

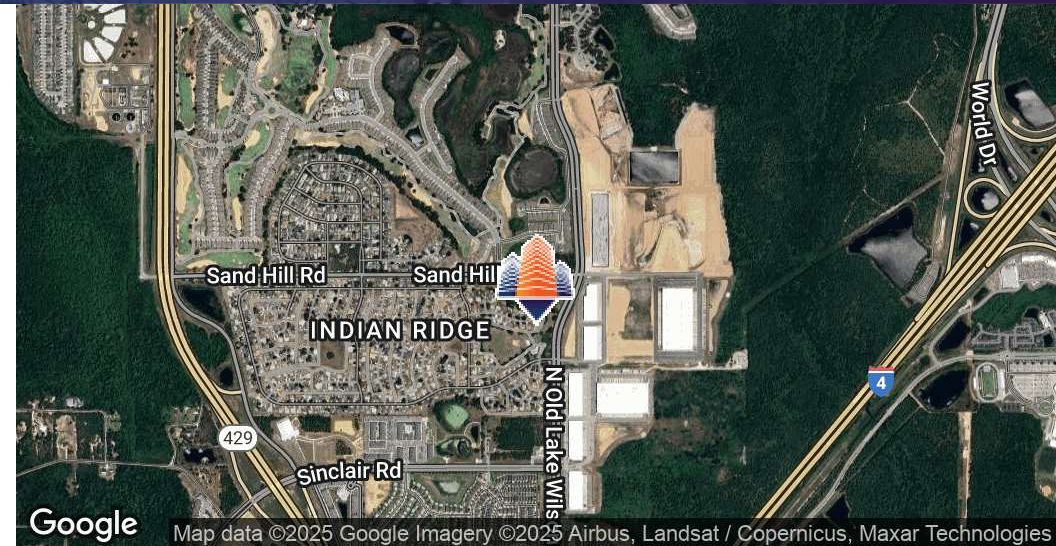
# Reunion Medical/Retail Pad

7608 Benji Ridge Trl, Kissimmee, FL 34747



EQUITY  
INVESTMENT  
SERVICES

## PROPERTY SUMMARY



### PROPERTY HIGHLIGHTS

- Located at the SWC of Old Lake Wilson & Sand Hill Rd
- Development beginning Early 2026
- Signalized corner with multiple access points
- 1.85 Acre Pad is entitled for up to 20,580 SF
- Sand Hill and Old Lake Wilson see over 22,000 cars per day
- Limited Availability in the area
- Close Proximity to: SR 429, Interstate 4, US-192, Reunion, and Celebration
- Ideal Uses: Medical Office, Full Service Restaurant, Entertainment, Retail, and more!

[CLICK HERE TO VIEW ON GOOGLE MAPS](#)

[CLICK HERE FOR SITE PLAN](#)

### OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	7,000 - 20,580 SF
Lot Size:	1.85 Acres
Building Size:	20,580 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	8,140	26,690	113,917
Total Population	20,818	71,874	319,153
Average HH Income	\$115,617	\$103,103	\$97,233

