±1 Acre Parcel Available

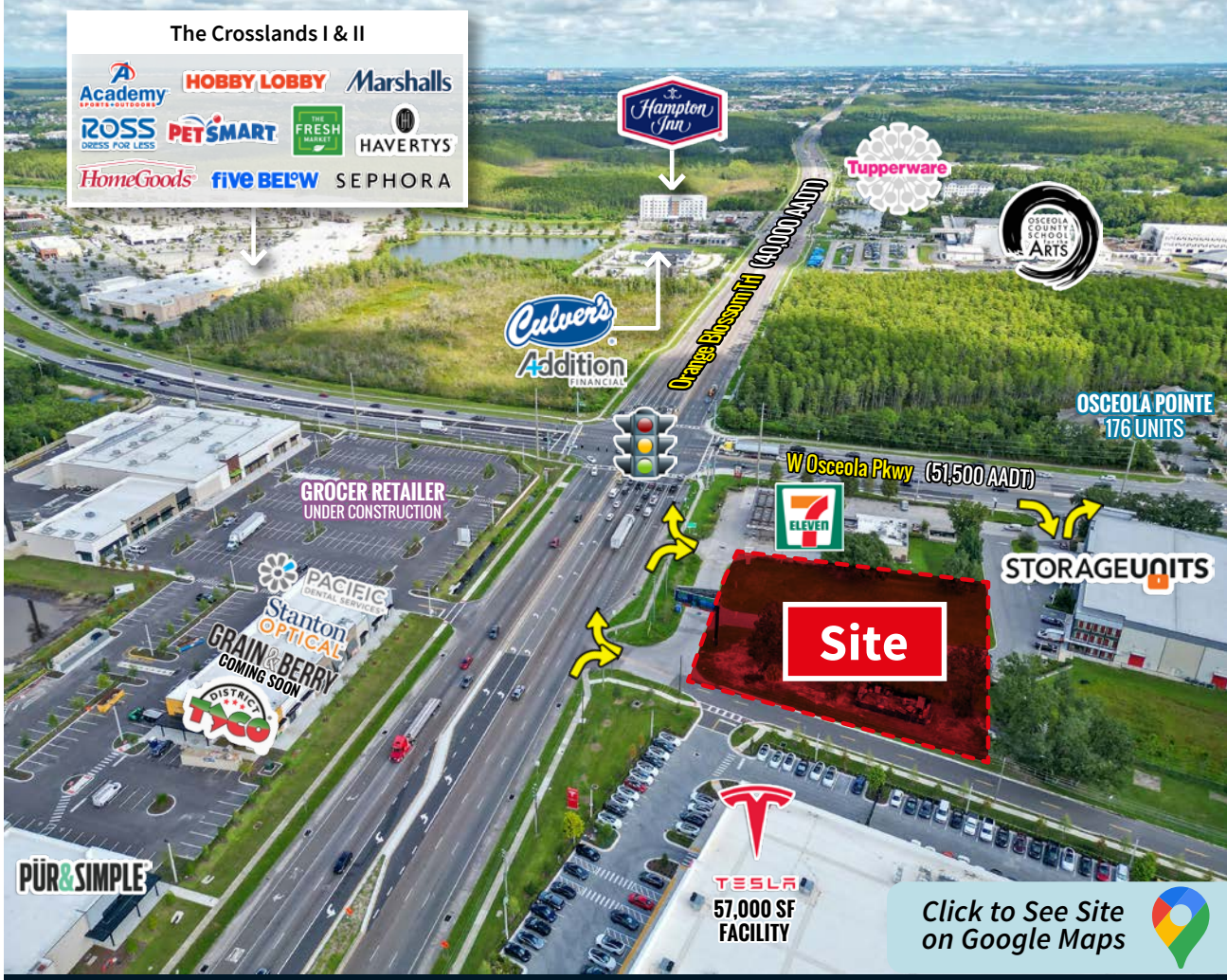
Orange Blossom Trail & W Osceola Parkway
Kissimmee, FL 34758

JLL SEE A BRIGHTER WAY

±1.0 Acre Pad Available for Lease or BTS

Property highlights

- Come join StorageUnits and 7-Eleven
- Pylon signage on S Orange Blossom Trl and W Osceola Pkwy
- Located at the main and main intersection of W Osceola Pkwy and S Orange Blossom Trl
- Heavy traffic counts:
  - Orange Blossom Trl - 40,000 AADT
  - W Osceola Pkwy - 51,500 AADT
- Continuous growth market with new Orlando Health Hospital and upcoming multifamily developments surrounding the market



