



# PRIME RETAIL SPACE

4688 W IRLO BRONSON MEMORIAL HWY  
KISSIMMEE, FL 34746

**Gail Bowden**  
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# Property Summary



## OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (NNN)
Building Size:	11,730 SF
Available SF:	2,240 SF
Lot Size:	1.36 Acres
Year Built:	1987
Zoning:	OCT/COMMTSTCTR
Market:	Kissimmee
Submarket:	Orlando
Traffic Count:	51,000
APN:	13 25 28 0000 0400 0000
Video:	<a href="#">View Here</a>

## PROPERTY HIGHLIGHTS

- 2,240 sq feet available
- Join PetSupermarket
- Located on busy HWY 192 with over 51,000+ AADT
- Monument & Building Signage available

# Property Description

## PROPERTY DESCRIPTION

2,240 sq feet available immediately. Located in a coveted location in thriving Osceola County on HWY 192 between I75 and Historic Kissimmee. Kissimmee is growing rapidly with very little retail space available. This is a densely populated trade area being located in close proximity to Orlando's Disney World Parks.

## LOCATION DESCRIPTION

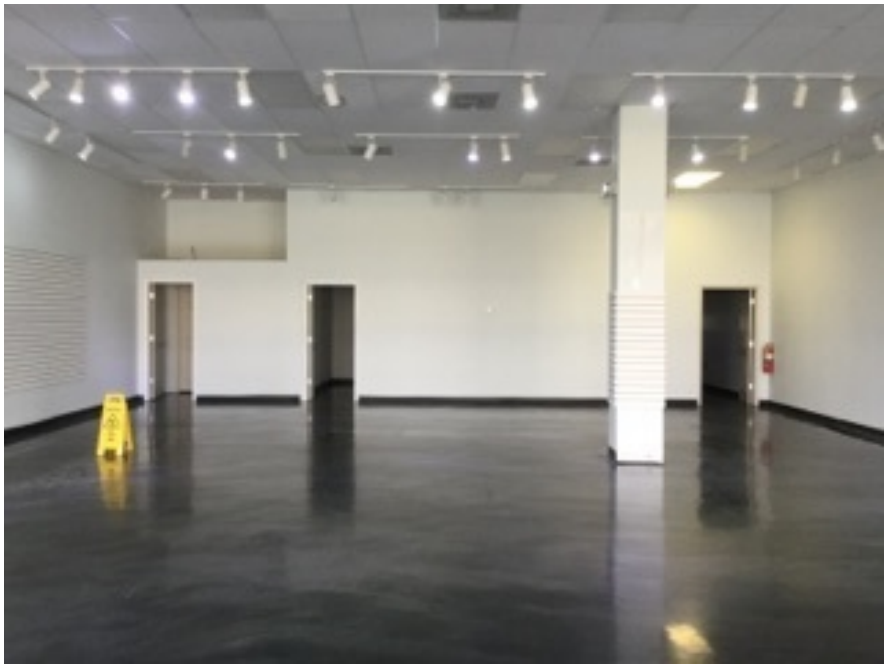
Located in HWY 192 in Kissimmee. 3.2 miles from Old Town Kissimmee, 4.0 miles from Historic Kissimmee and 5.0 Miles to I75

