

Magic Place

5420 US-192, KISSIMMEE, FL 34746



OutParcels Available

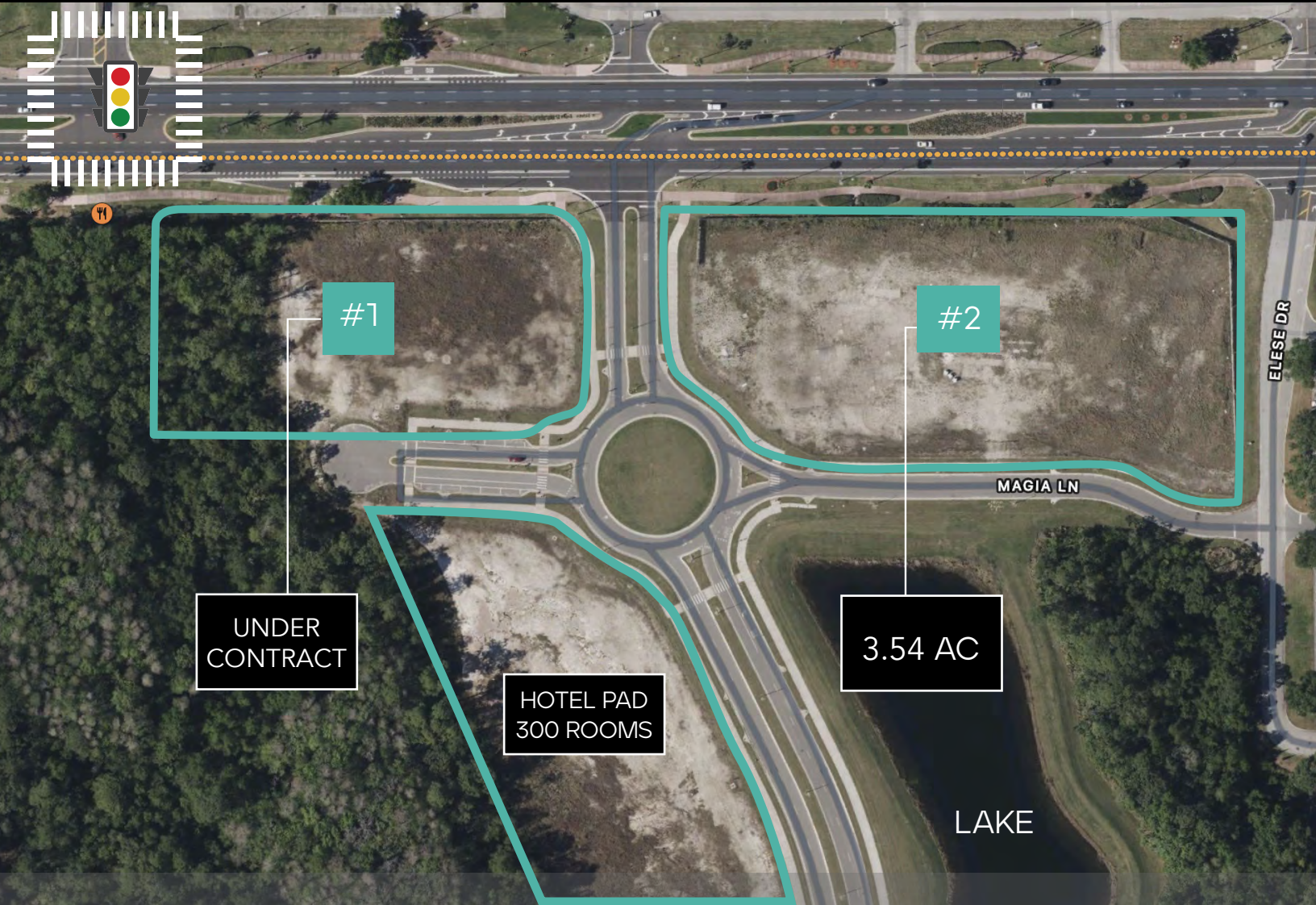
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PROPERTY OVERVIEW



Commercial Out-Parcel available for Sale 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.

