

Magic Place

5420 US-192, KISSIMMEE, FL 34746



OutParcels Available

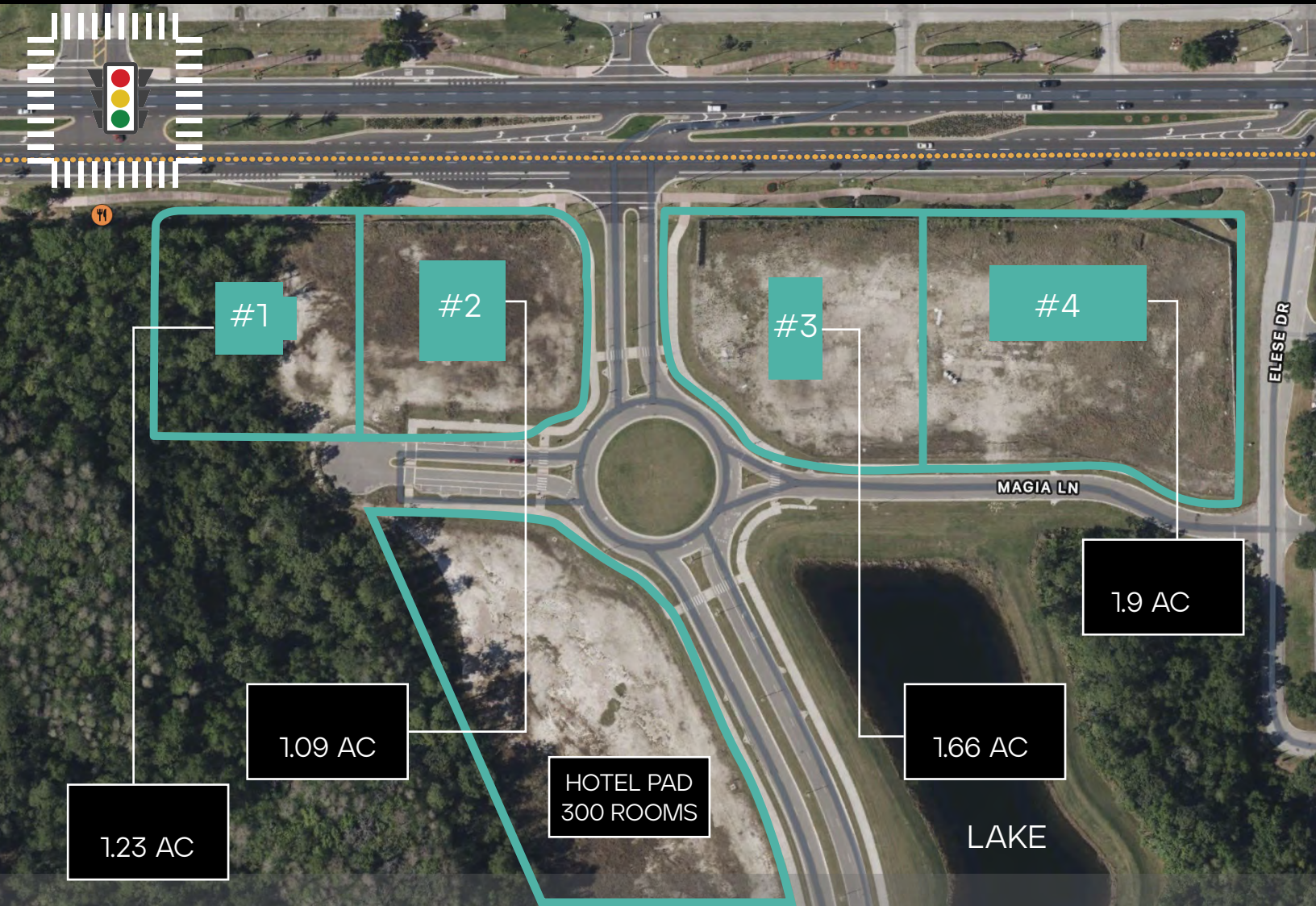
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PROPERTY OVERVIEW



Four Commercial Out-Parcels available for ground lease or BTS fronting US-192 and within Close Proximity to the Disney theme parks.

Located directly on West Irlo Bronson Memorial Highway, the property has quick access to major thoroughfares such as Interstate-4, US 192, and SR 417. Major tourist attractions such as Disney World and SeaWorld are a short drive away providing an ideal location for future development.