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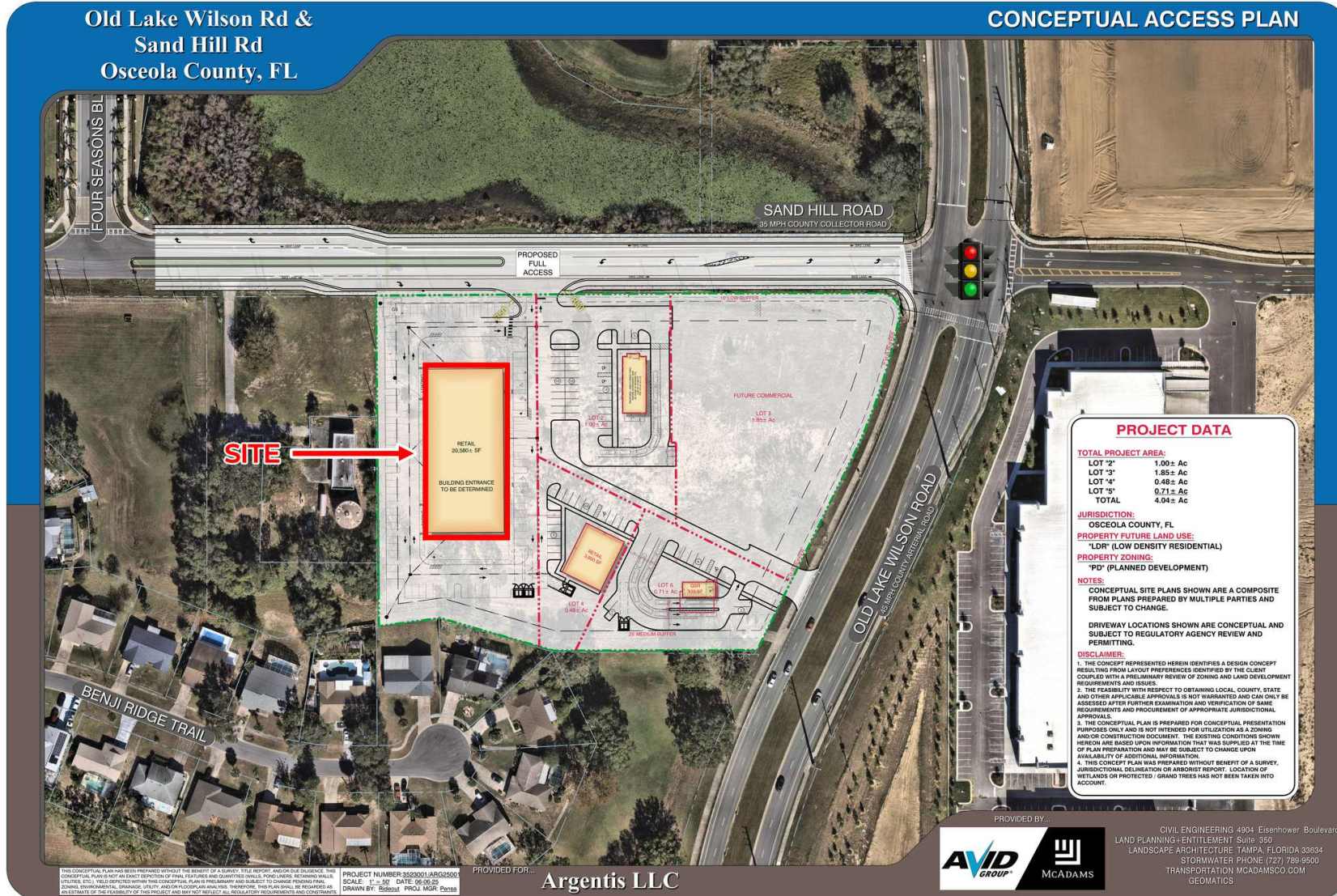
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## SITE PLAN



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PROVIDED BY:

CIVIL ENGINEERING 4904 Eisenhower Boulevard,  
LAND PLANNING + ENTITLEMENT Suite 350  
LANDSCAPE ARCHITECTURE TAMPA, FLORIDA 33634  
STORMWATER PHONE (727) 789-9500  
TRANSPORTATION MCDAMSCO.COM  
GEOMATICS

THIS CONCEPTUAL PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A SURVEY, TITLE REPORT, AND/OR DUE DILIGENCE. THE CONCEPTUAL PLAN IS NOT AN AVOID DIVERSION OF FINALS FOR PERMITS AND QUANTITIES SHALL BE OBTAINED FROM THE LOCAL, COUNTY, STATE AND OTHER APPLICABLE APPROVALS. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON INFORMATION THAT WAS SUPPLIED AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE UPON AVAILABILITY OF ADDITIONAL INFORMATION. THE CONCEPT PLAN WAS PREPARED WITHOUT BENEFIT OF A SURVEY, JURISDICTIONAL DELINEATION OR ARBORIST REPORT. LOCATION OF WETLANDS OR PROTECTED / GRAND TREES HAS NOT BEEN TAKEN INTO ACCOUNT.

