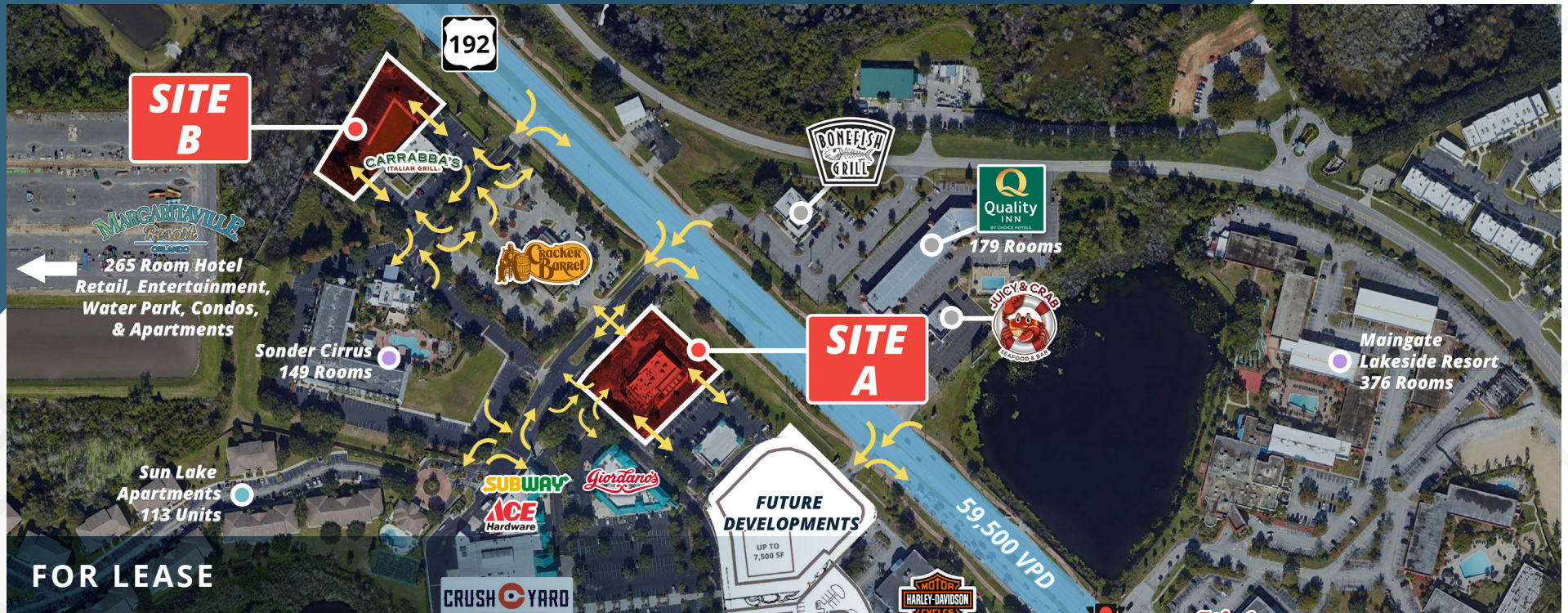


Available Outparcel at Formosa Gardens

7890 W Irlo Bronson Memorial Hwy | Kissimmee, FL 34747



6,900 SF

SITE A

Former TGI Friday's

2,000 - 4,900 SF

SITE B

Vacant Land with Curb In

Jason B. Kaiser, CCIM

407.310.3001

jason.kaiser@srsre.com

ABOUT THE PROPERTY

- Ideally located in dense hotel market serving tourists and conventioners with more than 34 hotels and 27,737 rooms within a 4 mile radius.
- MargaritaVillage includes 170,000 SF of retail space, a hotel, more than 1,000 vacation homes and condos, retail and a beach area.
- Located among the highest sale volume restaurants, including Carrabba's, T.G.I. Friday's, Red Lobster and Buffalo Wild Wings.
- Expanding residential area with strong household incomes, daytime population and traffic volumes.
- Near Disney World Maingate, Animal Kingdom and other surrounding tourist attractions and hotels.
- Close proximity to the FL Toll 429 (West) and Interstate 4.
- Drive thru opportunity, with utilities stubbed to the site and curb in condition.

