

# FORMER BOB EVANS

4967 W. Irlo Bronson Memorial Hwy. Kissimmee, FL 34746



## PROPERTY HIGHLIGHTS

- 4,992 square foot 2nd Generation Restaurant
- 1.24 acres
- Located on West Irlo Bronson Memorial Hwy (US 192)
- 48,000 AADT on US 192
- 30,500 AADT on SR 535
- 88 parking spaces
- Great visibility directly on major highway.

| Demographics               | 1-Mile   | 3-Mile   | 5-Mile   |
|----------------------------|----------|----------|----------|
| Population                 | 5,534    | 39,034   | 123,799  |
| Daytime Pop.               | 4,162    | 22,531   | 78,177   |
| Avg. HH Income             | \$51,397 | \$58,875 | \$66,139 |
| 5 yr. pop. Growth (Tot. %) | 24.4%    | 18.4%    | 17.9%    |



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## FOR MORE INFORMATION CONTACT:

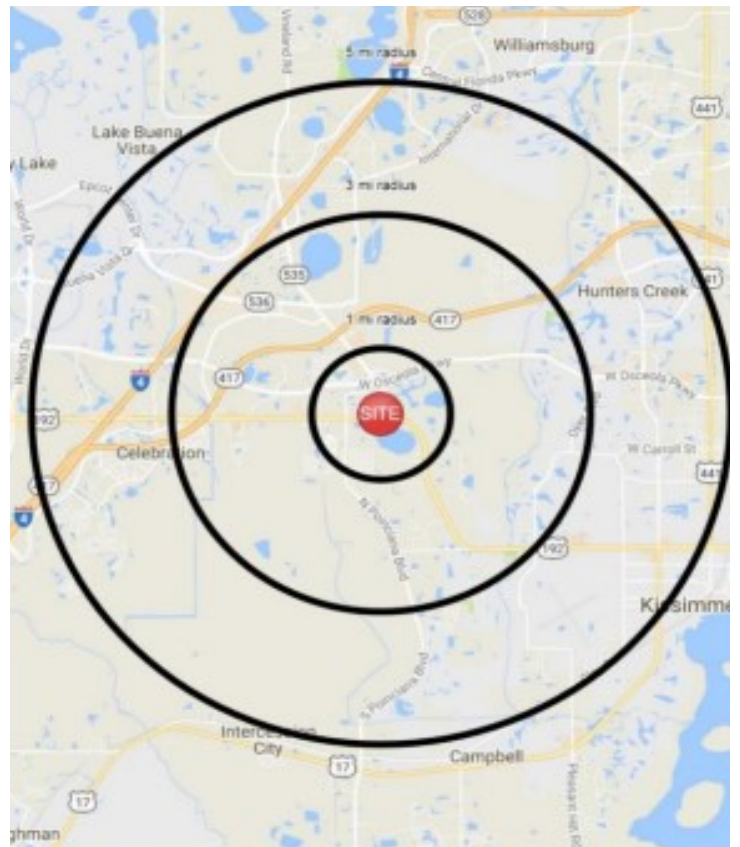
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