FOR MORE INFORMATION:

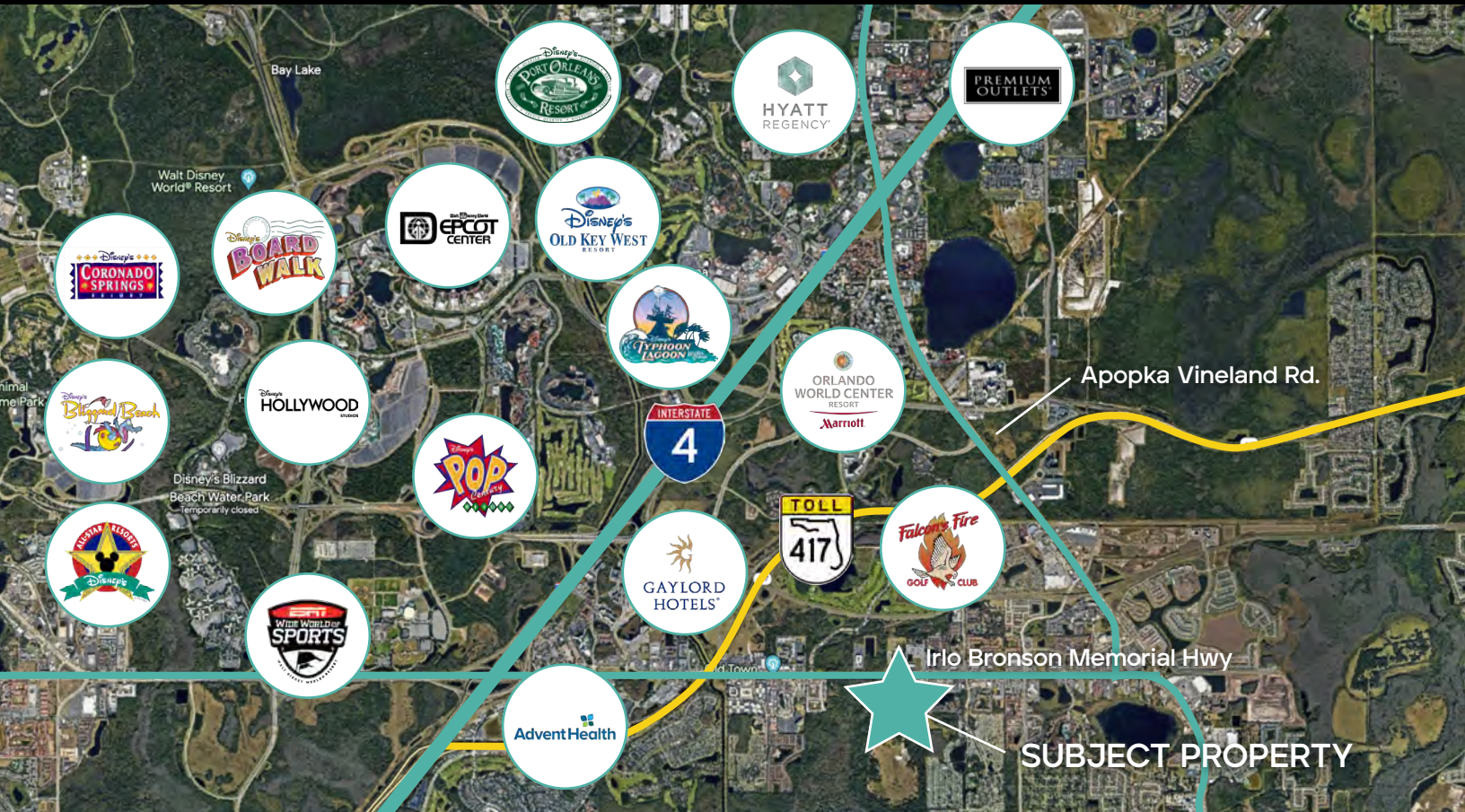
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lot #1 (1.23 AC)

Lot #2 (1.09 AC)

Lot #3 (1.66 AC)

Lot #4 (1.9 AC)

LOCATION OVERVIEW

Located in the heart of Orlando's tourist corridor, these Out-Parcels offer the perfect opportunity to be a part of a world-class development that caters to the millions of visitors who flock to the area each year.

With the development's prime location, the site provides easy access to some of the most popular attractions in the area, namely Disney, Universal, Sea World, and other theme parks, entertainment venues, shopping centers, and more.

