

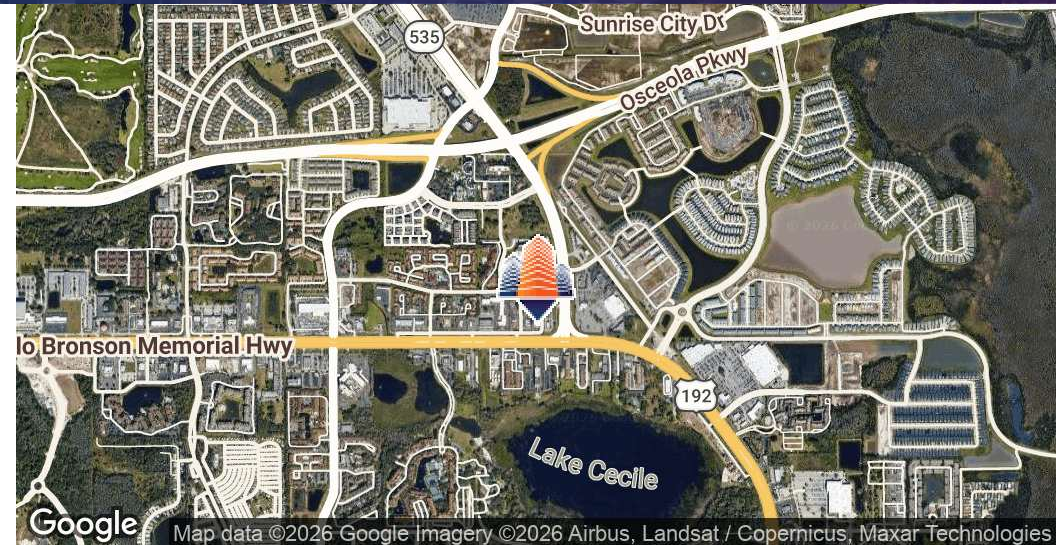
International Promenade

4955 West Irlo Bronson Memorial Highway, Kissimmee, FL 34746



EQUITY
INVESTMENT
SERVICES

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Outparcel / redevelopment potential available
- Prime retail location on highly trafficked US-192 corridor, positioned at signalized intersection of US-192 & FL-535
- Located within the core Disney World tourist trade area
- Combined traffic counts exceeding 100,000 VPD at intersection
- Strong visibility and accessibility with multiple points of ingress/egress
- Surrounded by national retailers, hospitality, entertainment, and dense tourism demand
- Ample parking / parking ratio: 4.7/1,000
- Traffic Counts: Vineland Rd. (FL-535) – 51,500 CPD and Irlo Bronson Memorial Hwy. (US 192) – 52,500 CPD

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	2,000 SF
Lot Size:	5.15 Acres
Building Size:	35,848 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,549	13,742	45,419
Total Population	4,838	41,259	130,549
Average HH Income	\$73,005	\$92,042	\$91,634

Casey Dorner

407.404.4017

CDorner@eisre.com

Eric Portnoy

954.242.2010

EPortnoy@eisre.com



7575 Dr. Phillips Blvd, Ste 390

Orlando, FL 32819

www.eisre.com

International Promenade

4955 West Irlo Bronson Memorial Highway, Kissimmee, FL 34746



EQUITY
INVESTMENT
SERVICES

PROPERTY PHOTOS



Casey Dorner

407.404.4017

CDorner@eisre.com

Eric Portnoy

954.242.2010

EPortnoy@eisre.com



7575 Dr. Phillips Blvd, Ste 390

Orlando, FL 32819

www.eisre.com

International Promenade

4955 West Irlo Bronson Memorial Highway, Kissimmee, FL 34746



EQUITY
INVESTMENT
SERVICES

SITE PLAN AND AVAILABLE SPACE



TENANT ROSTER

4955	Advance Auto Parts	6,077 SF
2914	Jeweler	1,260 SF
2916	Kissimmee Dental	1,290 SF
2918	CBC Hospitality	1,338 SF
2920	Jerusalem Restaurant	2,888 SF
2924	Shanghai China Restaurant	1,500 SF
2926	Javier's Barbershop	1,500 SF
2928	Chiropractor	1,500 SF
2930	Hair Salon	1,500 SF
2932	Spa & Massage	1,365 SF
2934	Halal Fried Chicken	1,400 SF
2936	Hookah Lounge	2,113 SF
2940	International Grocery	3,694 SF
2948	Bar & Restaurant	4,420 SF