# Property Details

Lease Rate	\$16.00 SF/YR	<b>LOCATION INFORMATION</b>	
<b>BUILDING INFORMATION</b>		Building Name	Prime Retail Space - Kissimmee
Occupancy %	81.0%	Street Address	4688 W Irlo Bronson Memorial Hwy
Tenancy	Multiple	City, State, Zip	Kissimmee, FL 34746
Number of Floors	1	County	Osceola
Year Built	1987	Market	Kissimmee
Gross Leasable Area	2,240 SF	Sub-market	Orlando
Load Factor	0.0	Cross-Streets	Irlo Bronson Memorial Highway (Highway 192) & Siesta Lago Dr
Construction Status	Existing	Township	25
Framing	RIGID FRAME	Range	28
Condition	Excellent	Section	13
Roof	BUILT UP COMPOSITION/ METALIC	Side of the Street	West
Free Standing	Yes	Road Type	Highway
Number of Buildings	1	Market Type	Large
Walls	DRYWALL	Nearest Highway	US 192
Ceilings	Drop	Nearest Airport	Orlando International Airport - 21 miles
Floor Coverings	Concrete	<b>PROPERTY INFORMATION</b>	
Foundation	slab	Property Subtype	Strip Center
Exterior Walls	Concrete block	APN #	13 25 28 0000 0400 0000
Mezzanine	N/A	Zoning	OCT/COMMTSTCTR
<b>PARKING &amp; TRANSPORTATION</b>		Lot Size	1.36 Acres
Parking Type	Surface	Lot Frontage	198 ft
Number of Parking Spaces	42	Lot Depth	296 ft
		Traffic Count	51000
		Traffic Count Street	US 192
		Traffic Count Frontage	51000
		Power	Yes



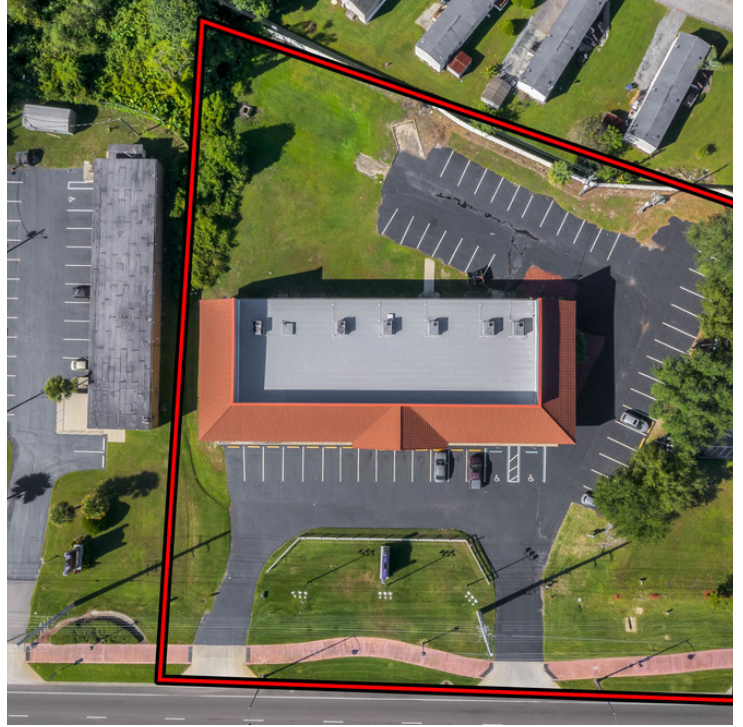
# Available Spaces



LEASE RATE:	\$16.00 SF/YR	TOTAL SPACE:	2,240 SF
LEASE TYPE:	NNN	LEASE TERM:	Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
4688 W Irlo Bronson Memorial Highway	Strip Center	\$16.00 SF/yr	NNN	2,240 SF	5+ Years	

