



FLAMINGO POINTE

2265 E. IRLO BRONSON
MEMORIAL HIGHWAY
KISSIMMEE, FL 34744

RETAIL
FOR LEASE



1,200-31,006 SF



FOR LEASE



CALL FOR RATES

PROPERTY SUMMARY

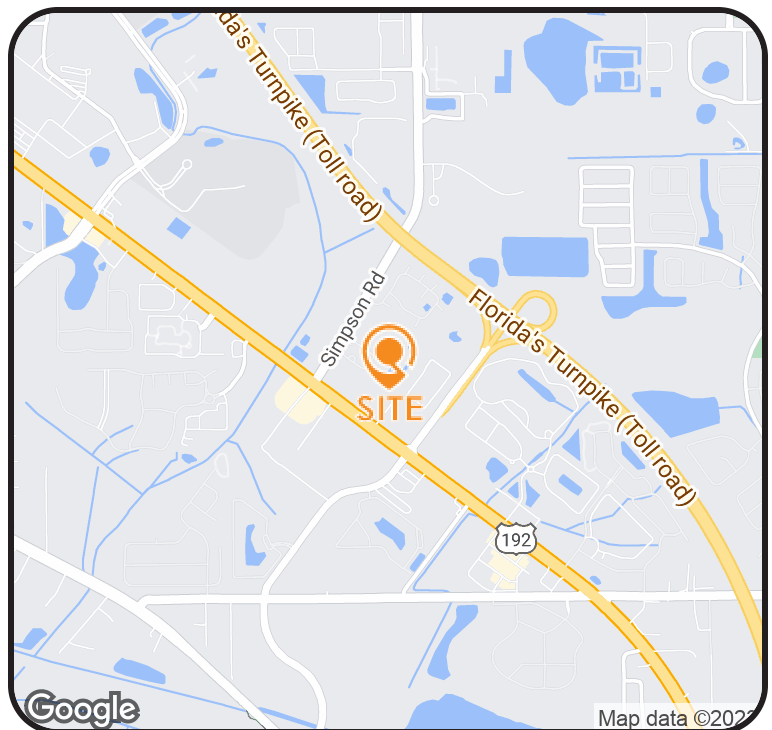
Lease Rate:	Call for Rates
Building Size (SF):	31,006 SF
Min Size Available:	1,200 SF
Max Size Available:	13,376 SF
US Highway 192/Shady Lane AADT:	52,000

- NEW DEVELOPMENT located along side Flamingo Waterpark & Resort, featuring a 30-foot tower water slide, a lazy river, three water slides, zero-depth children's pool, and a lounge pool on site
- Less than two-miles from Osceola Heritage Park, which includes Silver Spurs Arena, home of the Silver Spur Rodeo, Kissimmee Convention Center, Kissimmee County Stadium, home of the Houston Astros Spring Training, and the Osceola County Fairgrounds
- Less than a mile away from NeoCity, a 500-acre technology district which will bring over 30,000 new employees to the area
- Excellent frontage located on the main east-west corridor, Highway 192 through Kissimmee and just off the Florida Turnpike
- With a current population of 325,300, Osceola County is the 18th fastest growing county in the U.S. This population is expected to double by 2040

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Total Population	13,907	59,269	163,140
5-Yr Pop. Increase	2.4%	2.5%	3.2%
Average HH Income	\$60,591	\$73,628	\$65,829
# Households	4,672	19,390	55,158
# Employees	2,239	12,088	49,560

PROPERTIES.LQWEST.COM/FLAMINGO-POINTE

Information obtained from owner(s) or other sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it. All properties subject to change or withdrawal without notice.



