

FOR LEASE

Outparcel at Formosa Gardens Village

Formosa Gardens Blvd & W Irlo Bronson Memorial Hwy | Kissimmee, FL 34747



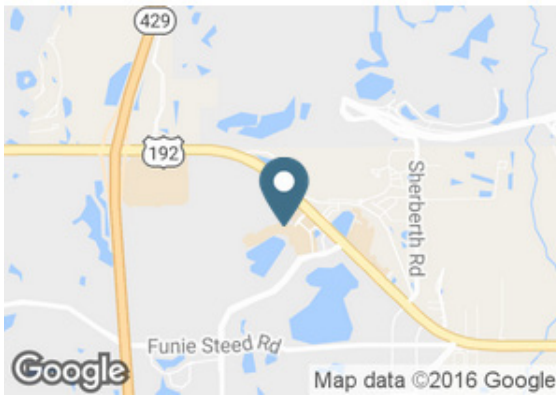
Overview

AVAILABLE

0.25 Acre Outparcel
Up to 4,500 SF

LEASE RATE

Call For Rates



Description

- Available Outparcel at Formosa Gardens Village next to nation's top performing Carrabba's Italian Grill
- Retail opportunity for up to 4,500 SF with ample parking
- Located among the highest sale volume restaurants, including T.G.I. Friday's, Outback and Buffalo Wild Wings
- Formosa Gardens Village is a Grocery-Anchored Neighborhood Center in Kissimmee's tourist district
- Expanding residential area with strong household incomes, daytime population and traffic volumes - 55,000 CPD US Hwy 192
- Near Disney World Maingate, Animal Kingdom and other surrounding tourist attractions and hotels
- Ideally located in dense hotel market serving tourists and conventioners with more than 34 hotels and 27,737 rooms within a 4 mile radius
- Close proximity to the 429 and Interstate 4
- MargaritaVillage, opening in 2017, will include 170,000 square feet of retail space, a hotel, more than 1,000 vacation homes and condos, retail and a beach area
- Island Grove Wine Company at Formosa Gardens is a sustainable winery and microbrewery opening in early 2017

Contact

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Demographics

	5 MILE	10 MILE	15 MILE
Total Population	28,603	166,845	589,485
2020 Growth	2.98%	2.85%	2.35%
Daytime Population	46,118	130,002	349,014
Avg HH Income	\$80,452	\$82,840	\$73,071