Demographics

(ESRI 2025)

POPULATION	
1 MI.	8,802
3 MI.	118,082
5 MI.	261,771

AVERAGE HH INCOME	
1 MI.	$65,855
3 MI.	$86,154
5 MI.	$92,511

HOUSEHOLDS	
1 MI.	3,195
3 MI.	39,935
5 MI.	85,638

MEDIAN AGE	
1 MI.	38.4
3 MI.	37.9
5 MI.	37.8

Listing Agent:

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Area Developments and Neighbors

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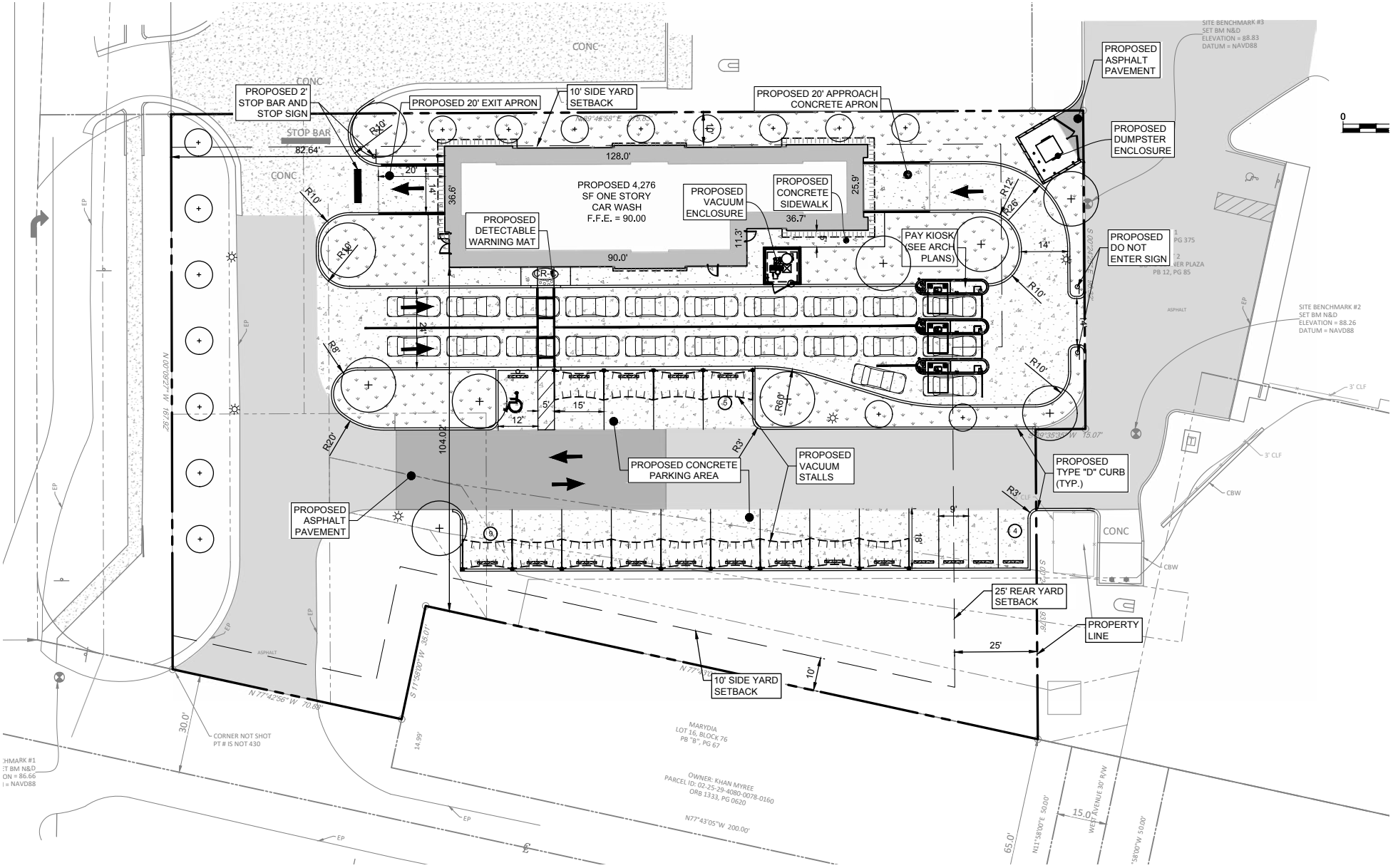
Proposed Concept - **Option 1**



