

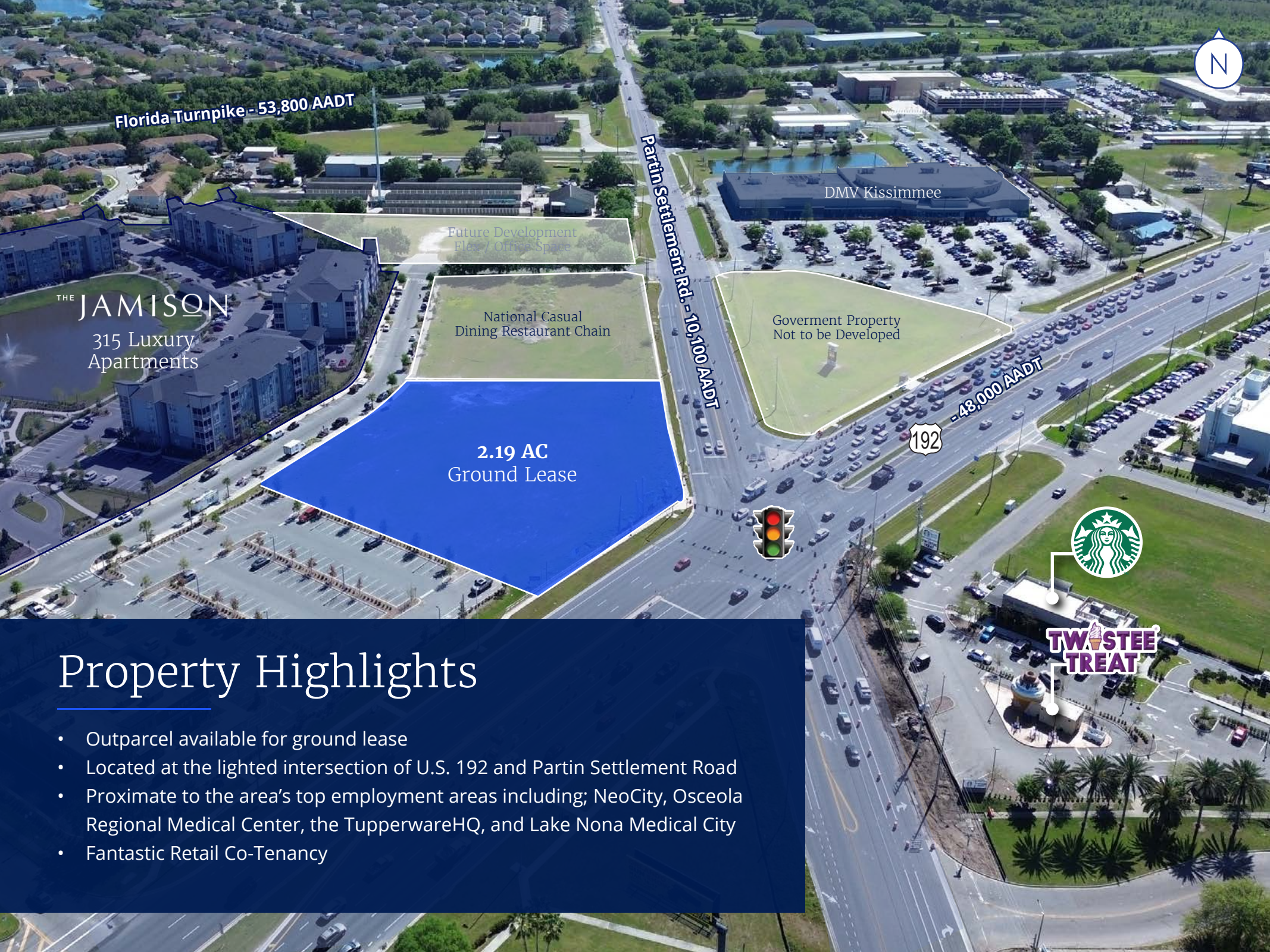
The Settlement at Amber Pointe

US 192 & Partin Settlement Rd. | Kissimmee, FL 34744

Colliers

2.19 AC | Ground Lease





Florida Turnpike - 53,800 AADT

Partin Settlement Rd. - 10,100 AADT

DMV Kissimmee

Future Development
Flag / Office Space

National Casual
Dining Restaurant Chain

Government Property
Not to be Developed

2.19 AC
Ground Lease

U.S. 192