500 Winderley Place Suite 104, Maitland, FL 32751

PHIL CARTER, CPM

SENIOR ASSOCIATE

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JULIA SOSA

FOUNDING PRINCIPAL -

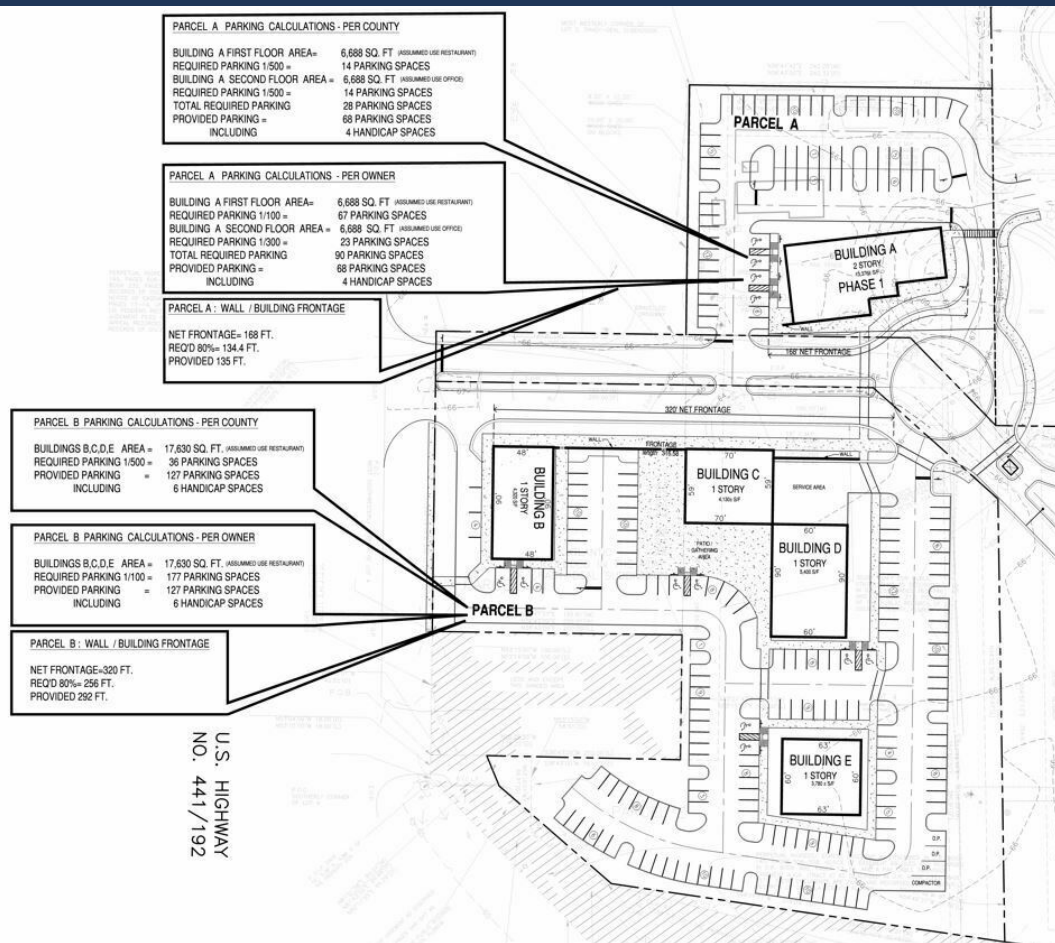
ORLANDO

☎ D: 407.660.7500 x308

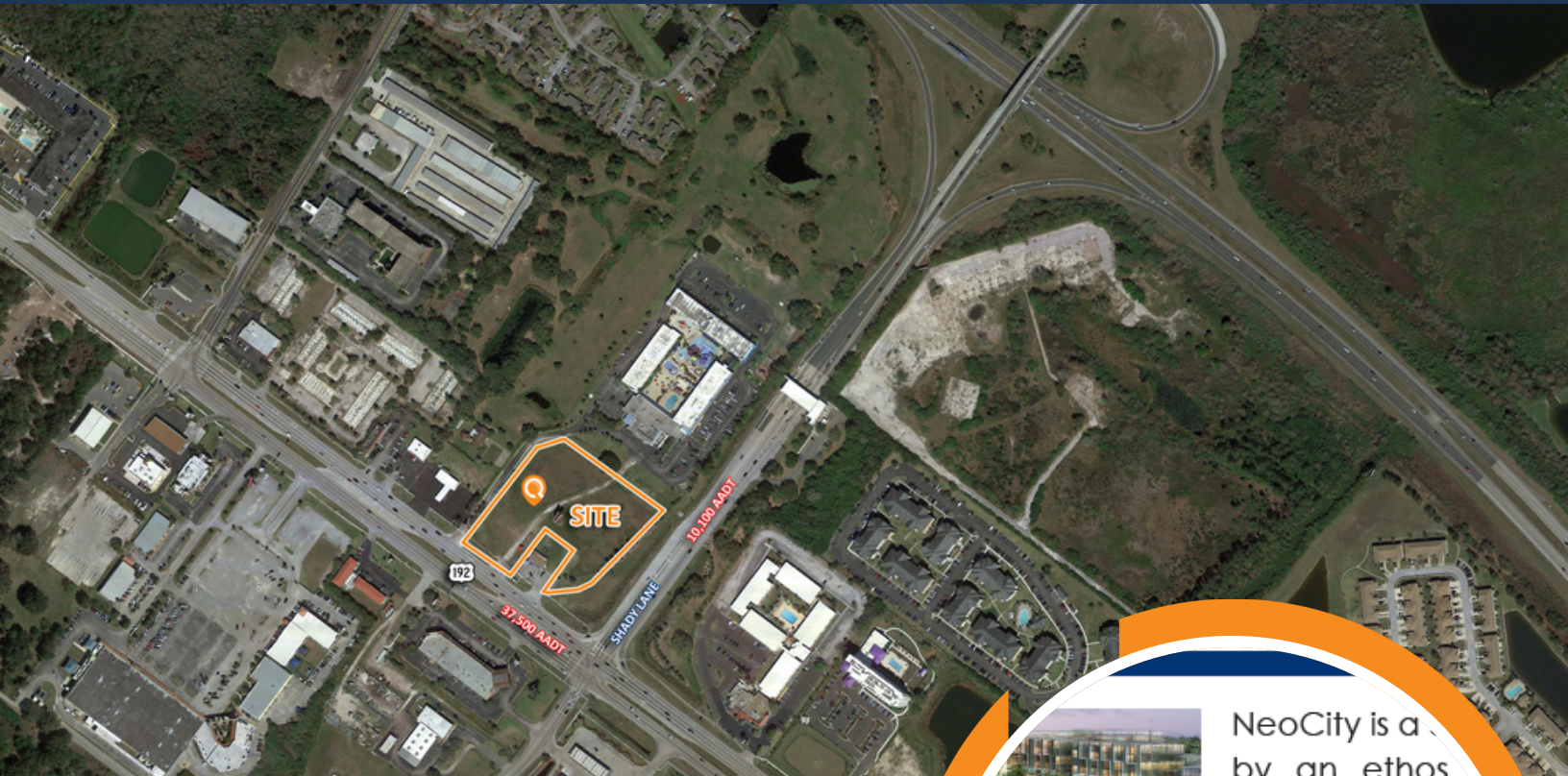
📞 C: 407.257.8246

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NeoCity is a 500-acre technology district inspired by an ethos of collaboration and designed to transform the way we ideate, create, and innovate. It is a significant and comprehensive global center for smart sensor, photonics, and nano-technology research and development, big data/predictive analytics, and workforce talent concentration with a long-term economic output between \$25.3 and \$28.5 billion.



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by an ethos...
to transform the...
innovate. It is a...
global center for...
nano-technology...
big data/predict...
talent concentr...
output between...

