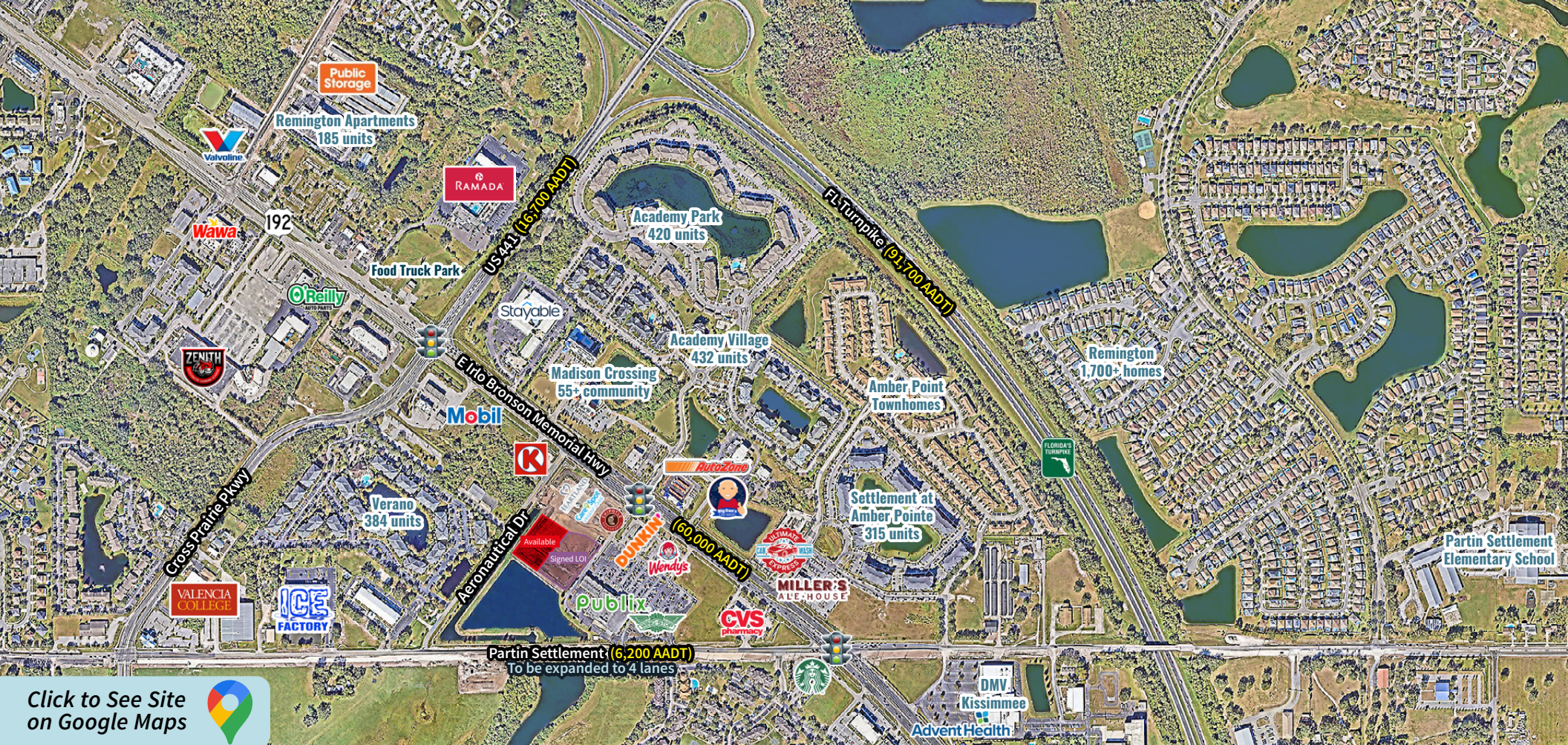




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For Sale

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

Market Aerial Overview



Jared Ettinger
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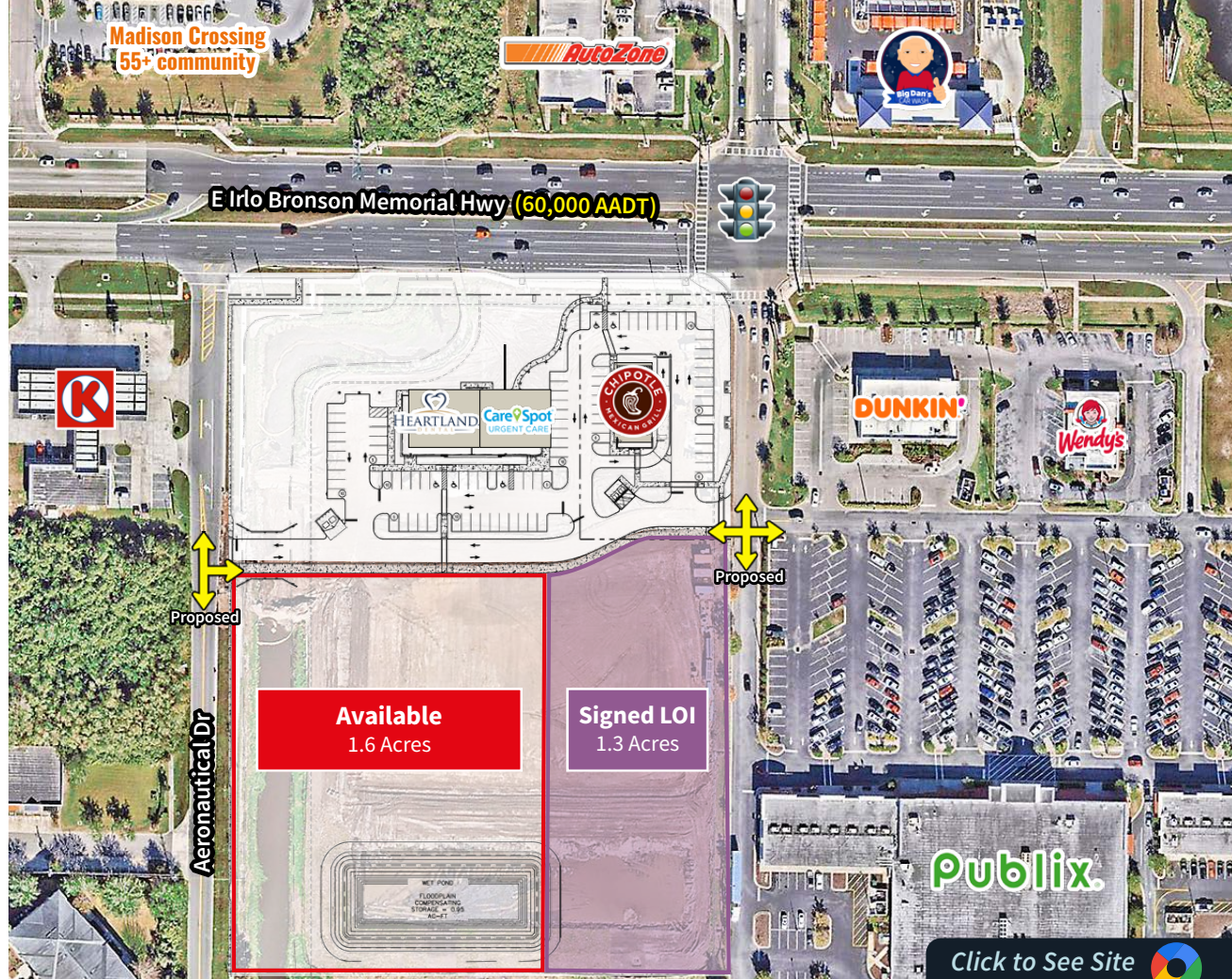


Caleb Powell
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1.6 Acres Available For Sale

Property highlights

- 1.6-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.



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Contact



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Demographics

(ESRI 2026)

POPULATION			AVERAGE HH INCOME		
	1 MI.	13,362		1 MI.	\$74,177
	3 MI.	63,345		3 MI.	\$99,698
	5 MI.	159,012		5 MI.	\$92,301
HOUSEHOLDS			MEDIAN AGE		
	1 MI.	4,778		1 MI.	35.1
	3 MI.	20,582		3 MI.	37.7
	5 MI.	53,595		5 MI.	38.9