FOR MORE INFORMATION:

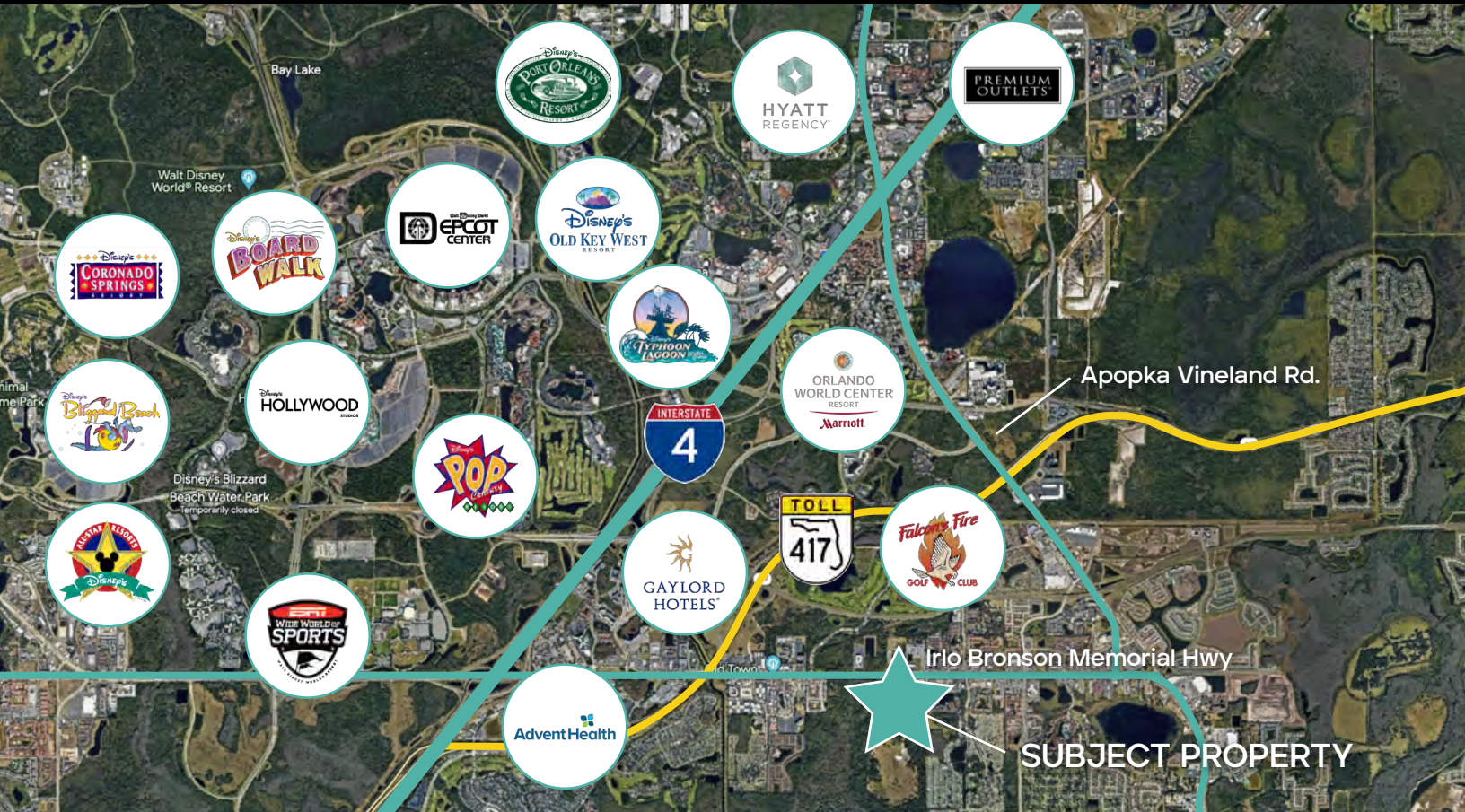
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lot #1: UNDER CONTRACT

Lot #2: 3.54 AC ****AVAILABLE****

PROPERTY HIGHLIGHTS

- Anchored by Magic Place Master Planned Development
- Located in Orlando's Tourist Corridor
- Direct Access and Frontage On US-192

LOCATION OVERVIEW

Located in the heart of Orlando's tourist corridor, these Out-Parcels offer the perfect opportunity to be a part of a world-class development that caters to the millions of visitors who flock to the area each year.

