, Celebration Village, master-planned by Disney, is a popular focal point for visitors and locals alike, as is the Old Town Kissimmee attraction, located 1 mi from the property. Celebration is home to Osceola County's largest hospital, the Mediterranean-style AdventHealth Celebration, which attracts patients from across the country for its specialized care and world-class accommodation.

### DEMOGRAPHICS (2023)

Radius	1 mi	3 mi	5 mi
Population	9,638	77,100	157,500
Households	\$67,800	\$81,500	\$76,700
Daytime Employees	8,005	60,600	123,000

### TRAFFIC COUNTS (2023)

Road	CPD
W US 192 (W Irlo Bronson Memorial Hwy)	51,000
Polynesian Isle Blvd/Scott Blvd	11,250



# PROPERTY AERIAL

Looking East





# PROPERTY AERIAL

Looking North





# PROPERTY AERIAL

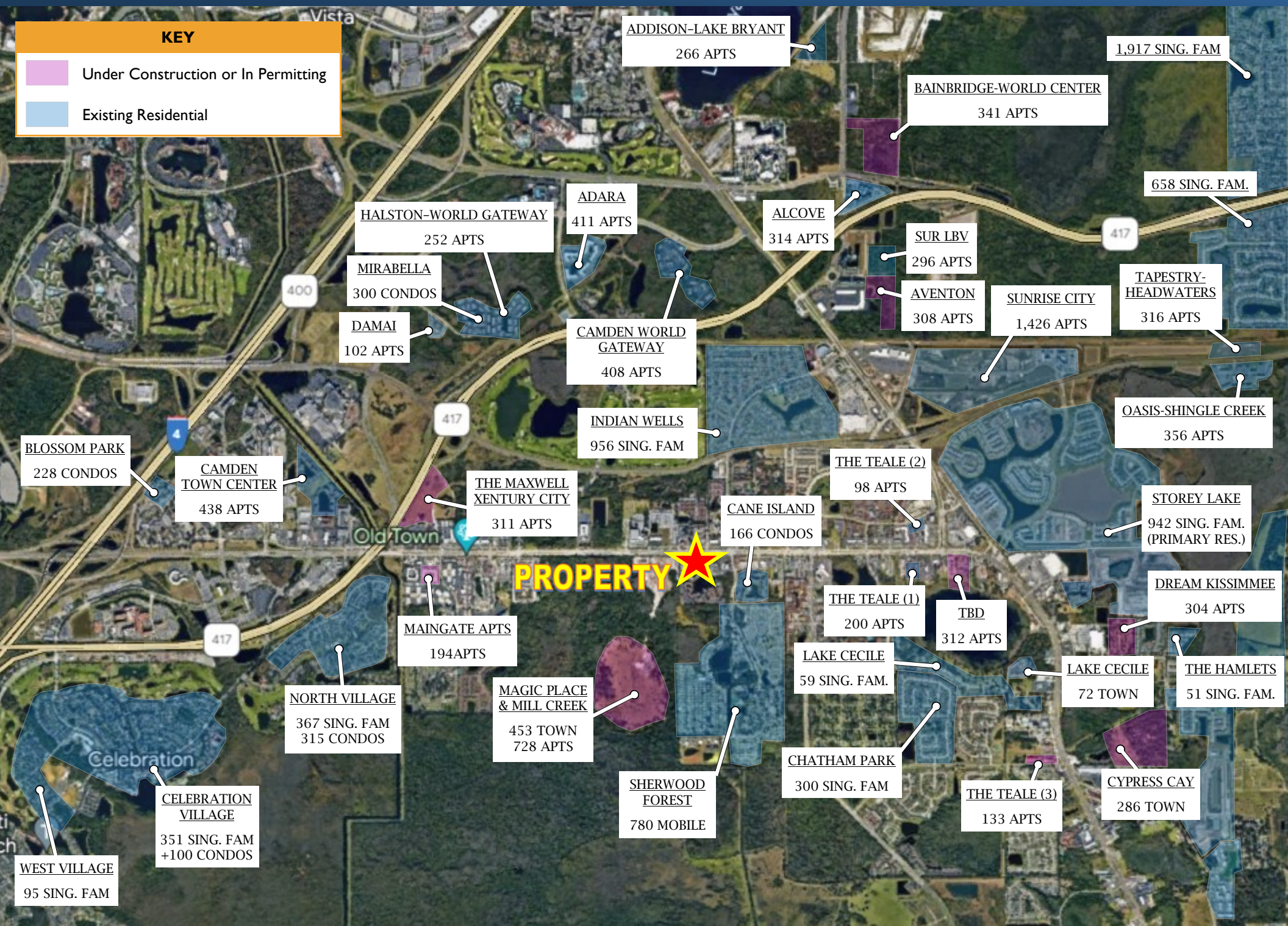
Looking West





# HOUSING SNAPSHOT

New, Established & Upcoming Residential Developments in 3-Mi Radius





## New Homes & Multifamily

—In recent years, thousands of new single family and town homes have been built within 1 and 2 mi of the property, including Lennar Homes' Storey Lake, a mixed resort neighborhood of primary residences and vacation villas.

