



# For Lease

## 1.91 Acre Outparcel for Sale, Lease or Build-to-Suit

- Located on the southwest corner of Irlo Bronson Memorial Hwy (US 192) and Partin Settlement Rd
- Adjacent to new medical office and 24-hour emergency medical center
- Subject property located within Opportunity Zone
- Access to signalized intersection via Cobblers Ln.
- ¾ mile from Florida Turnpike Exit #244
- 2 miles from NeoCity, a new 500 acre technology research park
- Pad ready delivery with utilities stubbed and offsite retention

**2500 E Irlo Bronson Memorial Highway  
Kissimmee, FL 34744**

**Davey Brown**  
+1 407 982 8644  
[davey.brown@am.jll.com](mailto:davey.brown@am.jll.com)





## Demographics

**3 MILE**

43,184	49,464
Estimated current population	Projected 2023 population
\$59,355	35.8
Average HH income	Median age

**5 MILE**

125,149	142,944
Estimated current population	Projected 2023 population
\$57,716	36.5
Average HH income	Median age

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[us.jll.com/retail](http://us.jll.com/retail)

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