

## RETAIL SPACE FOR LEASE: 2,460 SF on MAJOR HWY WEST US 192

**5047 W US 192, Kissimmee, FL 34746 (Orlando MSA)**



## **PROPERTY INFORMATION**

**LOCATION:** West US 192 corridor. Between busy intersections of Vineland Rd and Poinciana Blvd

**TRAFFIC:** 54,000 cpd

**ACCESS:** Multiple ingress/egress from US 192, plus access road connections to both Vineland Rd (S.R. 535) and Poinciana Blvd (see p. 2)

**PARKING:** 140 stalls

**KEY DESTINATIONS:** Close to Disney World (5 mi); Celebration (3 mi); Olde Town Kissimmee (2 mi),

**BOOMING SUBMARKET:** Publix-anchored Sunrise City, Walmart Supercenter, Target, dozens of national retailers, hotels and thousands of new and upcoming homes and apts in immediate market

## SPACE INFORMATION

**GLA:** 2,460 sq. ft.

**STORE FRONTAGE: 31 ft.**

**CONDITION:** Excellent (formerly used as real estate office)

**CO-TENANTS:** Cici's Pizza, American Renal (natl. dialysis firm), Greenberg Dental. Property shares same frontage road as Olive Garden, Popeye's, new Fazoli's, and Pizza Hut

**IDEAL USE:** Restaurant, café, salon services, urgent care or medical retail

## For Inquiries, Please Contact:

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## TRAFFIC COUNTS (2024)

Road	Avg Cars Per Day (CPD)
W U.S. 192	51,000
S.R. 535	48,000
Poinciana Blvd N of US 192	27,000
Poinciana Blvd S of US 192	36,000

## DEMOGRAPHICS (2025)

Radius	1 mi	3 mi	5 mi
<b>Population</b>	10,930	52,460	153,330
<b>Employees</b>	9,885	51,600	157,660
<b>Avg HH Income</b>	\$80,030	\$96,870	\$98,810

Source: ESRI

# AERIAL—NORTHWEST VIEW



World's Largest Marriott  
2,010 Rooms



Lake Buena Vista Resort  
2,270 Hotel Rooms



**FOR LEASE  
2,460 SF**