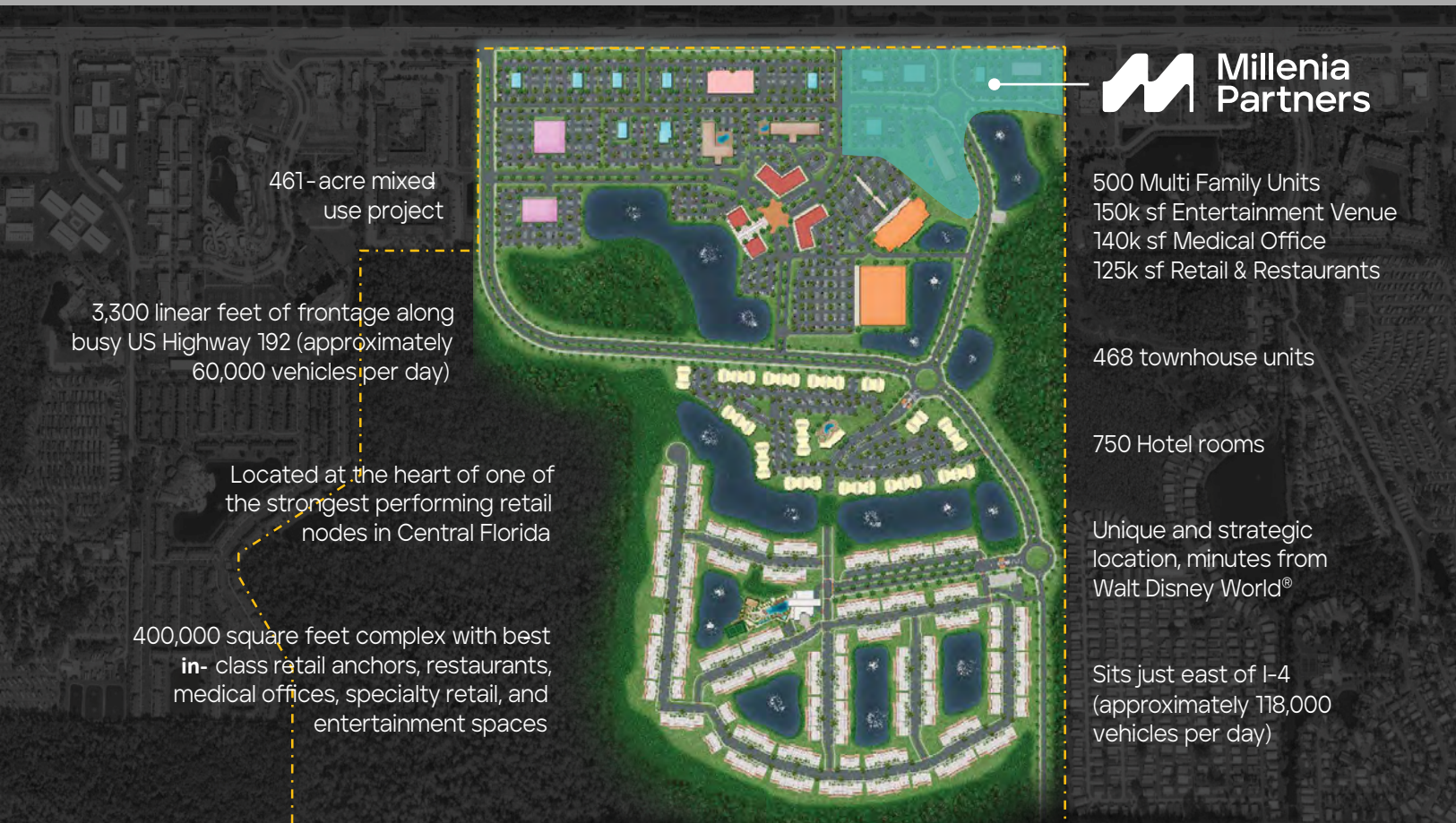
With the development's prime location, the site provides easy access to some of the most popular attractions in the area, namely Disney, Universal, Sea World, and other theme parks, entertainment venues, shopping centers, and more.

