

## AVAILABLE FOR LEASE

Osceola Parkway & US 17-92 | Kissimmee, FL 34744

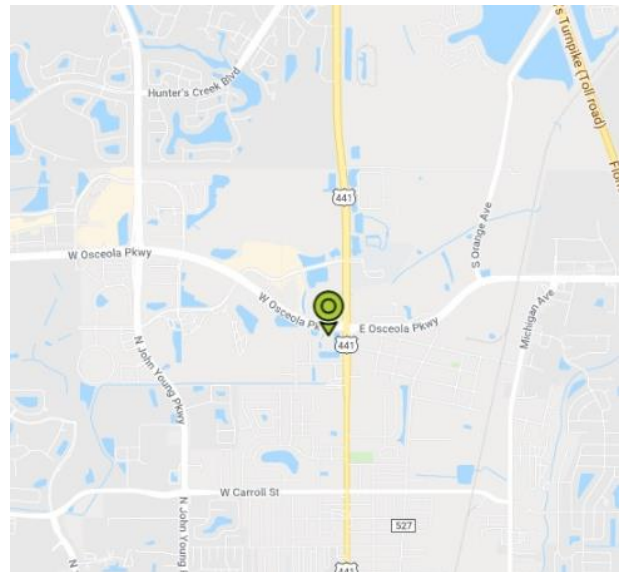


### Highlights:

- Join Wawa
- Excellent visibility
- Nearby tenants include Starbucks, Fresh Market and Four Rivers Smokehouse

### Traffic Counts:

Osceola Pkwy - 41,000 AADT  
 OB T - 33,000 AADT



	1 Mile	3 Mile	5 Mile
Population	7,521	100,635	231,387
Median Income	\$37,595	\$48,599	\$50,533
Any College (Some College or Higher)	41.4%	55.2%	56.4%

**Spaces Available:**  
 Parcel 'B' 3,200 SF  
 Parcel 'C' 3,200 SF

**JARED ETINGER | BERKSHIRE REALTY LLC.**

9000 Lake Charity Dr. Maitland, Florida 32751

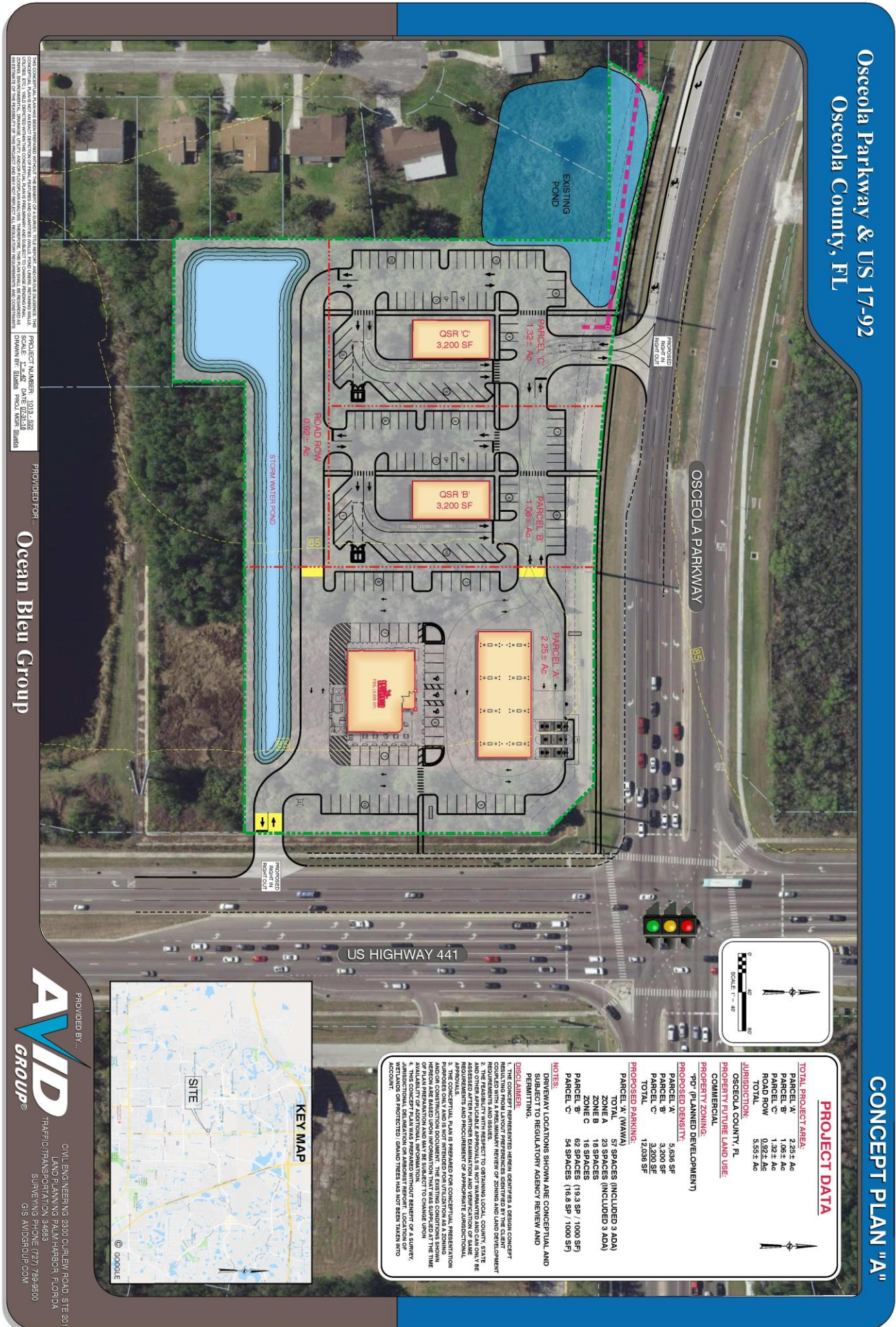
Direct: **407.453.1213** | Fax: **404.504.6692** | [Jared@Berkshire-Realty.com](mailto:Jared@Berkshire-Realty.com)