—Within the same distance, +4,000 new, mostly luxury, apartment units, including 1,400 in nearby Sunrise City alone, have joined the existing multifamily landscape, while several former motels on or off Hwy 192 have been renovated and converted into hundreds of affordable housing units.

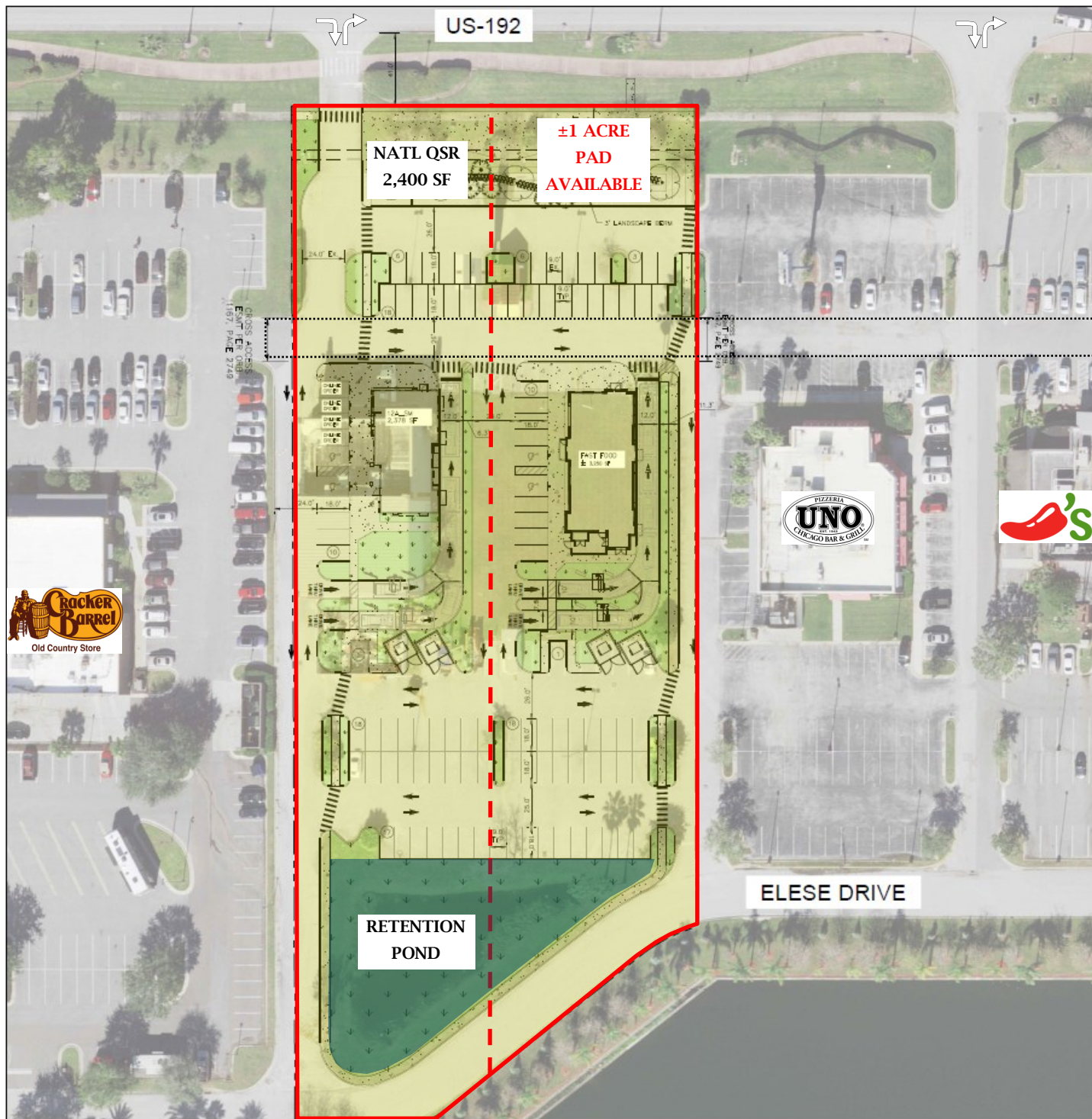
—Adjacent to the property is the new and under-construction, \$1B Magic Place mixed-use resort community, where +700 luxury apt units are in permitting and nearly +450 town homes are near completion, with much more development to come.

—The famed, Disney-planned community of Celebration lies within 2 mi of the property and boasts hundreds of cottages, town homes and apartments centered around its charming downtown, Celebration Village.





# PROPOSED SITE PLAN



KEY	
Property Line	
Proposed Lot Split	
Cross-Access Easement	