



For Sale

Aeronautical Drive
and E Irlo Bronson Memorial Hwy (US 192)
Kissimmee, FL 34744

Market Aerial Overview



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1.83 Acres Available For Sale

Property highlights

- 1.83-acre pad available, ideal for daycare, hotel, and storage users.
- Neighbors include Chipotle, Heartland Dental and CareSpot Urgent Care.
- Off the Florida's Turnpike with full access signalized intersection adjacent to Publix.
- Located in a residentially-dense area witnessing significant population grown year-over-year exceeding the state and national averages.
- Excellent traffic counts (E Irlo Bronson Memorial Hwy - 60,000 AADT and Partin Settlement - 6,200 AADT) and situated on a lighted intersection; Partin Settlement to undergo a multi-lane expansion to accommodate the area's population surge.



Click to See Site
on Google Maps

Contact



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Demographics

(ESRI 2024)

POPULATION			AVERAGE HH INCOME		
	1 MI.	14,233		1 MI.	\$67,940
	3 MI.	57,839		3 MI.	\$80,455
	5 MI.	154,405		5 MI.	\$77,413
HOUSEHOLDS			MEDIAN AGE		
	1 MI.	5,041		1 MI.	35.9
	3 MI.	18,707		3 MI.	38.0
	5 MI.	51,284		5 MI.	39.1