

AVAILABLE FOR LEASE OR GROUND LEASE

4951 Calypso Cay Way, Kissimmee, FL

PROPERTY HIGHLIGHTS

- 1.14 AC - Commercially Zoned
- Former Restaurant/Office - ±9,500 LSF
- Q1 2024 Occupancy
- High Volume Traffic: 35,500 VPD (FL-535)
- Ideal for: Retail, Restaurant, or Medical

NWC OF
FL-535 & CALYPSO
CAY WAY

2023 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	9,326	53,545	149,022
Average HH Income	\$74,026	\$81,962	\$84,439
Median Age	35.6	34.5	35.0

NEARBY RETAILERS



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ZOOM AERIAL



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SITE AERIAL

W Osceola Pkwy

35,000 VPD ('22)

35,500 VPD ('22)

Vineland Rd

Storey Lake
3,000 Units

SITE

SPRINGHILL SUITES
MARRIOTT

Holiday Inn
Express

Calypso Cay Way

Sadina St

535

Encompass
Health
Proposed Hospital
(50 Beds)

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