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±1 Acre Outparcel Available

Orange Blossom Trail & W Osceola Parkway
Kissimmee, FL 34758

±1.0 Acre Pad Available for Lease or BTS

Property highlights

- Come join StorageUnits
- 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
- Heave 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



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Demographics

(ESRI 2024)

POPULATION



1 MI.	8,399
3 MI.	116,268
5 MI.	258,733

HOUSEHOLDS



1 MI.	3,071
3 MI.	39,440
5 MI.	84,799

AVERAGE HH INCOME



1 MI.	\$53,245
3 MI.	\$78,196
5 MI.	\$84,098

MEDIAN AGE

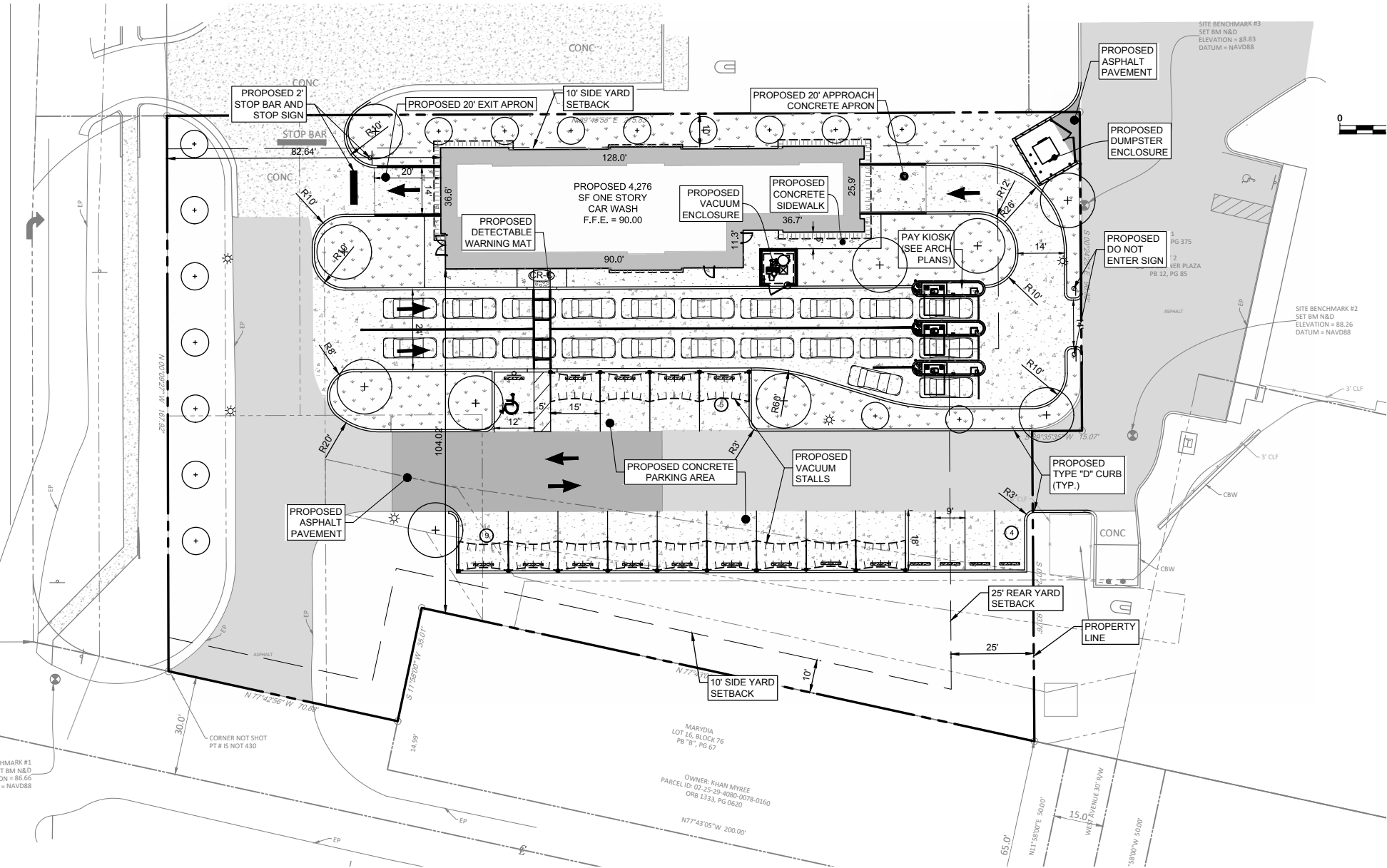


1 MI.	38.3
3 MI.	37.8
5 MI.	37.6

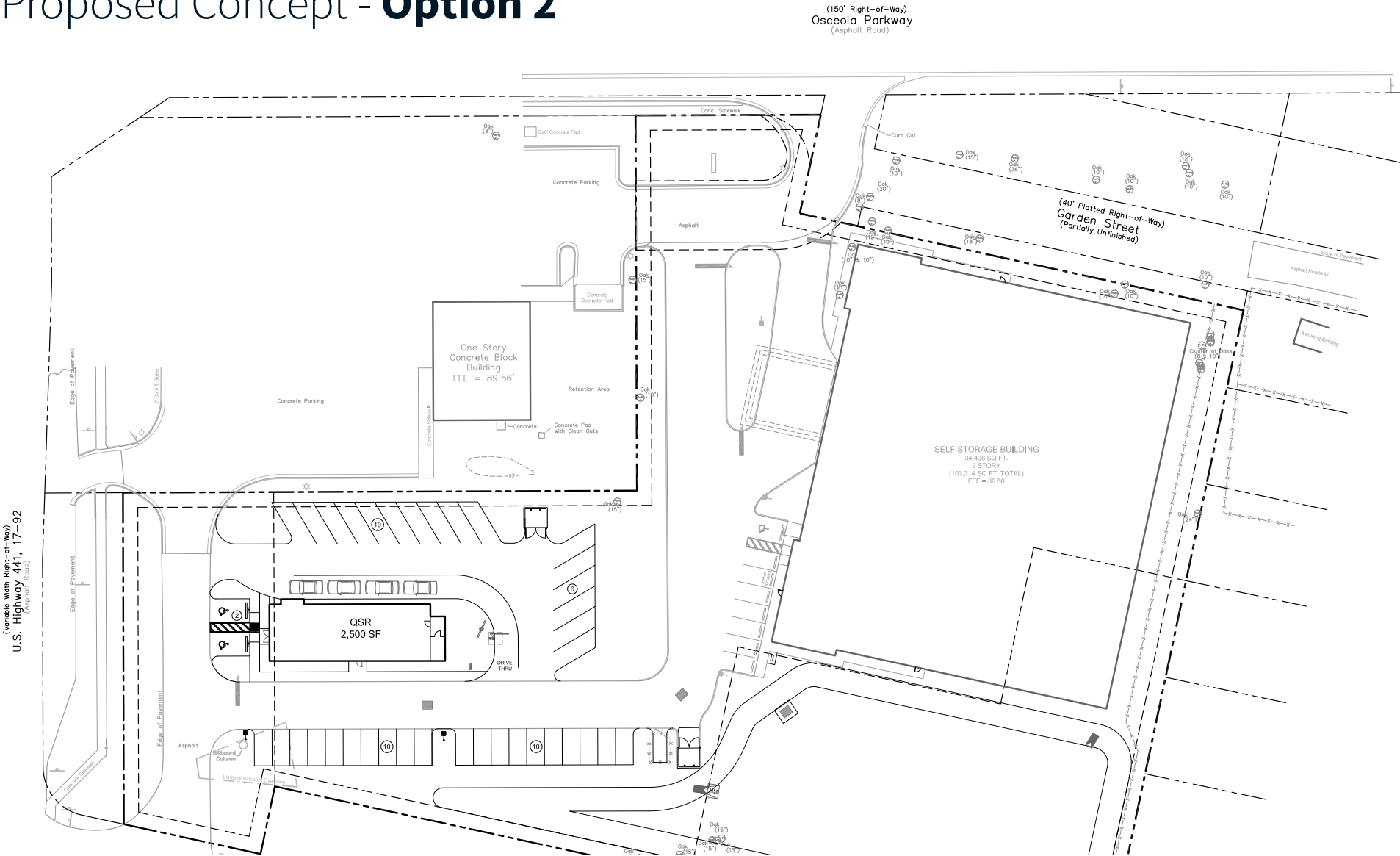
Area Developments and Neighbors



Proposed Concept - **Option 1**



Proposed Concept - **Option 2**



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