- 48,000 AADT

THE JAMISON
315 Luxury
Apartments

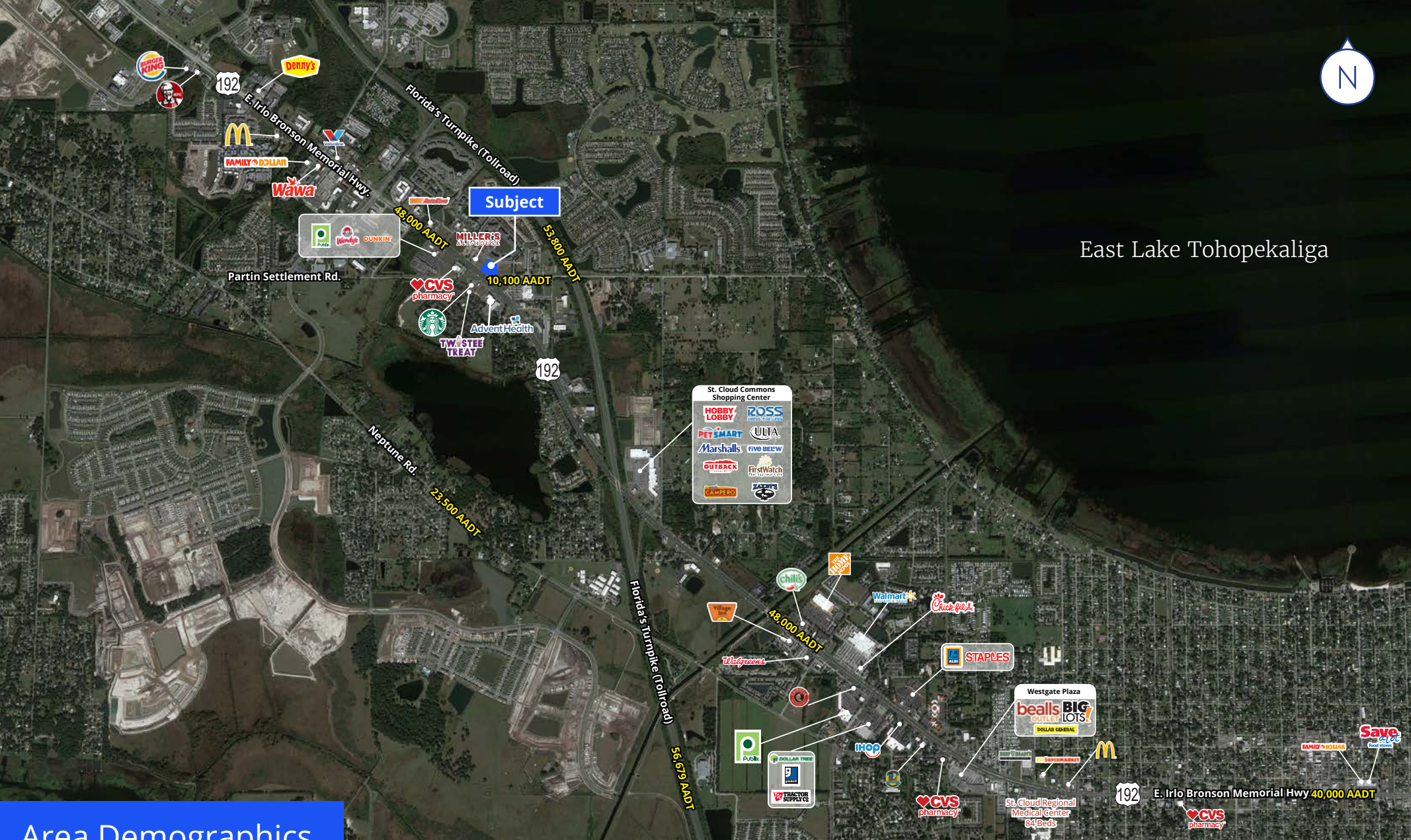
Property Highlights

- Outparcel available for ground lease
- Located at the lighted intersection of U.S. 192 and Partin Settlement Road
- Proximate to the area's top employment areas including; NeoCity, Osceola Regional Medical Center, the TupperwareHQ, and Lake Nona Medical City
- Fantastic Retail Co-Tenancy





