



# Retail Space For Lease

4688 W Irlo Memorial Highway  
Kissimmee, Florida 34746

- 8,246 sf of retail space for lease.
- Situated on W Irlo Bronson Memorial Highway, a high-traffic route offering excellent visibility.
- The building has ample parking available on site to suit a wide variety of retailer's needs.

## For more information:

**Nick Mastro, Senior Associate**  
813. 444. 5334  
nick.mastro@avisonyoung.com

**Bill Nguyen, Vice President**  
407. 440. 6658  
bill.nguyen@avisonyoung.com

**AVISON  
YOUNG**

# Property overview

4688 W Irlo Bronson Memorial Highway  
Kissimmee, FL

## PROPERTY STATS

Address	4688 W Irlo Bronson Memorial Highway
Building type	Retail
Available SF	8,246 SF
Lot size	1.36 AC
Parcel ID	13-25-28-0000-0400-0000



Monument & building signage



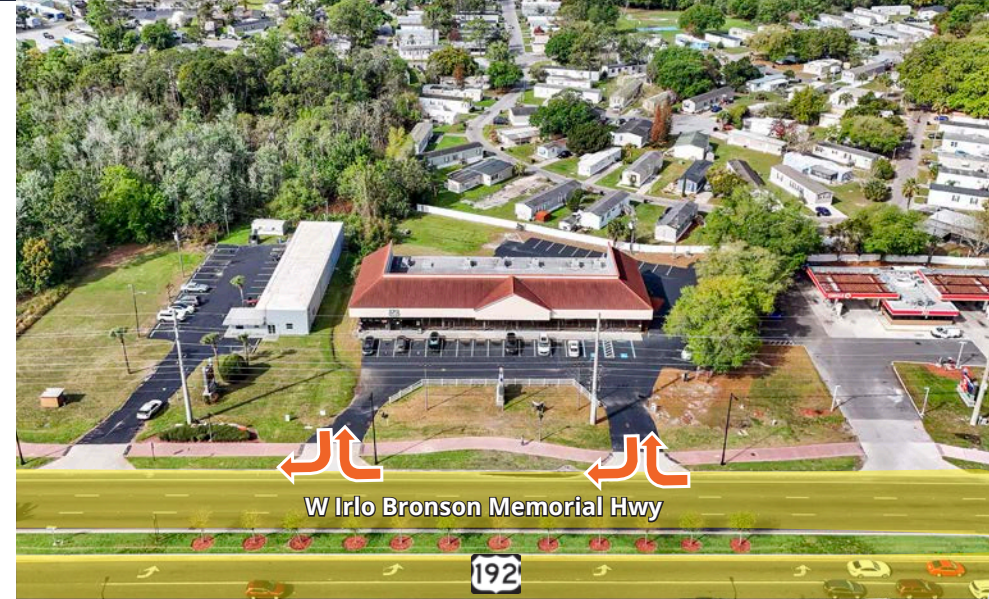
Freestanding



Densely populated trade area

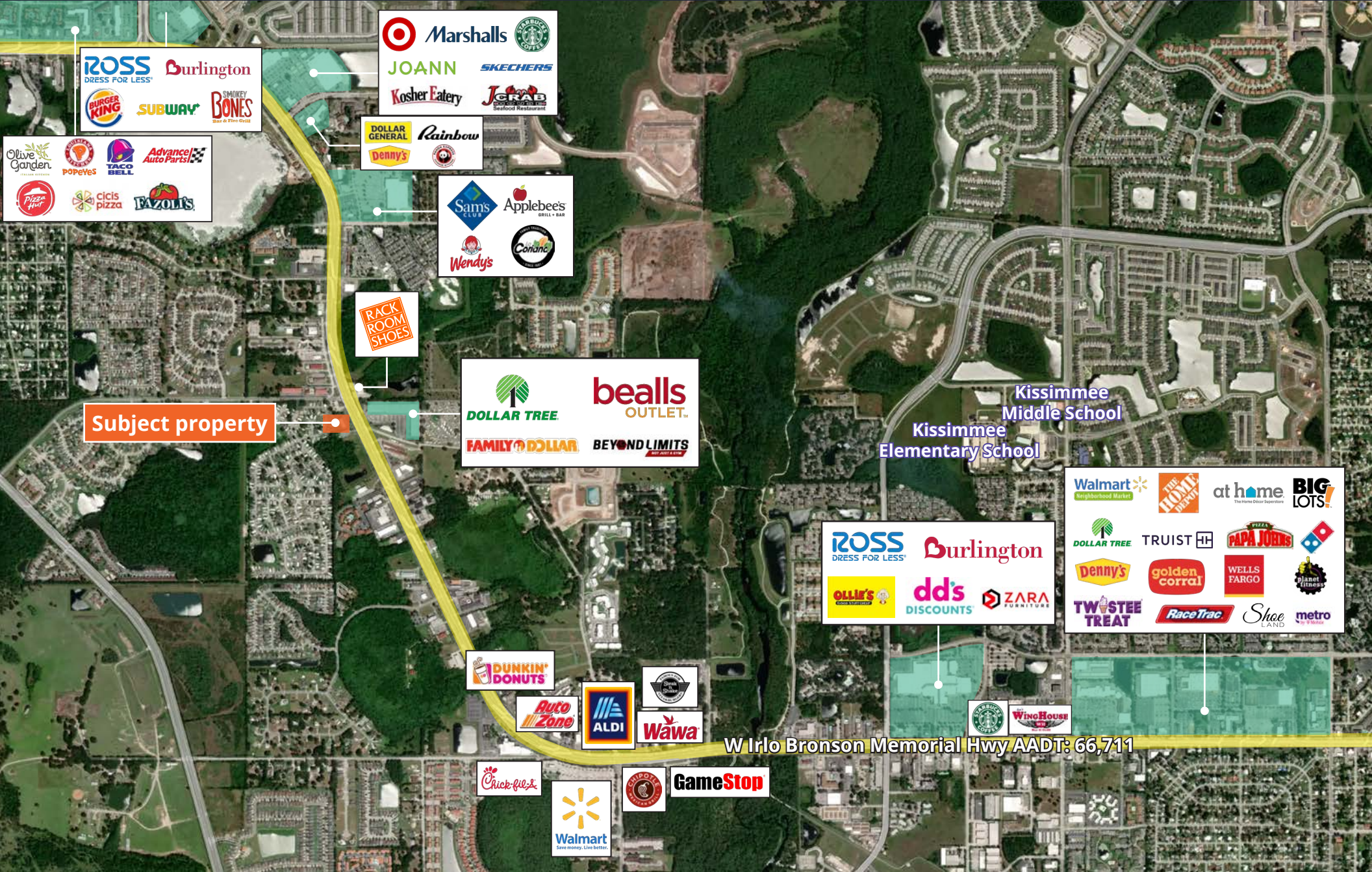


Excellent visibility



# Aerial map

4688 W Irlo Bronson Memorial Highway  
Kissimmee, FL



Subject property

Kissimmee Middle School  
Kissimmee Elementary School

W Irlo Bronson Memorial Hwy AADT: 66,711

# Exterior photos

4688 W Irlo Bronson Memorial Highway  
Kissimmee, FL



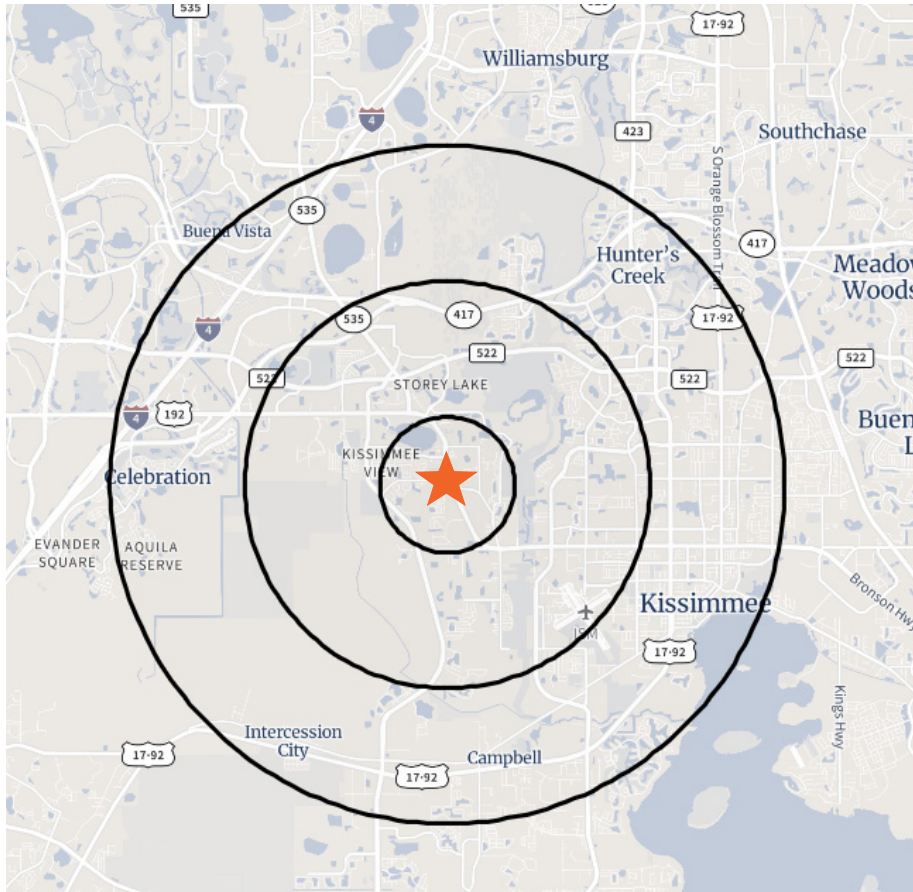
# Interior photos

4688 W Irlo Bronson Memorial Highway  
Kissimmee, FL