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PROJECT HIGHLIGHTS

Market Opportunity

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



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PROPOSED 700 UNIT MULTI-FAMILY DEVELOPMENT



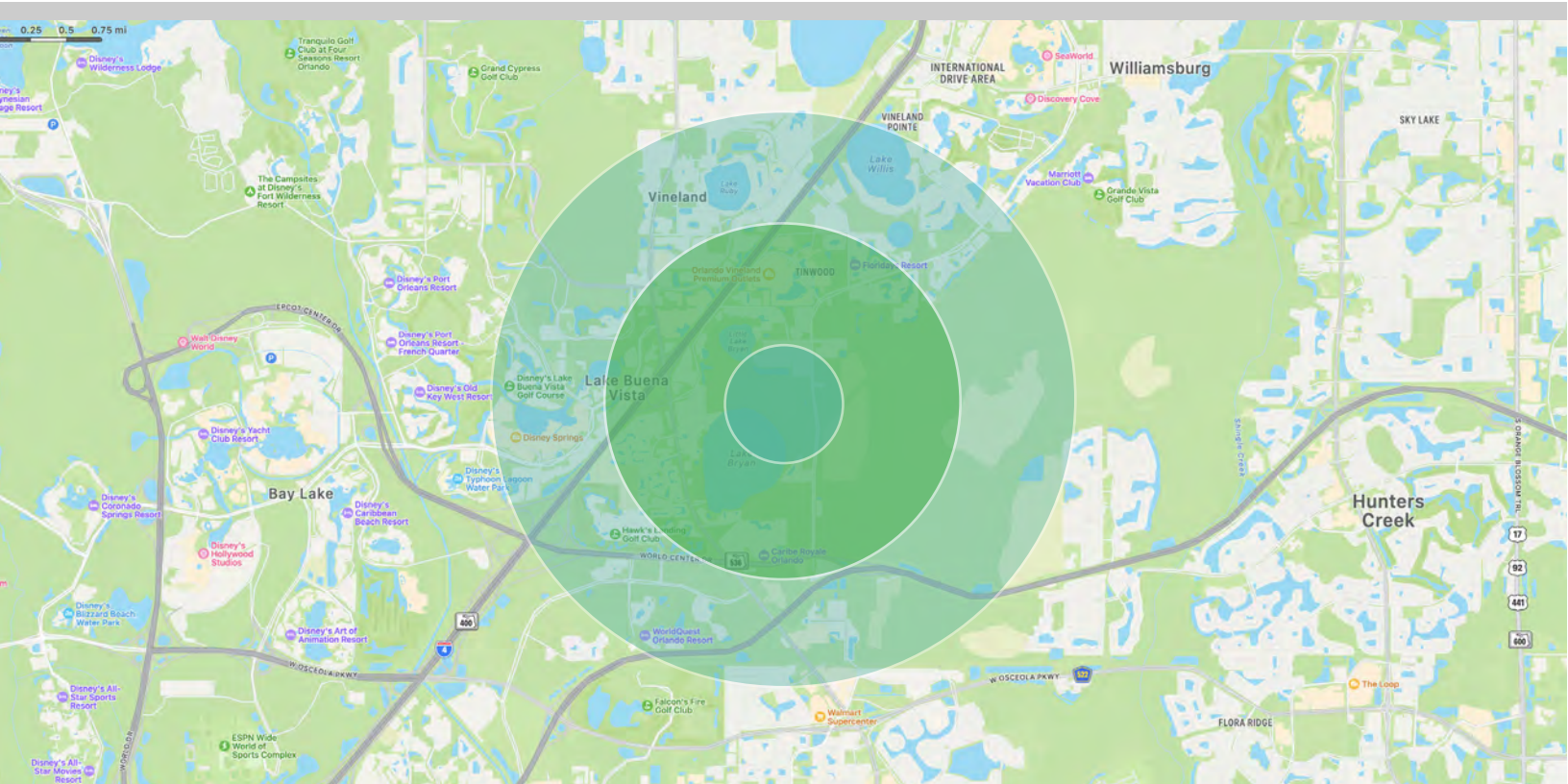
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DEMOGRAPHICS MAP & REPORT

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*



Millenia
Partners



MAGIC
PLACE
AT CELEBRATION

by pininfarina

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