

1.00± Acre Development Opportunity

Located at signalized hard corner

SEC of S. Poinciana Blvd & Waterview Estates Blvd
Kissimmee, FL 33809
cbre.com/orlando

Property Overview

- + Available:
 - 1.00± AC
- + Full access from Waterview Estates Blvd
- + Located at the corner of S Poinciana Blvd (34,383 AADT) and Waterview Estates Blvd and just 1.5 miles south of S Orange Blossom Trail (32,537 AADT)
- + Situated directly across from Poinciana High School with 2,259 students and just 0.3 mile north of Reedy Creek Elementary School with 852 students
- + Positioned in dense residential area
- + Co-tenancy with Dollar General
- + Strong 2025 Population estimated growth of 3.81% within 1 mile
- + Zoning - CG - Commercial General (Osceola County)

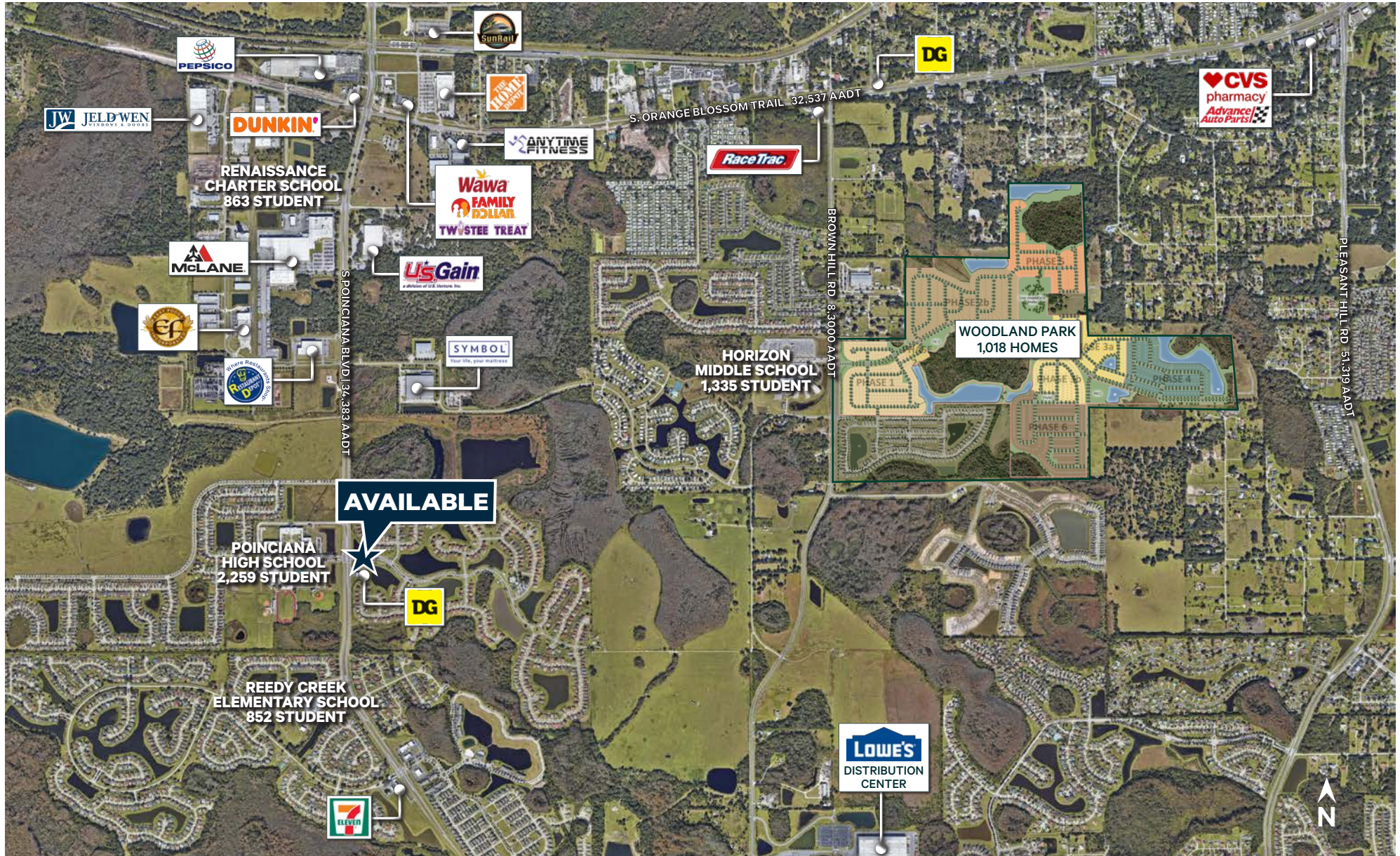


1.00+ Acre Development Opportunity

SEC of S. Poinciana Blvd & Waterview Estates Blvd | Kissimmee, FL 34758

For Lease

Aerial | Trade Area



1.00+ Acre Development Opportunity

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For Lease

2022 Estimated Demographics

| Radius Ring | 1 Mile | 3 Miles | 5 Miles | 7 Miles |
|--------------------------|----------|----------|----------|----------|
| Population | 5,947 | 28,799 | 78,553 | 175,720 |
| Median Age | 34.7 | 35.8 | 36.2 | 36.4 |
| Daytime Population | 4,621 | 21,629 | 61,580 | 154,618 |
| Businesses | 82 | 382 | 1,384 | 5,658 |
| Households | 1,750 | 8,726 | 24,421 | 58,185 |
| Average Household Income | \$86,932 | \$80,255 | \$80,062 | \$78,727 |
| Median Household Income | \$64,482 | \$58,640 | \$58,130 | \$55,461 |

| Drive Time | 5 Minutes | 10 Minutes | 15 Minutes | 20 Minutes |
|--------------------------|-----------|------------|------------|------------|
| Population | 12,172 | 34,892 | 116,735 | 248,570 |
| Median Age | 34.5 | 37.7 | 36.8 | 35.4 |
| Daytime Population | 9,411 | 29,491 | 109,811 | 235,232 |
| Businesses | 198 | 778 | 4,816 | 9,082 |
| Households | 3,489 | 11,040 | 38,244 | 83,201 |
| Average Household Income | \$86,770 | \$79,472 | \$73,392 | \$72,351 |
| Median Household Income | \$64,388 | \$58,744 | \$54,788 | \$53,170 |