PROPERTY HIGHLIGHTS

- Four Out-Parcels with Frontage on US-192
- Anchored by the 400 Vacation Townhome, 500 Multi-Family Master Development
- Opportunity to be a part of the Robust Tourist Corridor

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PROJECT HIGHLIGHTS

Market Opportunity

Shortage of some business types in the area pose a great opportunity for new players



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PROPOSED 700 UNIT MULTI-FAMILY DEVELOPMENT



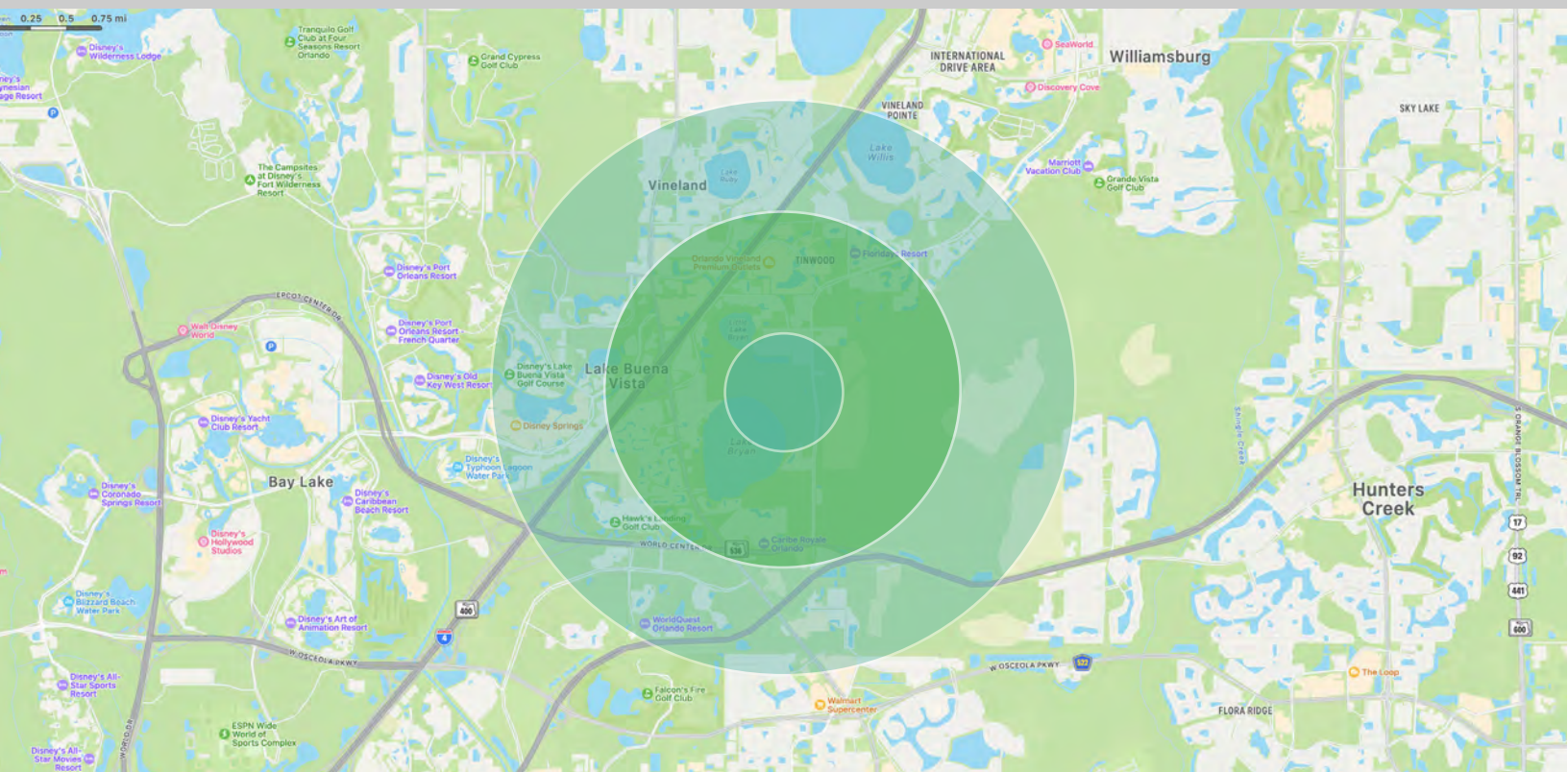
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DEMOGRAPHICS MAP & REPORT

CELEBRATION MASTERPLAN DEVELOPMENT

The masterplan Celebration community consists of a total of 9,729 single family homes, cottages, manor and estate homes along with townhomes and condominiums. Celebration is populated by 11,178 residents and has a median age of 39 years old. The residents in the community have a median household income of \$87,323 and home s in the community have a median value of \$475,600.

** Demographic data derived United States Census Bureau*



POPULATION

3 MILES

5 MILES

Total Population	22,711	79,611
Average Age	36.2	35.2
Average Age (Male)	38.0	35.3
Average Age (Female)	33.7	34.8

HOUSEHOLDS & INCOME

3 MILES

5 MILES

Total Households	15,575	45,549
# of Persons per HH	1.5	1.7
Average HH Income	\$38,694	\$47,143
Average House Value	\$225,762	\$244,287

** Demographic data derived from 2020 ACS - US Census*



**Millenia
Partners**



**MAGIC
PLACE**
AT CELEBRATION
by pininfarina

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