



# For Lease

## Up to 5,000 s.f. available

- 2,000 s.f. and 3,000 s.f. retail spaces available (can be combined)
- Located in the heart of the Kissimmee tourist corridor just 2 miles from Disney World and across the street from major attractions such as Old Town and Fun Spot
- Excellent visibility and exposure to West 192 that has 56,000 cars per day
- Orlando ranks as the #1 tourist destination in the US with 72 million tourists in 2018
- Prominent LED pylon and façade signage
- Immediately surrounded by thousands of hotel rooms and timeshare units
- Ample parking in the front and rear of the building
- Surrounded by chain leading national franchise restaurants

**5771 W Irlo Bronson  
Memorial Highway  
Kissimmee, FL 34746**

**Davey Brown**

+1 407 982 8644

[davey.brown@am.jll.com](mailto:davey.brown@am.jll.com)



535 435  
 Hotel Plaza Blvd  
 Vineland Ave  
 Epcot Center Dr  
 536  
 World Center Dr  
 International Dr-S  
 Osceola Pkwy  
 World Dr  
 Irlo Bronson Memorial Pkwy  
 4  
 417  
 TOLL  
 JYer Blvd

Disney's  
**CORONADO SPRINGS**  
RESORT  
(1,921 rooms)

PORT ORLEANS  
RESORT  
(3,056 rooms)

Disney's  
**SARATOGA SPRINGS**  
RESORT  
(1,320 rooms)

Disney's  
**OLD KEYWEST**  
RESORT  
(761 rooms)

**Downtown**  
HOTEL

HYATT  
REGENCY  
GRAND COURTESY  
(815 rooms)

ORLANDO  
**WORLD CENTER**  
MARRIOTT  
(2,000 rooms)

**CARIBE**  
LOVIA  
(1,338 rooms)

**CARIBBEAN BEACH**  
(2,112 rooms)

W  
**WALDORF ASTORIA**  
ORLANDO  
(498 rooms)

Disney  
**ANIMATION**  
PASSPORT  
(1,984 rooms)

**Hilton**  
Orlando Bonnet Creek  
(1,000 rooms)

**Mirabella**  
(304 rooms)

**WorldQuest**  
RESORT  
(222 rooms)

**LAKE BUENA VISTA**  
Resort Village of Lake Buena Vista  
(500 rooms)

**GAYLORD PALMS**  
RESORT & CONVENTION CENTER  
(1,406 rooms)

**Embassy Suites**  
HOTELS  
(144 rooms)

**MELIÀ**  
HOTELS INTERNATIONAL  
(480 rooms)

**FLORIDA HOSPITAL**  
(227 rooms)

**JOE'S GRAB SHACK**

**Chick-fil-A**

**Alamo**  
(446 rooms)

**REGAL OAKS**  
RESORT  
(400 rooms)

**BOHEMIAN HOTEL**  
(115 rooms)

**AMERICAN PALM**  
PARK  
(600 condos)

**Medical Palms**  
RV Resort

**EMBASSY SUITES**  
HOTELS  
(300 rooms)

**Ascend**  
HOTEL COLLECTION  
**Palazzo Lakeside**  
(55 rooms)



# Site Plan



## Demographics (5 miles)



**\$78,489**  
2019 Average  
HH Income



**71,137**  
2019 Population



**32.1**  
2019 Median Age

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