# Additional Photos





# Aerial Map

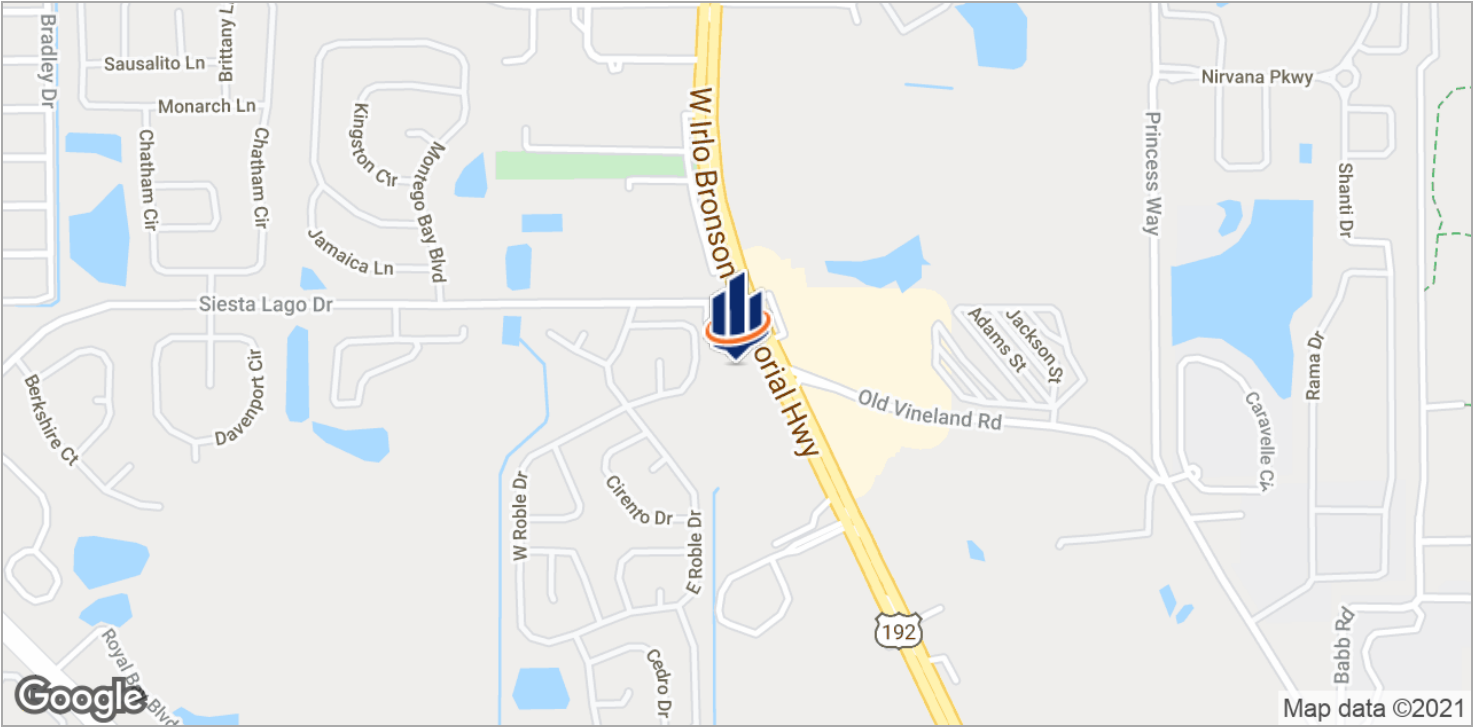


# Aerial Map

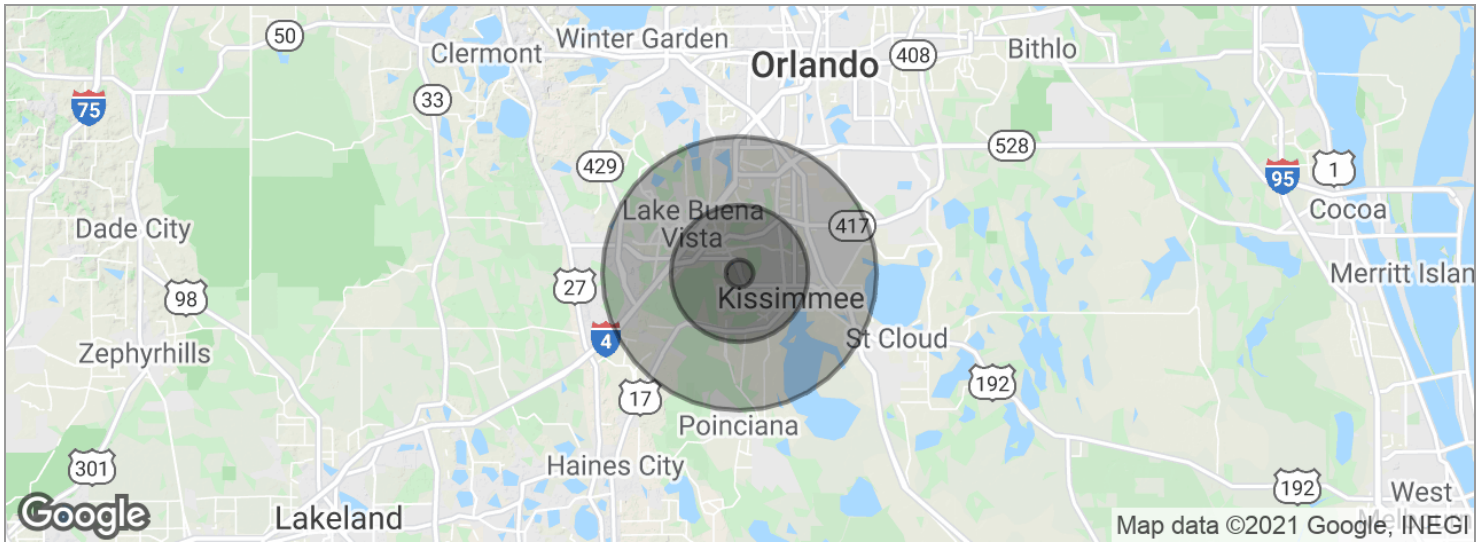




# Location Maps



# Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,302	92,779	311,692
Median age	35.5	33.8	34.5
Median age [Male]	35.6	33.1	33.7
Median age [Female]	35.5	34.8	35.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	833	35,409	109,573
# of persons per HH	2.8	2.6	2.8
Average HH income	\$45,309	\$55,979	\$63,961
Average house value	\$127,951	\$264,896	\$302,386

\* Demographic data derived from 2010 US Census



# Rent Comps



## ★ Subject Property

4688 W Irlo Bronson Memorial Hwy, Kissimmee, FL 34746

**Lease Rate:** \$16.00 SF/yr (NNN)    **Lease Type:** NNN  
**Space Size:** 2,240 SF    **Bldg Size:** 11,730 SF  
**Year Built:** 1987    **Lot Size:** 1.36 Acres  
**No. Units:** 2



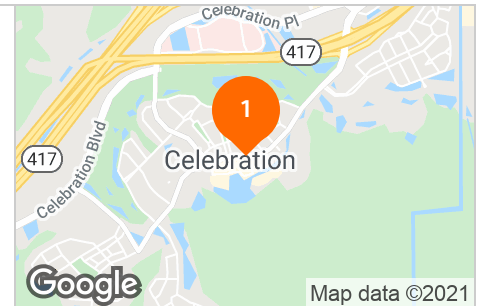
2,240 sq feet available immediately. Located in a coveted location in thriving Osceola County on HWY 192 between I75 and Historic Kissimmee. Kissimmee is growing rapidly with very little retail space available. This is a densely populated trade area being located in close proximity to Orlando's Disney World Parks.



## 650 Celebration Ave

Kissimmee, FL 34747

**Lease Rate:** \$20.00 / SF / year    **Lease Type:** NNN  
**Space Size:** 2,302 SF    **Year Built:** 1996  
**Bldg Size:** 4,604 SF    **Lease Term:** 60 months



## 3501 W Vine St

Kissimmee, FL 34741

**Lease Rate:** \$16.00 / SF / year    **Lease Type:** NNN  
**Space Size:** 2,463 SF    **Year Built:** 1987  
**Bldg Size:** 82,032 SF



## 1339 E Vine St





Kissimmee, FL 34744

**Lease Rate:** \$20.00 / SF / year    **Lease Type:** NNN  
**Space Size:** 2,839 SF    **Year Built:** 1986  
**Bldg Size:** 106,157 SF    **Lease Term:** 120 months



