



Retail For Lease/Ground Lease



Property Overview

- 1 AC pad available for ground lease.
- Up to 5,400 SF available for lease in a multi-tenant building with PDS Health (proposed).
- Located at the signalized intersection of US-192 & Partin Settlement Road.
- Cross-access with Texas Roadhouse (recently opened) and Miller’s Ale House.
- Adjacent to AdventHealth Partin Settlement, featuring a 24/7 emergency department with 26,000+ estimated annual ER visits and an adjoining 36,000-SF Health Park.
- Minutes from Osceola Heritage Park, attracting 750,000+ visitors annually.
- Near NeoCity, a 500-acre master-planned technology district with 790+ new high-wage jobs announced from major advanced manufacturing investments Osceola.

Neighboring Retailers



Area Demographics

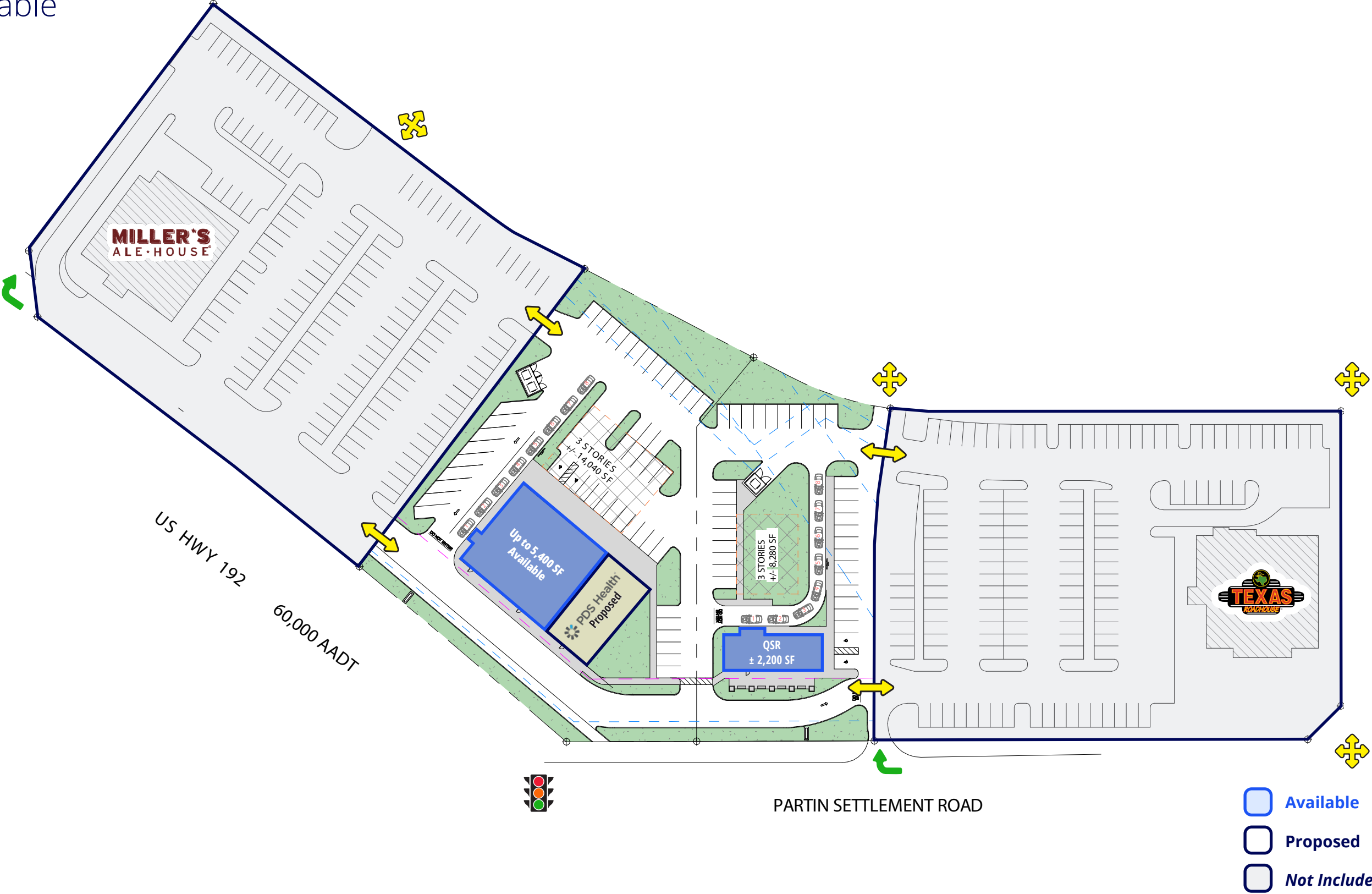
Population		Daytime Population		Average HH Income		Households	
1 Mi	12,470	1 Mi	10,130	1 Mi	\$73,716	1 Mi	4,434
3 Mi	59,056	3 Mi	49,303	3 Mi	\$101,020	3 Mi	19,327
5 Mi	152,476	5 Mi	137,433	5 Mi	\$94,152	5 Mi	51,431