PROJECT NUMBER: 2020001/ARG25001  
SCALE: 1" = 50' DATE: 08.26.23  
DRAWN BY: EISRE/PROJ MOR P2668

PROVIDED FOR... **Argentis LLC**

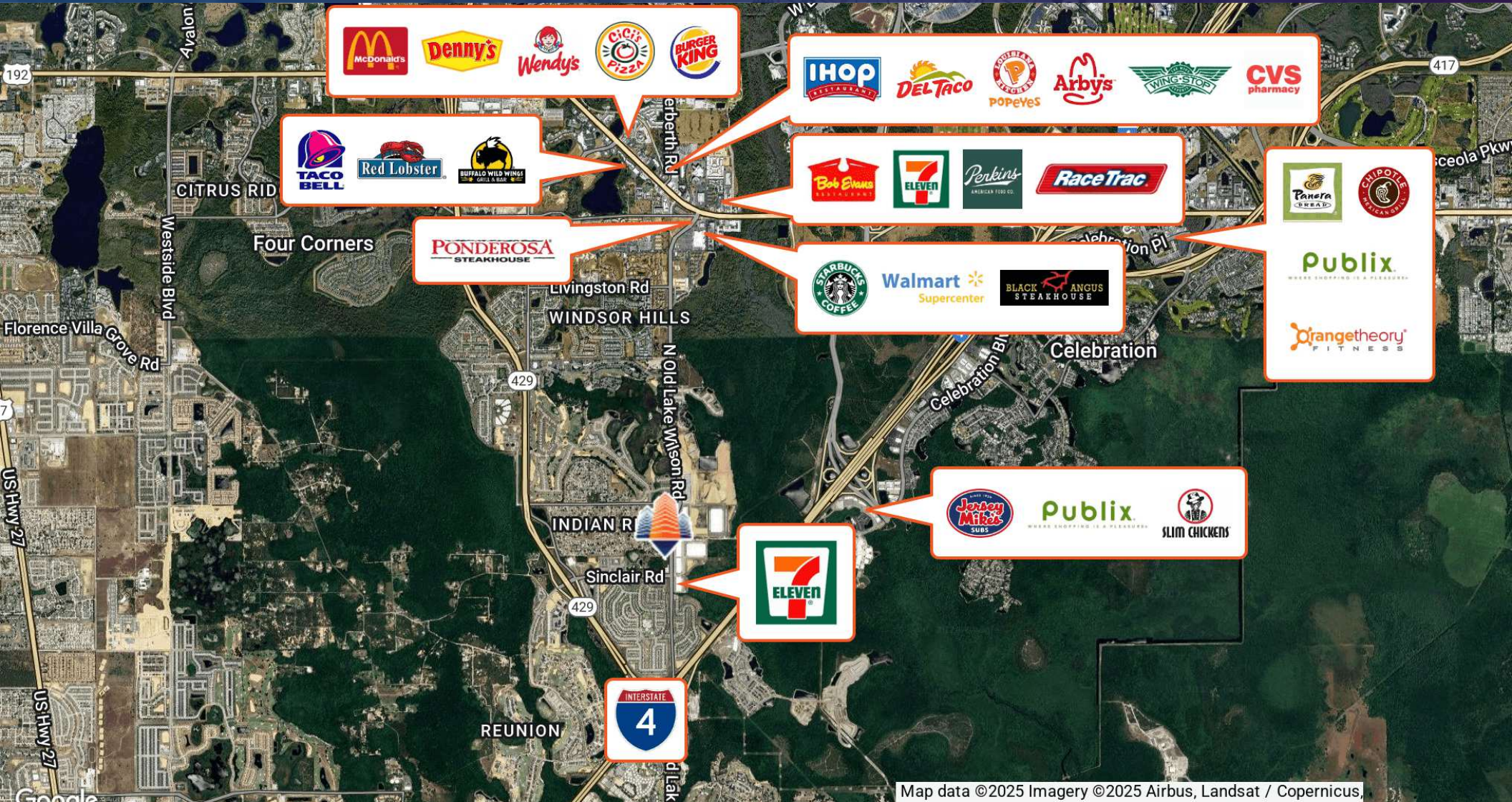
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## RETAILER MAP



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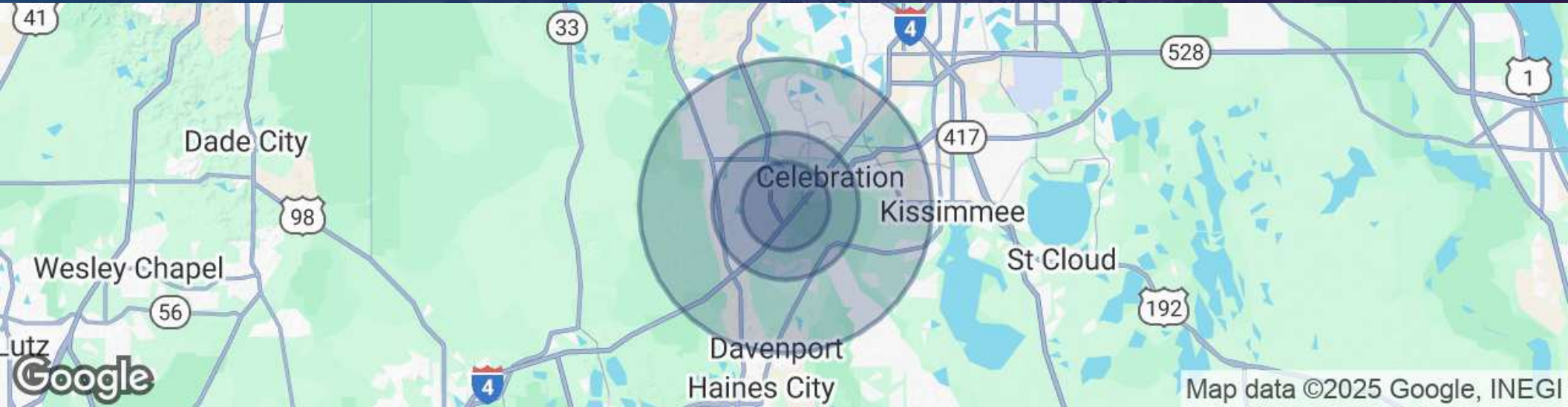
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## DEMOGRAPHICS MAP & REPORT



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	20,818	71,874	319,153
Average Age	41	39	38
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	8,140	26,690	113,917
# of Persons per HH	2.6	2.7	2.8
Average HH Income	\$115,617	\$103,103	\$97,233
Average House Value	\$541,013	\$436,986	\$409,425

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