OUTPARCEL AVAILABLE 2,000 SF

Casey Dorner
407.404.4017
CDorner@eisre.com

Eric Portnoy
954.242.2010
EPortnoy@eisre.com



7575 Dr. Phillips Blvd, Ste 390
Orlando, FL 32819
www.eisre.com

International Promenade

4955 West Irlo Bronson Memorial Highway, Kissimmee, FL 34746



EQUITY
INVESTMENT
SERVICES

RETAILER MAP



Casey Dornier
407.404.4017
CDornier@eisre.com

Eric Portnoy
954.242.2010
EPortnoy@eisre.com



7575 Dr. Phillips Blvd, Ste 390
Orlando, FL 32819
www.eisre.com

International Promenade

4955 West Irlo Bronson Memorial Highway, Kissimmee, FL 34746



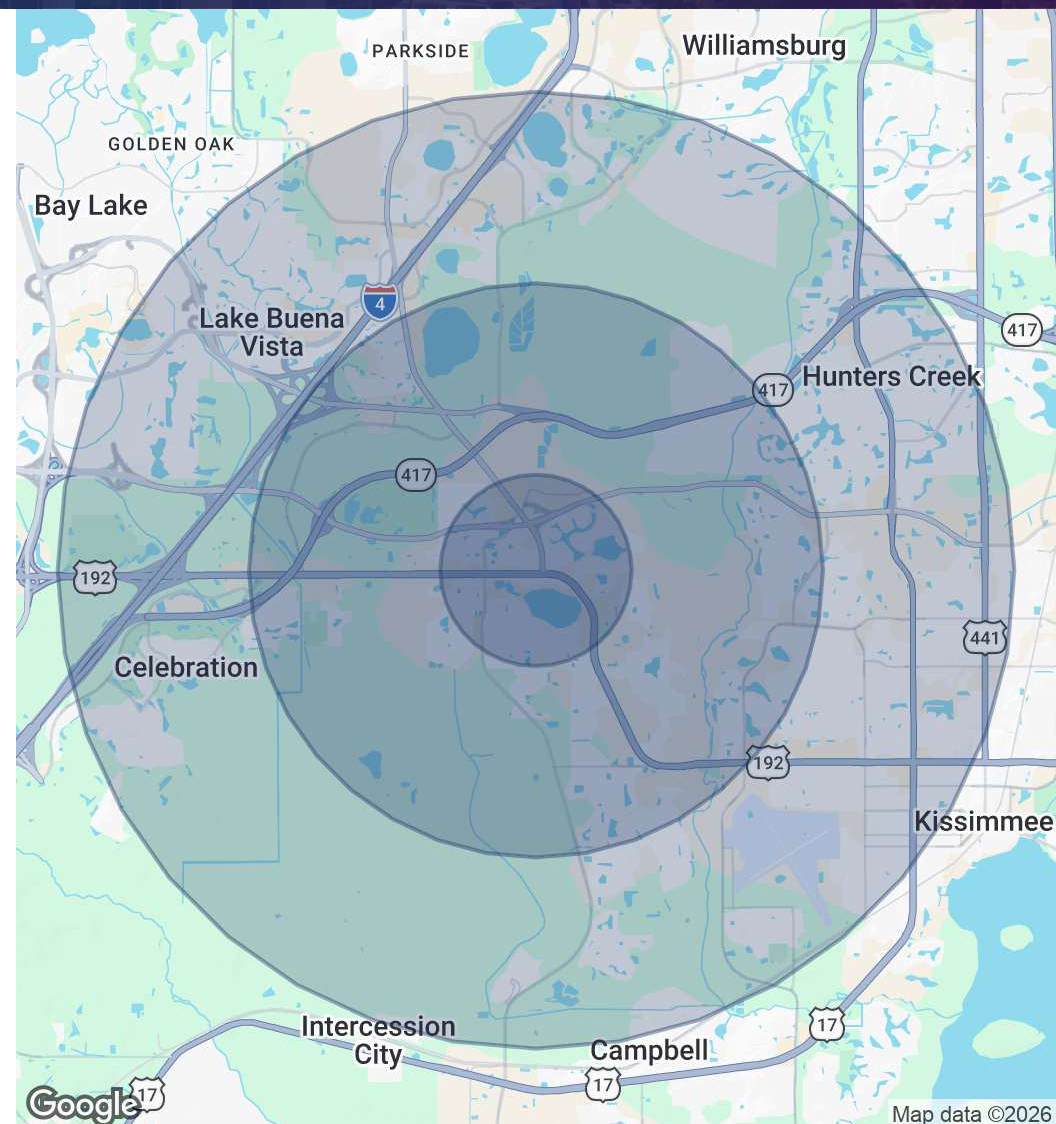
EQUITY
INVESTMENT
SERVICES

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,838	41,259	130,549
Average Age	33.5	34.3	35.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,549	13,742	45,419
# of Persons per HH	3.1	3.0	2.9
Average HH Income	\$73,005	\$92,042	\$91,634
Average House Value	\$271,691	\$315,095	\$370,078

AGE	1 MILE	3 MILES	5 MILES
0 - 4	239	2,126	7,904
5 - 9	407	2,532	9,029
10 - 14	247	2,493	8,259
15 - 17	227	1,743	5,012
18 - 20	129	1,319	4,455
21 - 24	244	2,417	7,569
25 - 34	1,095	9,376	24,297
35 - 44	831	5,384	18,919
45 - 54	456	5,278	16,601
55 - 64	611	4,359	13,528
65 - 74	257	2,569	9,403
75 - 84	94	1,075	3,800
85+	8	601	1,788



Casey Dorner
407.404.4017
CDorner@eisre.com

Eric Portnoy
954.242.2010
EPortnoy@eisre.com



7575 Dr. Phillips Blvd, Ste 390
Orlando, FL 32819
www.eisre.com