



Real Estate Company

**Standalone Retail/Medical Building
For Sale Or Lease
Traffic Count: 66,711 AADT**



2037 E Irlo Bronson Hwy • Kissimmee, FL 34744

This Prime Medical, Retail, Office, Restaurant Standalone Building with exceptional visibility, billboard signage, & frontage on US HWY 192 (E. Irlo Bronson Mem. Hwy). Property benefits due to location of just being a block from the current project called NeoCity Technology District with an estimated economic impact of \$25 Billion Dollars. Currently the property is operating as a medical office. Strategically located by all the growth from Osceola Heritage Park, Gateway Highschool, the medical office presents a layout that can be utilized immediately for health care or retail purposes.

Property Summary:

- Total SQFT: 1,688
- Year Built: 1992
- Parking: Approximtely 30 Spaces
- Includes Signage
- Land Size: .18 AC
- Zoning: OCT, County - CT -3.2.4

For Sale: \$848,000

For Lease: \$4,750/Month + NNN

Demographics	2 Mile	5 Mile	10 Mile
2023 Pop.	32,675	164,510	493,534
Households	10,705	54,597	164,067
Avg. HH Income	\$66,016	\$65,686	\$62,026
Med. HH Income	\$51,304	\$51,858	\$63,704

**For More Information Contact
T. Zachary High
Licensed FL Real Estate Broker
Zach@ElkPenn.com**



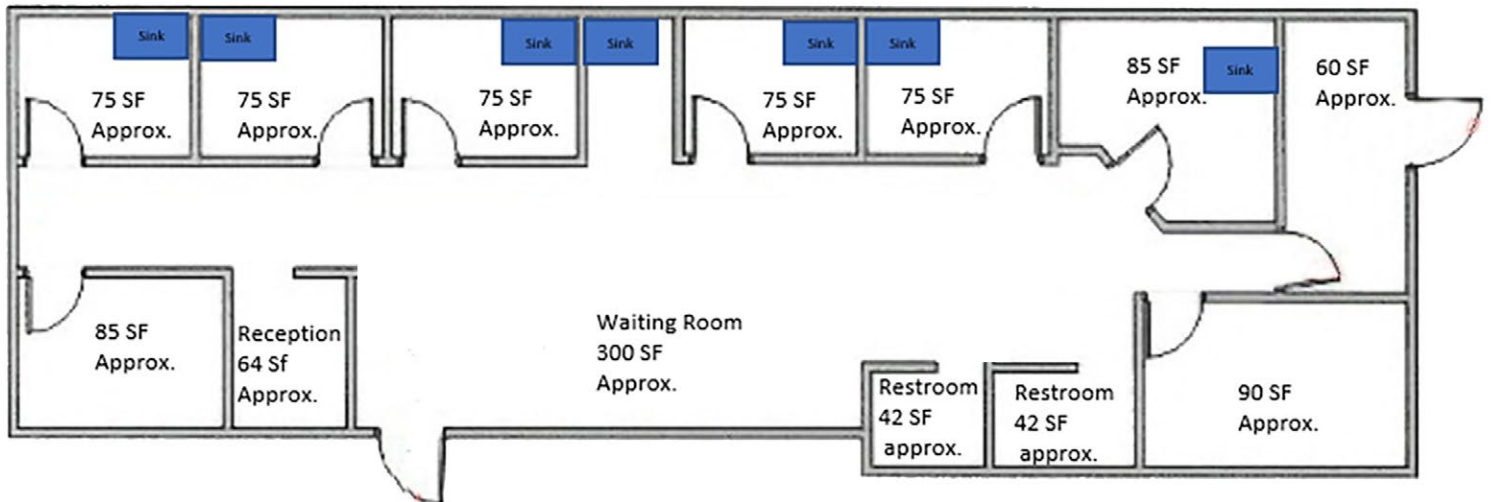
**321-866-8121
www.ElkPenn.com
861 W Morse Blvd., Suite 250
Winter Park, Florida 32790**

For Sale: \$849,000
For Lease: \$6000/Month + NNN



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Approx. 1,688 SF



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