

FOR LEASE

2nd Generation Restaurant Opportunities at Grand Oaks Plaza

5771 W Irlo Bronson Memorial Hwy | Kissimmee, FL 34746



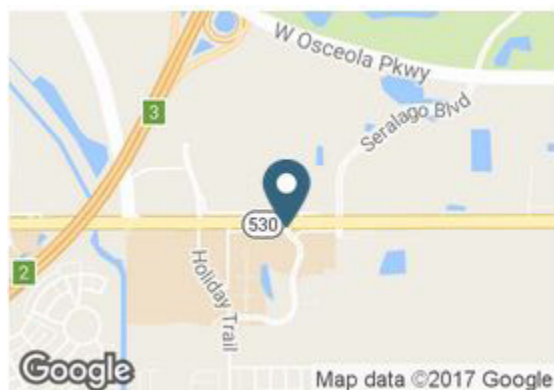
NEW FACADE RENOVATION AND PARKING LOT IMPROVEMENTS COMING IN LATE SUMMER 2017

Overview

- OPTION 1** 8,800 SF with Outdoor Patio
- OPTION 2** 3,300 SF
5,500 SF with Outdoor Patio
- LEASE RATE** Call For Rates

Landlord Incentive

Tenant Improvement Money Available!



Description

- Two 2nd generation restaurant spaces available
- Excellently located in the tourist corridor
- Near the intersection of W Irlo Bronson Memorial Hwy & Seralago Blvd
- Great frontage on Irlo Bronson Memorial Hwy
- Store front and poly signage available
- Parking ratio: 6.36/1,000; superior parking field
- Zoned OTSC; FFE Available
- Huge monument sign
- New facade renovation and parking lot improvements to be completed late summer 2017

Demographics

	1 MILE	2 MILE	3 MILE
Total Population	1,519	22,452	60,912
2020 Growth	2.74%	2.42%	2.54%
Median HH Income	\$71,468	\$56,461	\$53,194
Daytime Population	1,327	19,919	53,740

