



±1 Acre Parcel Available

Orange Blossom Trail & W Osceola Parkway
Kissimmee, FL 34758

±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



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Demographics

(ESRI 2025)

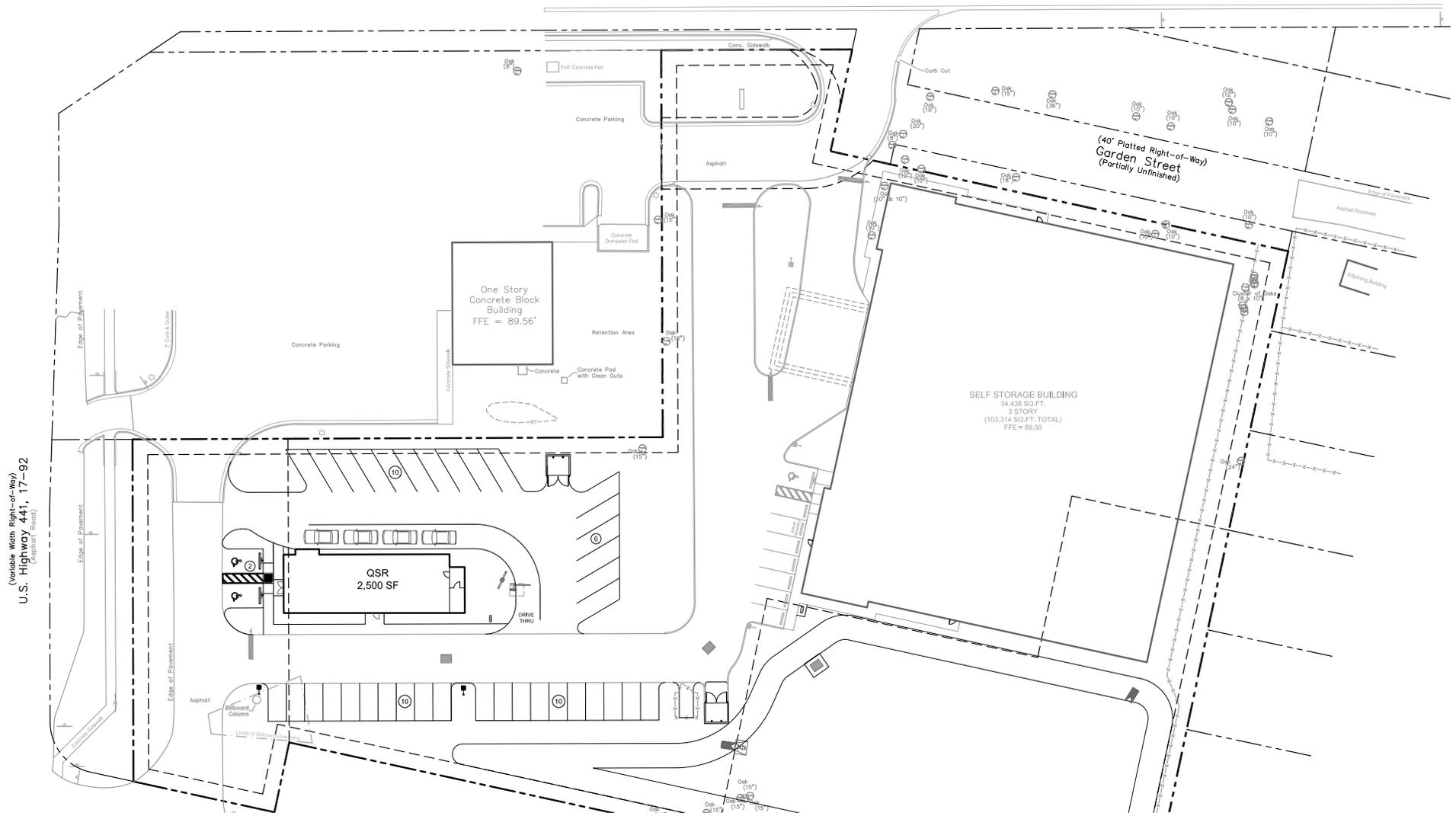
POPULATION			AVERAGE HH INCOME		
	1 MI.	8,802		1 MI.	\$65,855
	3 MI.	118,082		3 MI.	\$86,154
	5 MI.	261,771		5 MI.	\$92,511
HOUSEHOLDS			MEDIAN AGE		
	1 MI.	3,195		1 MI.	38.4
	3 MI.	39,935		3 MI.	37.9
	5 MI.	85,638		5 MI.	37.8

Area Developments and Neighbors



Proposed Concept - **Option 2**

(150' Right-of-Way)
Osceola Parkway
(Asphalt Road)



(Variable Width Right-of-Way)
U.S. Highway 441, 17-92
(Asphalt Road)



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