

US-192 & Partin Settlement Rd | Kissimmee, FL

1 AC Pad & 5,400 SF in a Multi-Tenant Building

Retail For Lease/Ground Lease

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Colliers

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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

Texas Roadhouse · Miller's Ale House · Publix · AdventHealth · Proposed PDS Health · Starbucks · Chipotle Mexican Grill · Wendy's

Area Demographics

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



South Elevation



North Elevation


East Elevation


West Elevation

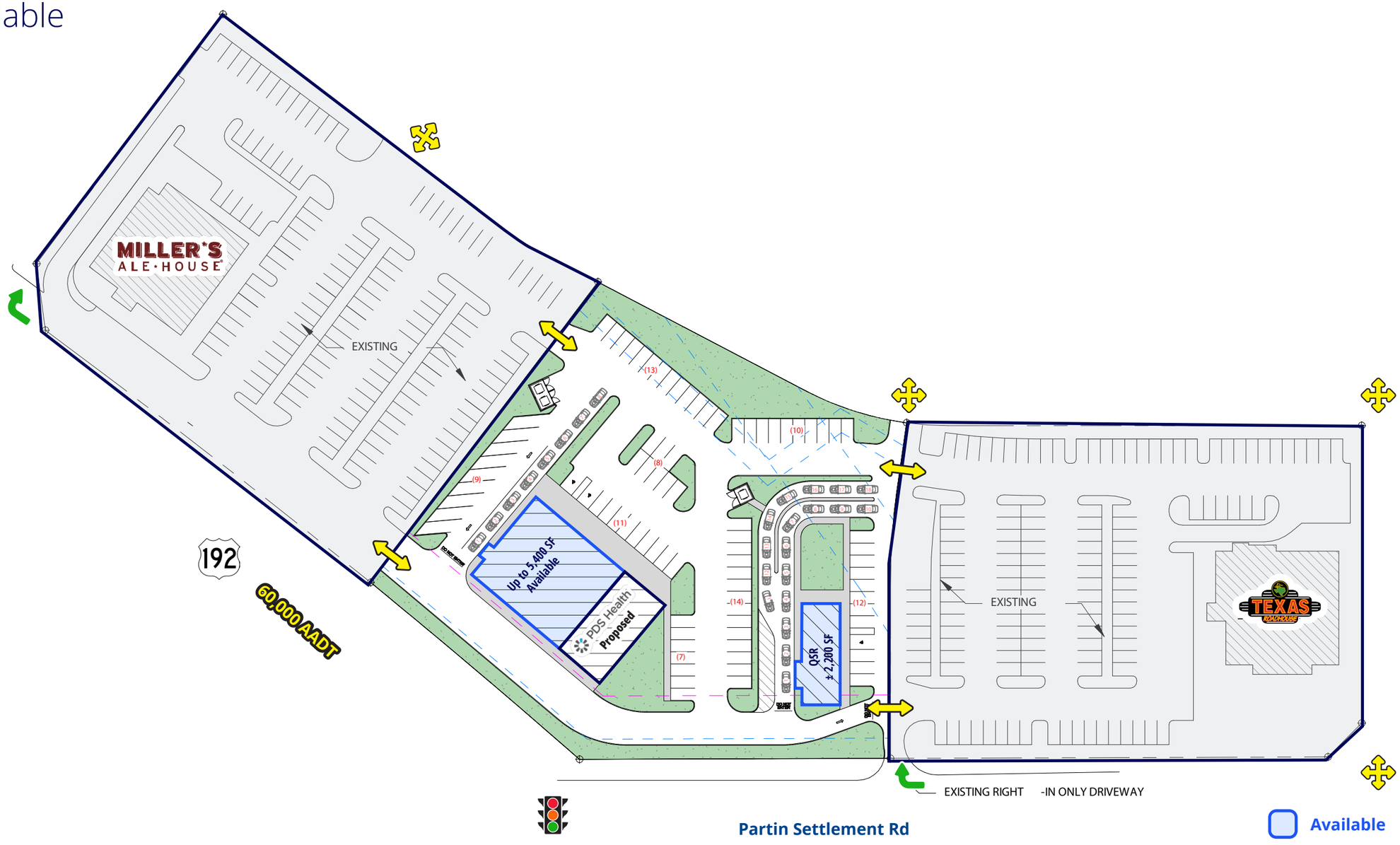


Site Plan

Opportunities Available

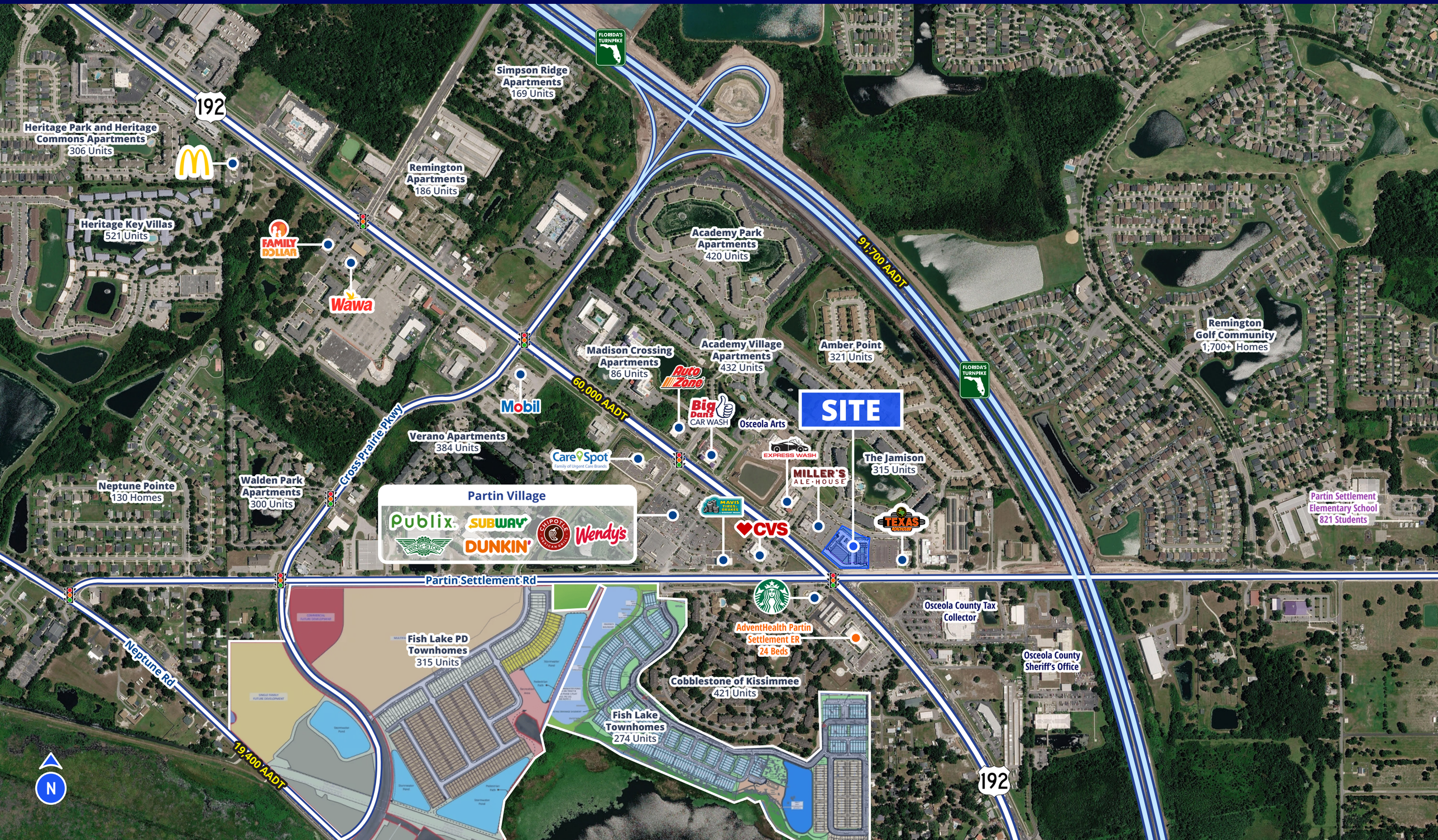
