

FOR LEASE

# Prime Retail Space Available

4000 W Vine St | Kissimmee, FL 34741



## Overview

**AVAILABLE** 2,500 SF

**LEASE RATE** Call/Email For Rates



## Description

- Prime retail space available on US Hwy 192 (W Irlo Bronson Memorial Hwy) in a major retail/restaurant/hotel zone in between Lake Buena Vista, Kissimmee and Celebration
- Join Family Dollar at ideal location across from Osceola Square Mall
- US Hwy192 serves as the main entrance into Orlando from many parts of eastern and western Florida and is one the main entry points into Walt Disney World
- Easy access to John Young Parkway, SR 417 (GreeneWay), I-4, South Orange Blossom Trail and Florida's Turnpike
- Surrounding retailers include Starbucks, Red Lobster, Pollo Tropical, CiCi's Pizza, 7-Eleven, Burlington Coat Factory, Ross and many more

## Demographics

	1 MILE	3 MILE	5 MILE
Total Population	9,622	60,302	118,083
2021 Growth	3.16%	2.78%	2.45%
Median HH Income	\$34,766	\$33,965	\$40,749
Daytime Population	5,213	31,005	58,817

Year: 2017 | Source: ESRI

## Contact

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## Traffic Counts

US Hwy 192 57,673 CPD  
Year: 2016 | FDOT





Osceola Square Mall

Burlington  
coat factory

planet  
fitness

ROSS  
DRESS FOR LESS

N Hoagland Blvd

Armstrong Blvd

7  
ELEVEN

Cici's  
Pizza

Pollo Tropical

Starbucks

192

57,673 CPD

SITE

Red Lobster

RAMADA



Google Earth

Imagery © 2016 Google



	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	6,344	43,037	78,261
2010 Population	8,327	52,385	104,780
2016 Population	9,622	60,302	118,083
2021 Population	11,243	69,167	133,263
2000-2010 Annual Rate	2.76%	1.99%	2.96%
2010-2016 Annual Rate	2.34%	2.28%	1.93%
2016-2021 Annual Rate	3.16%	2.78%	2.45%
2016 Male Population	48.9%	49.2%	49.0%
2016 Female Population	51.1%	50.8%	51.0%
2016 Median Age	33.0	34.3	35.3
<b>Households</b>			
2000 Households	2,535	16,273	29,195
2010 Households	3,126	18,770	37,576
2016 Total Households	3,546	21,344	41,771
2021 Total Households	4,099	24,324	46,875
2000-2010 Annual Rate	2.12%	1.44%	2.56%
2010-2016 Annual Rate	2.04%	2.08%	1.71%
2016-2021 Annual Rate	2.94%	2.65%	2.33%
2016 Average Household Size	2.71	2.78	2.78
<b>Housing Units</b>			
2016 Total Housing Units	5,417	31,778	57,442
2016 Owner Occupied Housing Units	1,082	7,473	19,032
2016 Renter Occupied Housing Units	2,464	13,872	22,739
2016 Vacant Housing Units	1,871	10,434	15,671
<b>Race and Ethnicity</b>			
2016 White Alone	64.9%	64.3%	65.8%
2016 Black Alone	11.0%	11.8%	11.4%
2016 American Indian/Alaska Native Alone	0.6%	0.6%	0.6%
2016 Asian Alone	4.5%	3.7%	5.0%
2016 Pacific Islander Alone	0.1%	0.1%	0.1%
2016 Hispanic Origin (Any Race)	65.8%	62.7%	55.6%
<b>Income</b>			
2016 Median Household Income	\$34,766	\$33,965	\$40,749
2016 Average	\$48,825	\$46,386	\$56,115
Per Capita Income	\$17,886	\$17,020	\$20,012
<b>2016 Population 25+ by Educational Attainment</b>			
Total	6,179	39,416	78,667
High School Graduate	22.7%	28.1%	27.1%
GED/Alternative Credential	4.9%	5.6%	5.0%
Some College, No Degree	27.8%	24.2%	23.1%
Associate Degree	11.5%	8.6%	8.5%
Bachelor's Degree	11.9%	10.4%	14.6%
Graduate/Professional Degree	4.1%	4.2%	6.0%
<b>Data for all businesses in area</b>			
Total Businesses:	560	3,072	5,728
Total Employees:	5,213	31,005	58,817
Total Residential Population:	9,622	60,302	118,083
Employee/Residential Population Ratio:	0.54:1	0.51:1	0.5:1