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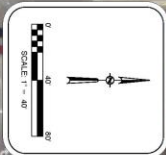
Osceola Parkway & US 17-92  
Osceola County, FL

CONCEPT PLAN "A"



OSCEOLA PARKWAY

US HIGHWAY 441



**PROJECT DATA**

**TOTAL PROJECT AREA:**

PARCEL A	2.25± Ac
PARCEL B	1.06± Ac
PARCEL C	1.32± Ac
ROAD ROW	0.97± Ac
<b>TOTAL</b>	<b>5.59± Ac</b>

**JURISDICTION:**  
OSCEOLA COUNTY, FL

**PROPOSED USE:**  
COMMERCIAL

**PROPERTY ZONING:**  
"P" (PLANNED DEVELOPMENT)

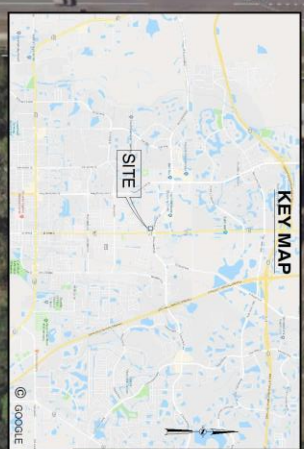
**PROPOSED DENSITY:**

PARCEL A	5,536 SF
PARCEL B	3,200 SF
PARCEL C	3,200 SF
<b>TOTAL</b>	<b>12,036 SF</b>

**PROPOSED PARKING:**

PARCEL A (W/VA)	23 SPACES (INCLUDED 4 ADA)
ZONE A	18 SPACES
ZONE B	16 SPACES
ZONE C	62 SPACES (19.3 SP / 1,000 SF)
PARCEL B	54 SPACES
PARCEL C	54 SPACES (16.8 SP / 1,000 SF)

**NOTES:**  
1. DRIVEWAY LOCATIONS SHOWN ARE CONCEPTUAL AND PERMITTING.  
2. RESOLUTION AGENCY REVIEW AND PERMITTING.  
3. DISCLAIMER:  
4. THE CONCEPT REPRESENTS A DESIGN CONCEPT ONLY. THE CONCEPT IS NOT A FINAL DESIGN AND SHOULD NOT BE USED FOR CONSTRUCTION. THE CONCEPT IS NOT A FINAL DESIGN AND SHOULD NOT BE USED FOR CONSTRUCTION. THE CONCEPT IS NOT A FINAL DESIGN AND SHOULD NOT BE USED FOR CONSTRUCTION.



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**Ocean Bleu Group**

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CIVIL ENGINEERING 2800 GULFVIEW ROAD, STE 201  
LAND PLANNING PALM HARBOR, FLORIDA  
TRAFFIC/TRANSPORTATION 34683  
SURVEYING PHONE (727) 789-9500  
GIS AVIDGROUP.COM

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Direct: 407.453.1213 | Fax: 404.504.6692 | Jared@Berkshire-Realty.com