Year: 2016 | Source: Esri





MARGARITAVILLE
Resort
ORLANDO

CARRABBA'S
ITALIAN GRILL

55,000 CPD

W Irlo Bronson Memorial Hwy

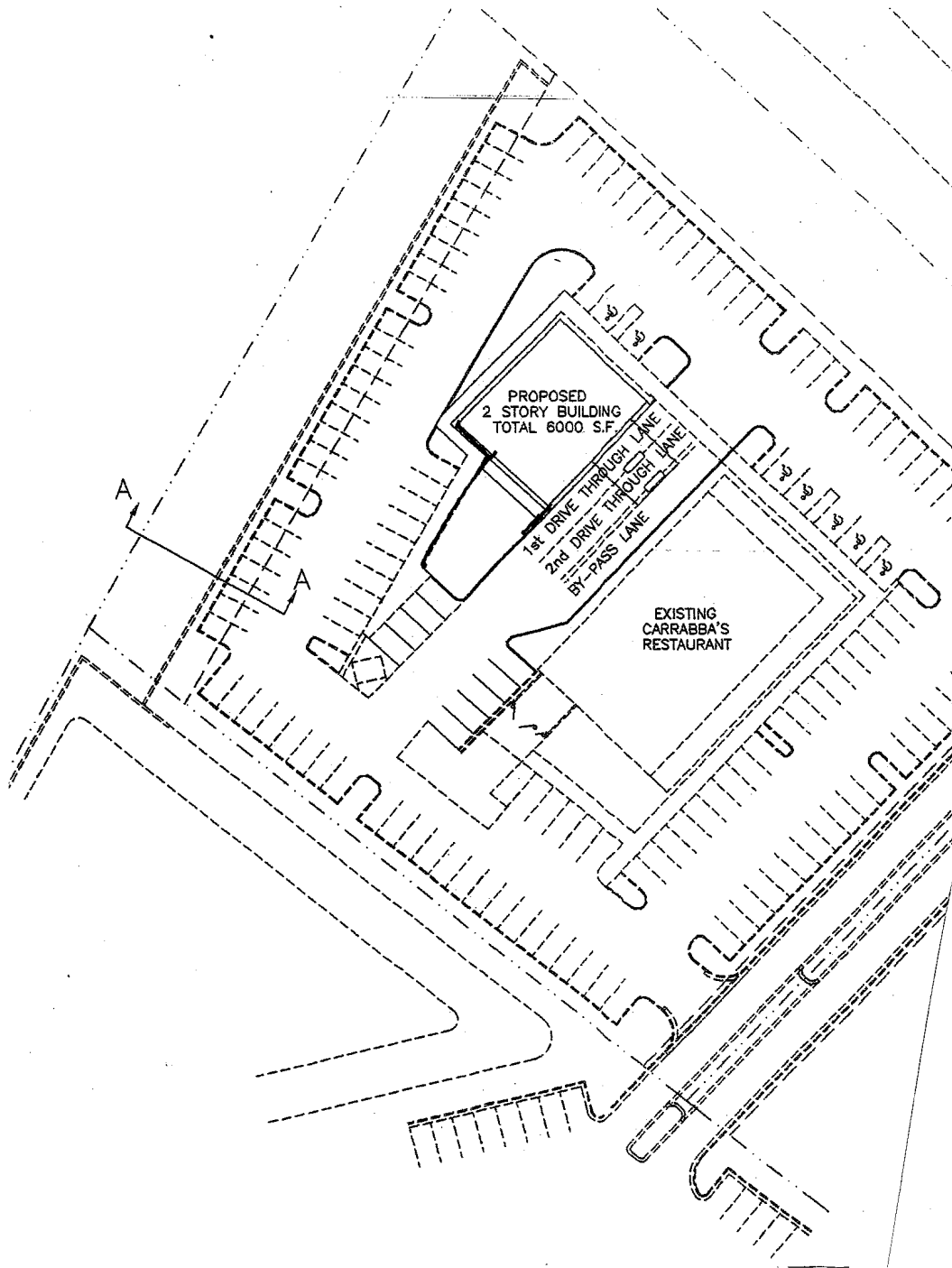
Formosa Gardens Blvd

192



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Executive Summary

Formosa Gardens Blvd & W Irlo Bronson Memorial Hwy | Kissimmee, FL 34747



	5 miles	10 miles	15 miles
Population			
2000 Population	10,026	64,468	313,629
2010 Population	24,417	137,147	511,620
2016 Population	28,603	166,845	589,485
2021 Population	33,119	191,986	662,062
2000-2010 Annual Rate	9.31%	7.84%	5.02%
2010-2015 Annual Rate	2.56%	3.19%	2.29%
2015-2020 Annual Rate	2.98%	2.85%	2.35%
2016 Male Population	48.3%	48.3%	48.9%
2016 Female Population	51.7%	51.7%	51.1%
2016 Median Age	39.3	35.0	35.6

In the identified area, the current year population is 28,603. In 2010, the Census count in the area was 24,417. The rate of change since 2010 was 2.56% annually. The five-year projection for the population in the area is 33,119 representing a change of 2.98% annually from 2015 to 2020. Currently, the population is 48.3% male and 51.7% female.

Data for all businesses in area			
Total Businesses:	1,801	6,081	23,447
Total Employees (Daytime Population):	46,118	130,002	349,014
Total Residential Population:	28,603	166,845	589,485
Employee/Residential Population Ratio:	1.61:1	0.78:1	0.59:1

Median Age			
The median age in this area is 39.3, compared to U.S. median age of 37.9.			

Race and Ethnicity			
2016 White Alone	79.2%	72.3%	65.4%
2016 Black Alone	6.0%	7.5%	14.1%
2016 American Indian/Alaska Native Alone	0.5%	0.5%	0.5%
2016 Asian Alone	3.3%	8.1%	6.2%
2016 Pacific Islander Alone	0.1%	0.1%	0.1%
2016 Other Race	7.5%	7.8%	9.4%
2016 Two or More Races	3.4%	3.8%	4.2%
2016 Hispanic Origin (Any Race)	28.9%	32.1%	38.6%

Persons of Hispanic origin represent 28.9% of the population in the identified area compared to 17.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 62.8 in the identified area, compared to 63.0 for the U.S. as a whole.

Median Household Income			
2016 Median Household Income	\$56,829	\$57,241	\$51,674
2021 Median Household Income	\$65,132	\$65,579	\$58,478
2015-2020 Annual Rate	2.76%	2.76%	2.50%

Average Household Income			
2016 Average Household Income	\$80,452	\$82,840	\$73,071
2021 Average Household Income	\$88,731	\$91,029	\$80,413
2015-2020 Annual Rate	1.98%	1.90%	1.93%

Per Capita Income			
2016 Per Capita Income	\$31,084	\$30,208	\$26,096
2021 Per Capita Income	\$33,927	\$32,843	\$28,462