

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. - 6,200 AADT

DMV Kissimmee

Future Development
Flex / Office Space



Government Property
Not to be Developed

-60,000 AADT

2.19 AC
Ground Lease

THE JAMISON
315 Luxury
Apartments

Property Highlights

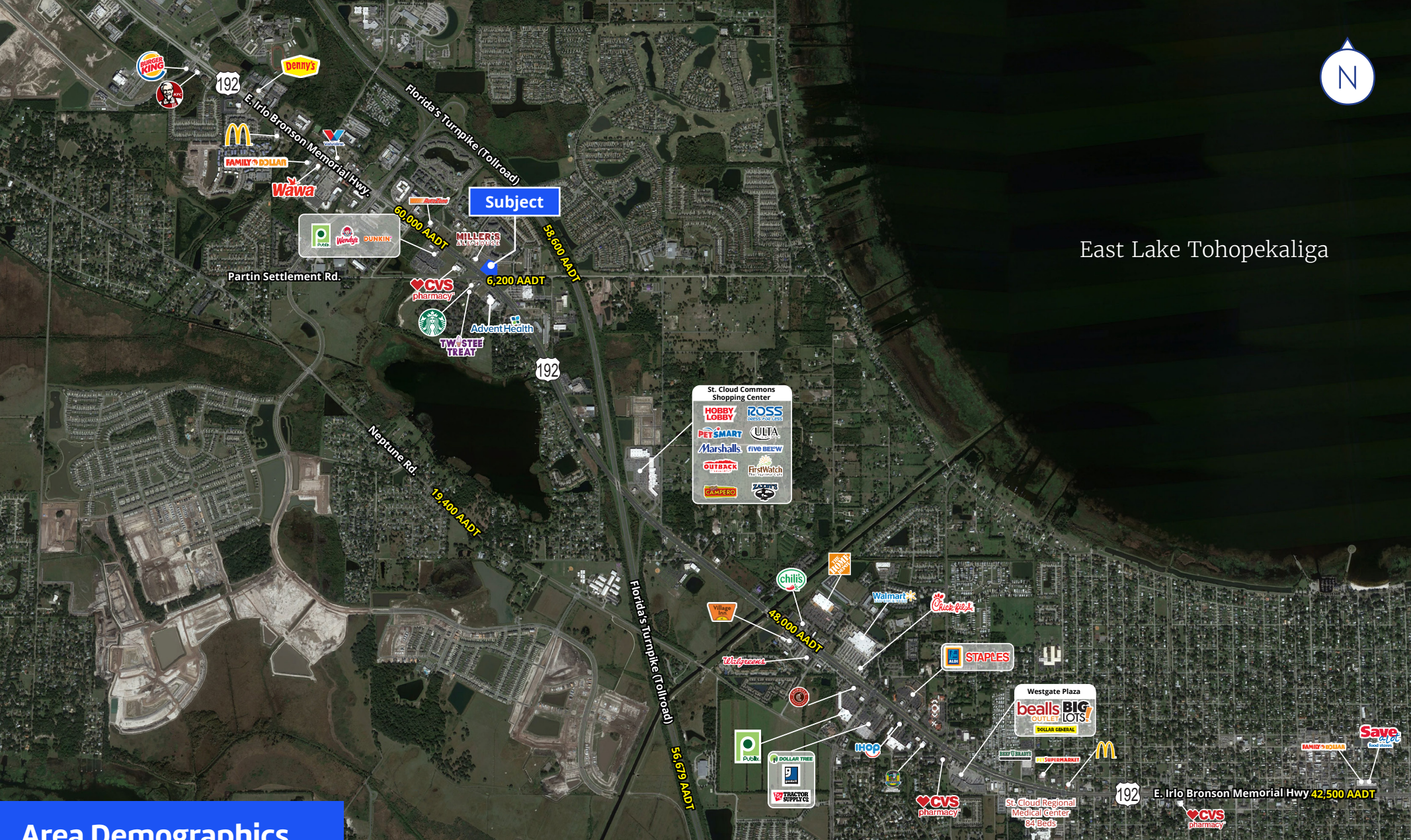
- Outparcel available for ground lease
- Located at the lighted intersection of U.S. 192 and Partin Settlement Road
- Proximate to the area's top employment areas including; NeoCity, Osceola Regional Medical Center, and Lake Nona Medical City
- Fantastic Retail Co-Tenancy