# Demographics

4688 W Irlo Bronson Memorial Highway  
Kissimmee, FL



Population	1 Miles	3 Miles	5 Miles
Total population	10,936	69,369	158,087
Median age	33.4	35.1	36.1
Median age (Male)	32.9	34.3	35.1
Median age (Female)	33.9	36.0	37.1
Households & Income	1 Miles	3 Miles	5 Miles
Total households	3,304	23,125	55,892
# of persons per HH	3.30	3.00	2.80
Average HH income	\$92,772	\$94,678	\$93,328
Average house value	\$385,732	\$446,303	\$461,876
Businesses	1 Miles	3 Miles	5 Miles
Total businesses	301	2,279	8,763
Total employees	2,610	21,911	102,517



**Population:** Over 158,087 people within a five mile radius.



**Income:** Average household income of \$93,328 within a five mile radius.



**Density:** Over 55,000 households within a five mile radius.



**Employment:** Employment population of over 102,000 within a five mile radius.

**If you would like to discuss this further,  
please get in touch.**

**Nick Mastro, Senior Associate**

813. 444. 5334

[nick.mastro@avisonyoung.com](mailto:nick.mastro@avisonyoung.com)

**Bill Nguyen, Vice President**

407. 440. 6658

[bill.nguyen@avisonyoung.com](mailto:bill.nguyen@avisonyoung.com)

**Visit us online**

[avisonyoung.com](http://avisonyoung.com)

---

© 2026 Avison Young – Florida, LLC. All rights reserved.

E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.

**AVISON  
YOUNG**