East Lake Tohopekaliga



Area Demographics



Population

1-Mile: 1,841
3-Mile: 33,668
5-Mile: 70,619



Daytime Population

1-Mile: 1,368
3-Mile: 37,013
5-Mile: 71,760



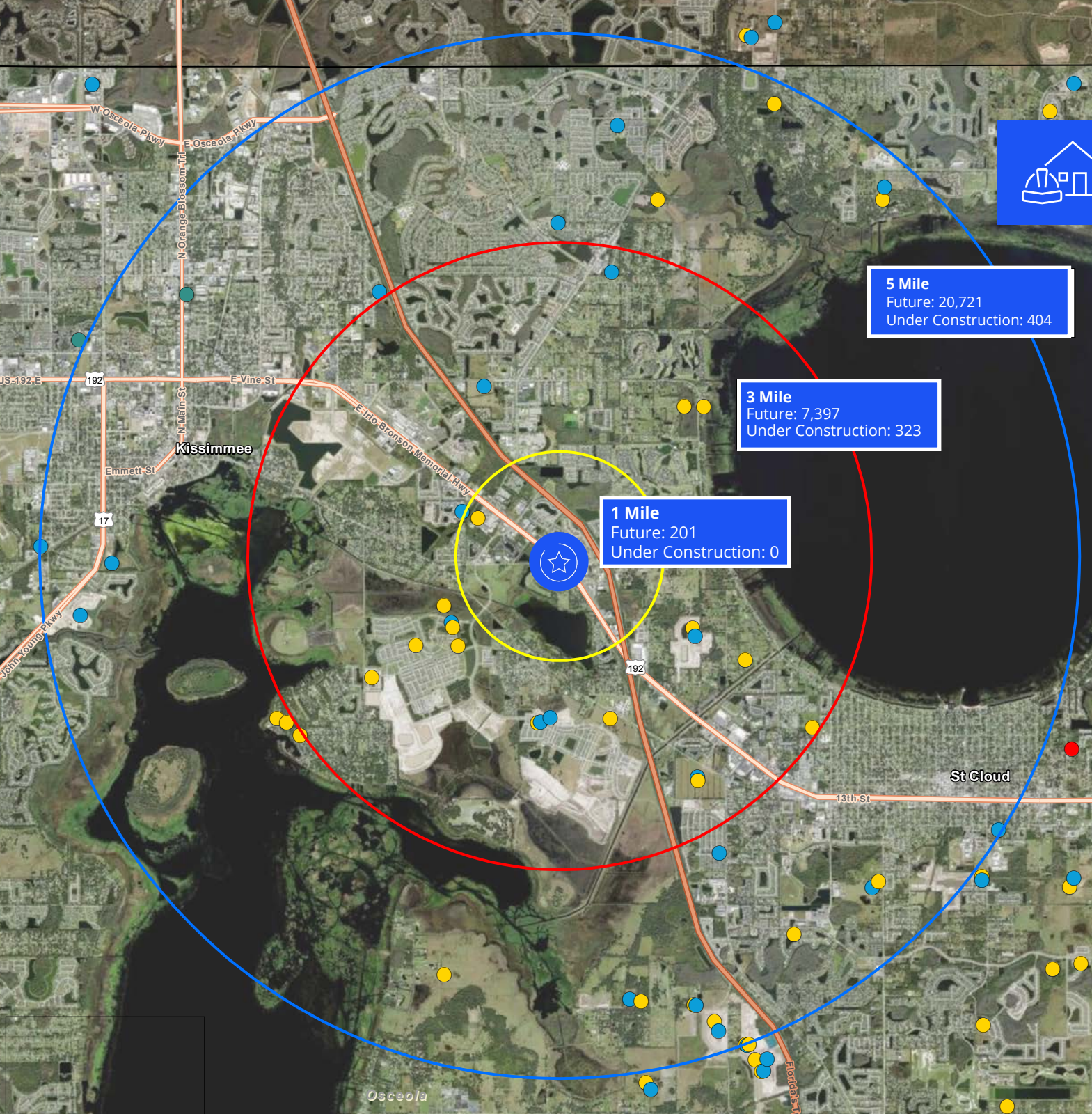
Average HH Income

1-Mile: \$87,116
3-Mile: \$95,351
5-Mile: \$98,480



Households

1-Mile: 820
3-Mile: 13,987
5-Mile: 29,236



Future and Under Construction Residential Developments

5 Mile
Future: 20,721
Under Construction: 404

3 Mile
Future: 7,397
Under Construction: 323

1 Mile
Future: 201
Under Construction: 0

1 Mile
Future: 201
Under Construction: 0

3 Mile
Future: 7,397
Under Construction: 323

5 Mile
Future: 20,721
Under Construction: 404

Site

 1 Mile

 3 Mile

 5 Miles

Metrostudy

 Duplex

 Condominium

 Hotel Cond

 Single Family

 Mixed Used

 Townhouse



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