Year: 2016 | Source: ESRI

Traffic Counts

Hwy 192	36,000 CPD
International Drive	18,800 CPD

Year: 2015 | FDOT

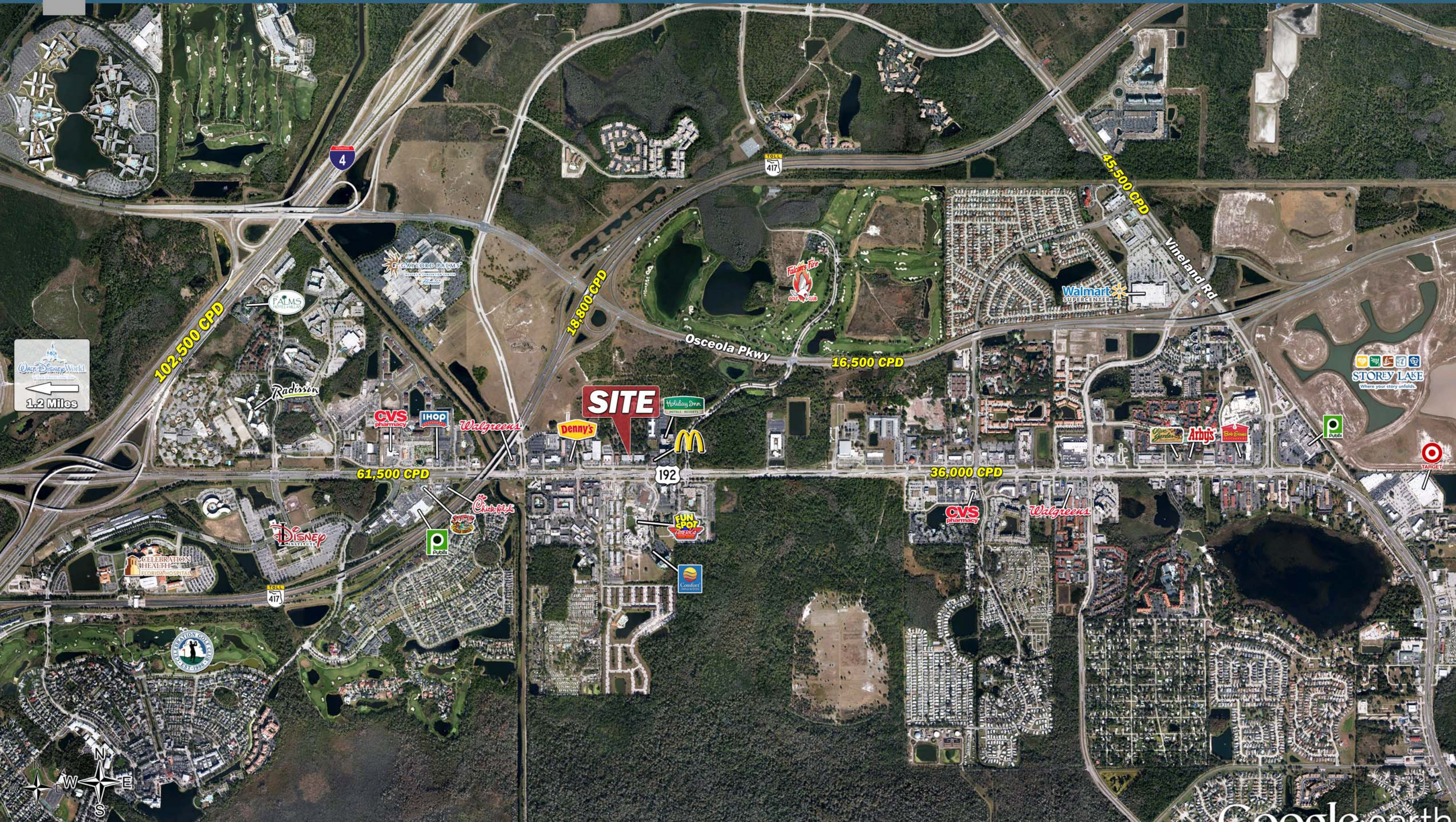
Contact

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SITE
PONDEROSA
STEAKHOUSE

192

36,000 CPD

Checkers
BURGERS • FRIES • COLAS

Red Lobster

Executive Summary

5771 W Irlo Bronson Memorial Hwy | Kissimmee, FL 34746



	1 mile	3 miles	5 miles
Population			
2000 Population	604	8,907	21,965
2010 Population	1,159	17,478	47,178
2015 Population	1,327	19,919	53,740
2020 Population	1,519	22,452	60,912
2000-2010 Annual Rate	6.73%	6.97%	7.94%
2010-2015 Annual Rate	2.19%	2.11%	2.11%
2015-2020 Annual Rate	2.74%	2.42%	2.54%
2015 Male Population	47.6%	47.6%	47.6%
2015 Female Population	52.4%	52.4%	52.4%
2015 Median Age	39.1	32.6	30.6

In the identified area, the current year population is 1,327. In 2010, the Census count in the area was 1,159. The rate of change since 2010 was 2.19% annually. The five-year projection for the population in the area is 1,519 representing a change of 2.74% annually from 2015 to 2020. Currently, the population is 47.6% male and 52.4% female.

Data for all businesses in area			
Total Businesses:	314	1,432	3,153
Total Employees (Daytime Population):	5,326	29,856	73,885
Total Residential Population:	1,327	19,919	53,740
Employee/Residential Population Ratio:	4.01:1	4.01:1	4.01:1

Median Age

The median age in this area is 39.1, compared to U.S. median age of 37.9.

Race and Ethnicity

2015 White Alone	83.8%	83.8%	83.8%
2015 Black Alone	3.1%	3.1%	3.1%
2015 American Indian/Alaska Native Alone	0.3%	0.3%	0.3%
2015 Asian Alone	4.8%	4.8%	4.8%
2015 Pacific Islander Alone	0.1%	0.1%	0.1%
2015 Other Race	4.9%	4.9%	4.9%
2015 Two or More Races	3.0%	3.0%	3.0%
2015 Hispanic Origin (Any Race)	23.4%	23.4%	23.4%

Persons of Hispanic origin represent 23.4% of the population in the identified area compared to 17.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 54.8 in the identified area, compared to 63.0 for the U.S. as a whole.

Median Household Income

2015 Median Household Income	\$71,468	\$56,461	\$53,194
2020 Median Household Income	\$87,160	\$63,245	\$58,786
2015-2020 Annual Rate	4.05%	2.30%	2.02%

Average Household Income

2015 Average Household Income	\$109,216	\$84,034	\$75,307
2020 Average Household Income	\$120,226	\$91,934	\$82,373
2015-2020 Annual Rate	1.94%	1.94%	1.94%

Per Capita Income

2015 Per Capita Income	\$42,438	\$32,562	\$27,460
2020 Per Capita Income	\$46,292	\$35,101	\$29,427
2015-2020 Annual Rate	1.75%	1.51%	1.39%