Site Plan

Opportunities Available For Lease/Ground Lease

- **QSR Pad**
±1 AC | ±2,200 SF Available
- **Multi-Tenant Building**
Up to ±5,400 SF Available
- **84 Parking Spaces**



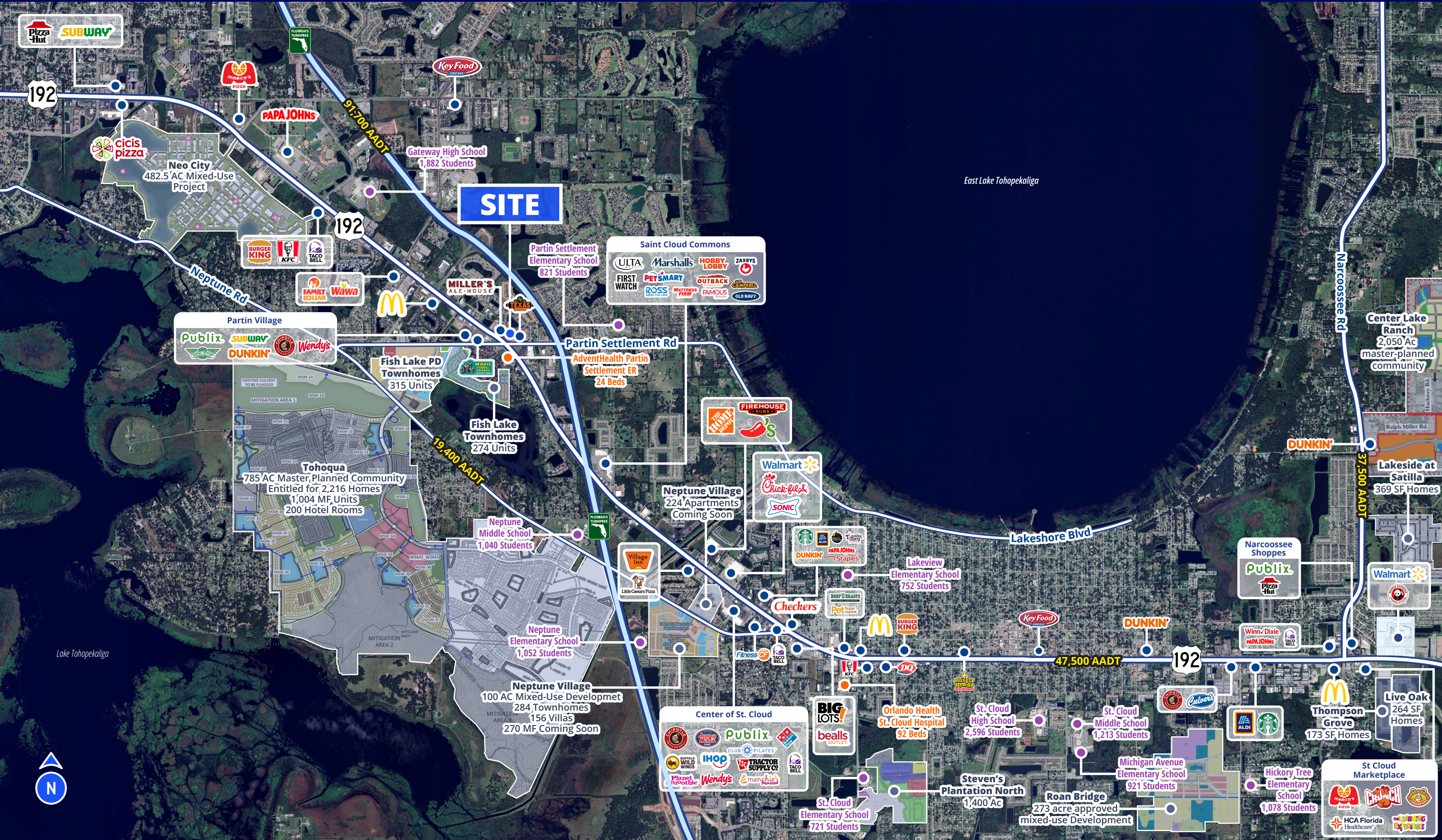
Mid Zoom Aerial

US-192 & Partin Settlement Rd | Kissimmee, FL



Trade Area

US-192 & Partin Settlement Rd | Kissimmee, FL





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