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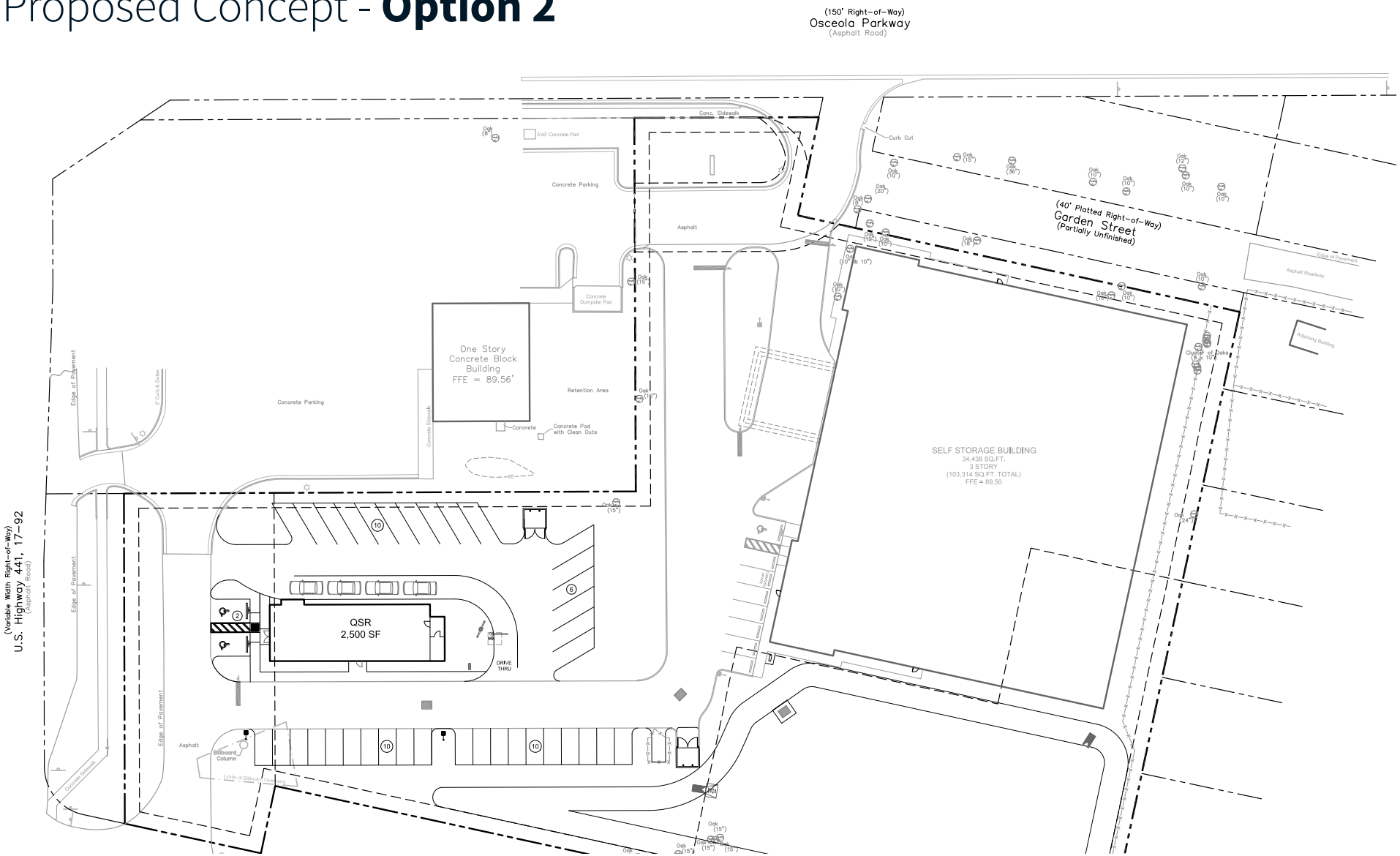
Proposed Concept - **Option 2**



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