# Rent Comps Summary

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	<b>Prime Retail Space - Kissimmee</b> 4688 W Irlo Bronson Memorial Hwy Kissimmee, FL 34746	\$16.00	2,240 SF	11,730 SF	2	81.0%
<b>RENT COMPS</b>		<b>PRICE/SF/YR</b>	<b>AVAILABLE SF</b>	<b>BLDG SF</b>	<b># OF UNITS</b>	<b>OCCUPANCY %</b>
	<b>650 Celebration Ave</b> Kissimmee, FL 34747	\$20.00	2,302 SF	4,604 SF	-	-
	<b>3501 W Vine St</b> Kissimmee, FL 34741	\$16.00	2,463 SF	82,032 SF	-	-
	<b>1339 E Vine St</b> Kissimmee, FL 34744	\$20.00	2,839 SF	106,157 SF	-	-
		<b>PRICE/SF/YR</b>	<b>AVAILABLE SF</b>	<b>BLDG SF</b>	<b># OF UNITS</b>	<b>OCCUPANCY %</b>
<b>Totals/Averages</b>		<b>\$18.67</b>	<b>2,535 SF</b>	<b>64,264 SF</b>	<b>0</b>	<b>0%</b>



# Rent Comps Map



**SUBJECT PROPERTY**  
4688 W Irlo Bronson Memorial Hwy, Kissimmee, FL 34746



**650 CELEBRATION AVE**  
Kissimmee, FL  
34747



**1339 E VINE ST**  
Kissimmee, FL  
34744



**3501 W VINE ST**  
Kissimmee, FL  
34741



## GAIL BOWDEN

Senior Investment Advisor

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**Direct:** 941.223.1525 | **Cell:** 941.223.1525

## PROFESSIONAL BACKGROUND

Gail Bowden, Senior Investment Advisor, and SVN Certified Office Specialist brings a unique blend of strategic creativity and expertise to the SVN Commercial Advisory Group team. Drawing on more than thirty years of experience, Bowden is well known for her business ingenuity and ability to navigate the complexities of venture capital, project finance, construction, and development.

Her project list is extensive, as well as her list of accomplishments as an expert and industry leader.

- Real Estate Forum's Women of Influence 2020 & 2016
- SVN's prestigious honor "Partners Circle" 2019, 2015 & 2014
- MS&C Commercial Presidents Circle, Top Team Outstanding Performance 2018 & 2017
- Four-time Top CRE Advisor; Top Producer; Top Sale Transaction
- Ranked #11 worldwide & #2 in Florida with SVN 2019
- Ranked #3 worldwide & #1 in Florida with SVN 2015

Ms. Bowden is well-known for closing complex and varied commercial investment projects, specializing in medical office, multifamily, and industrial properties from \$500,000 to \$60 million +. Gail's propensity for guiding clients to appropriate financing, coupled with her skill for identifying the most suitable investors for each deal, has contributed to her career sales total of over \$500 million.

From contract to closing, Gail handles each client with exceptional care, ensuring that every element of a transaction is presented in a clear and logical manner. Known for thorough research, stamina, and patience, Gail's ability to communicate clearly with all sides in any negotiation has established her as a true professional in the field. A passion for travel has enhanced Gail's ability to develop and cultivate long-standing relationships with real estate and development professionals all over the world.

## RECENT TRANSACTIONS

- LEASED | Orlando, FL (Lake Nona area) | Medical Office Building | 2,229 sq ft | 10 Year Lease
- LEASED | Venice, FL | Medical Office Building | 5,554 sq ft | 5 Year Lease
- LEASED | Anna Maria Island, FL | Retail | 1,057 sq ft | 5 Year Lease

SVN | Commercial Advisory Group



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To the extent Owner or any agent of Owner corresponds with any prospective lessee, any prospective lessee should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Lease Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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