TWISTEE
TREAT



East Lake Tohopekaliga



Area Demographics



Population

1-Mile: 5,879
3-Mile: 60,672
5-Mile: 114,953



Daytime Population

1-Mile: 7,583
3-Mile: 53,602
5-Mile: 95,526



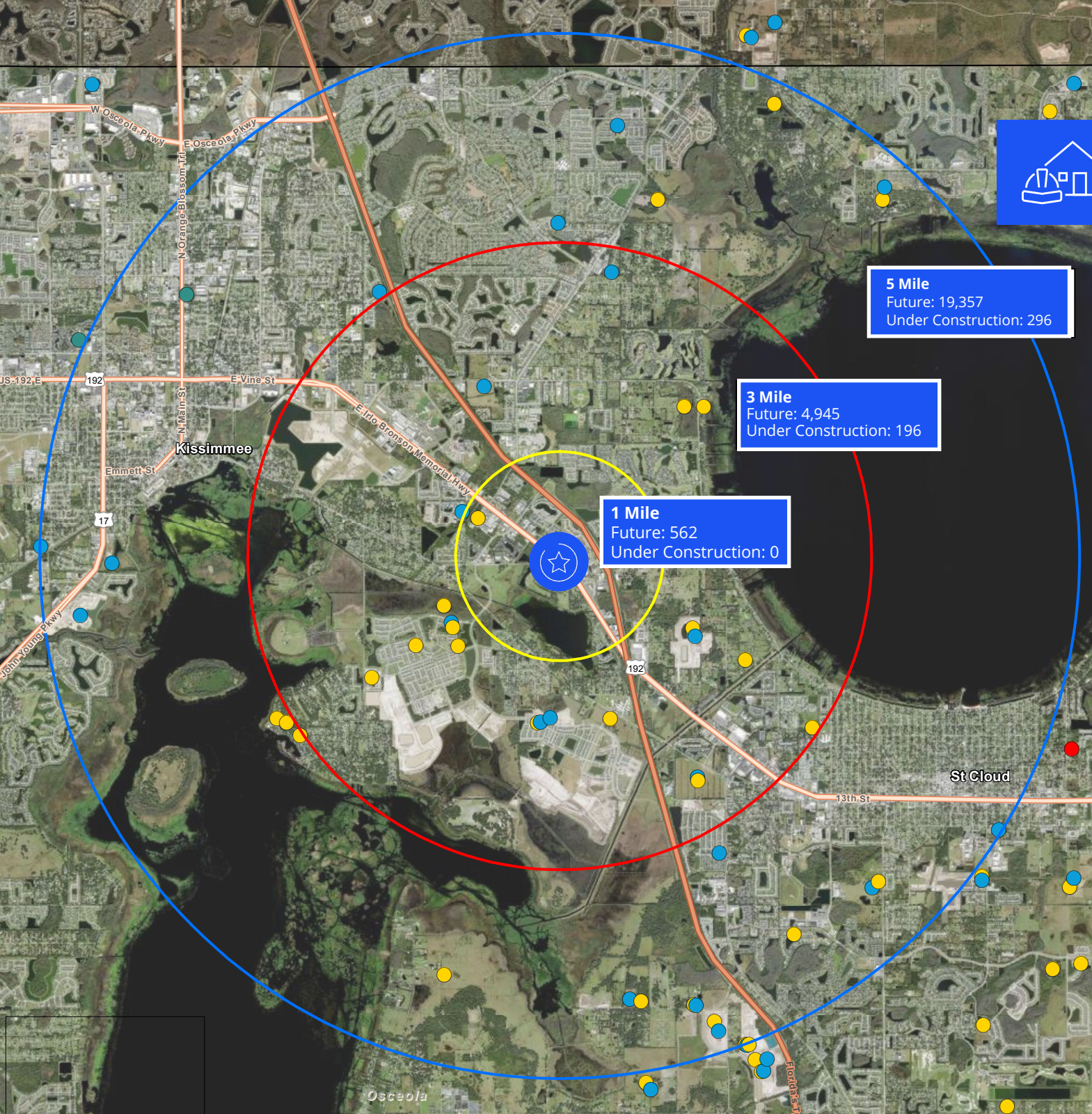
Average HH Income

1-Mile: \$83,701
3-Mile: \$93,634
5-Mile: \$96,015



Households

1-Mile: 1,918
3-Mile: 20,323
5-Mile: 38,231



Future and Under Construction Residential Developments

5 Mile
Future: 19,357
Under Construction: 296

3 Mile
Future: 4,945
Under Construction: 196

1 Mile
Future: 562
Under Construction: 0

1 Mile
Future: 562
Under Construction: 0

3 Mile
Future: 4,945
Under Construction: 196

5 Mile
Future: 19,357
Under Construction: 296

 **Site**

 1 Mile

 3 Mile

 5 Miles

Metrostudy

-  Duplex
-  Condominium
-  Hotel Cond
-  Single Family
-  Mixed Used
-  Townhouse



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