For Lease/Ground Lease

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



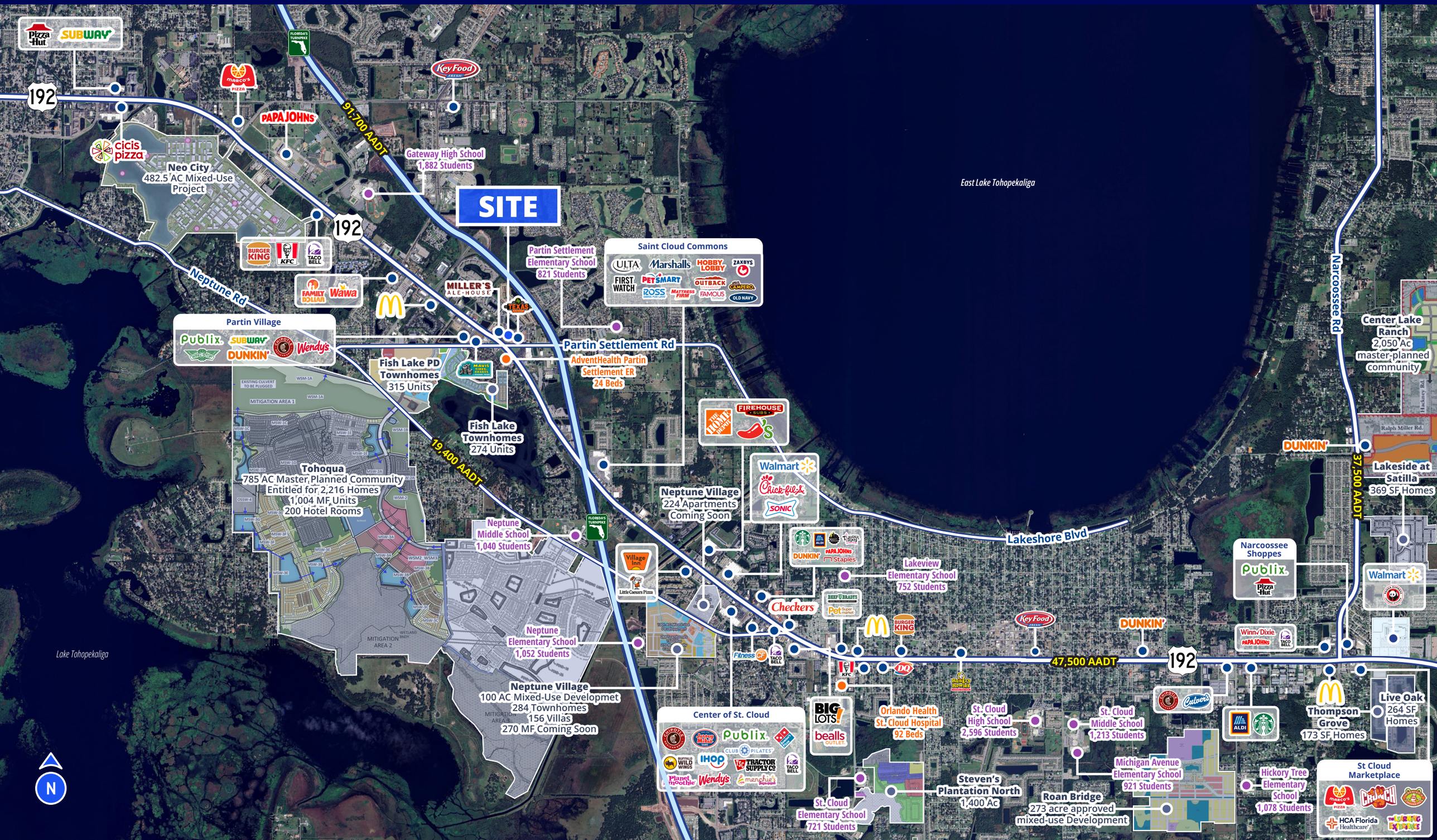
Mid Zoom Aerial

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Trade Area

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Contact Us

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