NEARBY RETAILERS



TRAFFIC COUNTS

US 192 | Irlo Bronson Memorial Hwy
Formosa Gardens Blvd

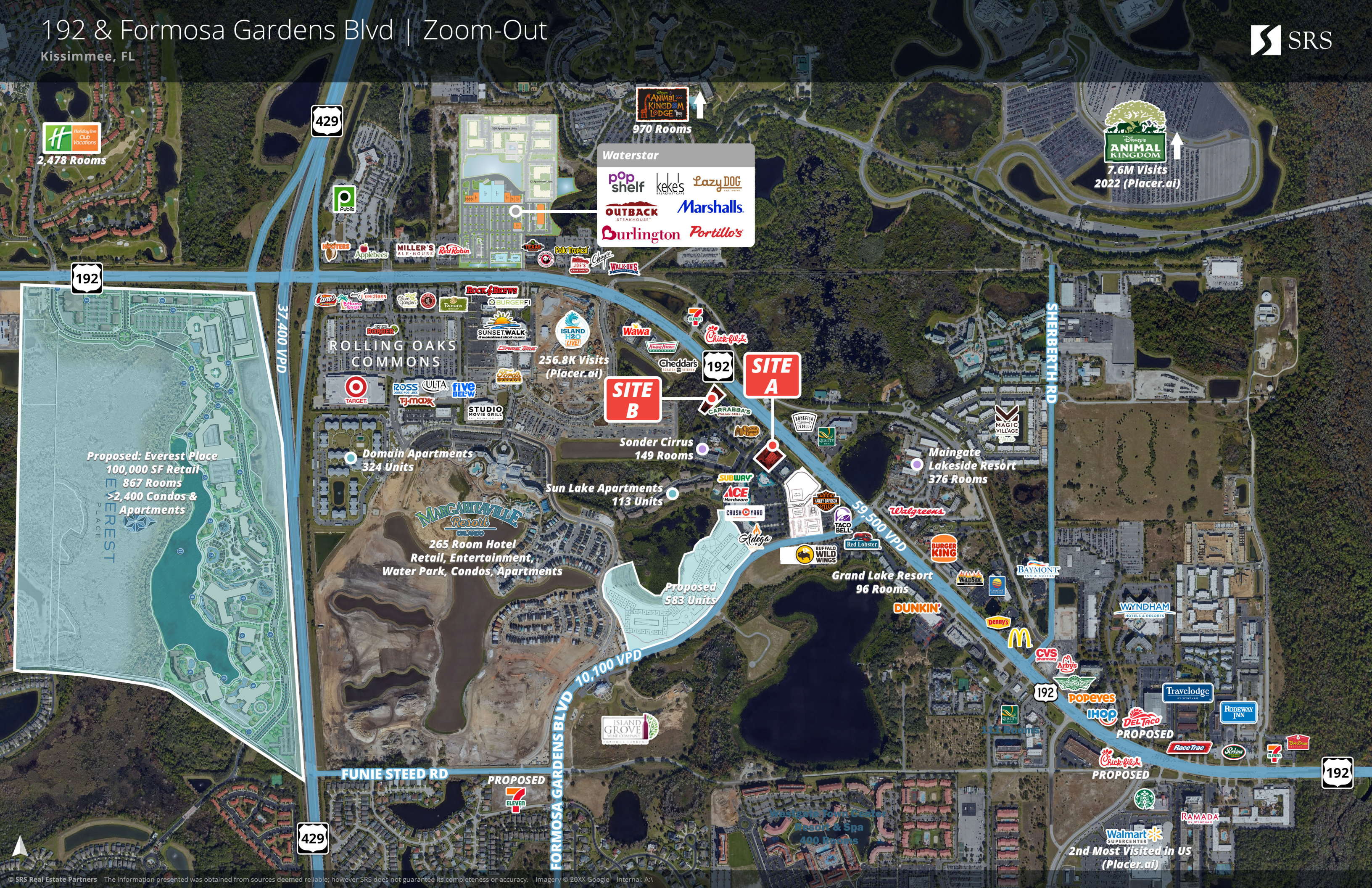
Year: 2024 | Source: FDOT

59,500 VPD

10,100 VPD

192 & Formosa Gardens Blvd | Zoom-Out

Kissimmee, FL





**SITE
B**

192

CARRABBA'S
ITALIAN GRILL

BONEFISH
GRILL

Quality
INN
BY CHOICE HOTELS

179 Rooms

JUICY & GRAB
SEAFOOD & BAR

Maingate
Lakeside Resort
376 Rooms

**SITE
A**

Sonder Cirrus
149 Rooms

**FUTURE
DEVELOPMENTS**
UP TO
7,500 SF
PROPOSED
RESTUARANT
12,100 SF
PROPOSED
COMMERICAL
12,100 SF

59,500 VPD

FORMOSA GARDENS BLVD

10,100 VPD

**FUTURE
DEVELOPMENT**

Proposed
583 Units

MARGARITAVILLE
Resort
ORLANDO

265 Room Hotel
Retail, Entertainment,
Water Park, Condos,
& Apartments

Sun Lake
Apartments
113 Units

SUBWAY
ACE
Hardware

Giordano's

CRUSH
YARD
PICKLEBALL CLUB & RESTAURANT

Adegas
GAUCHA

MOTOR
HARLEY-DAVIDSON
CYCLES

TACO
BELL

Walgreens

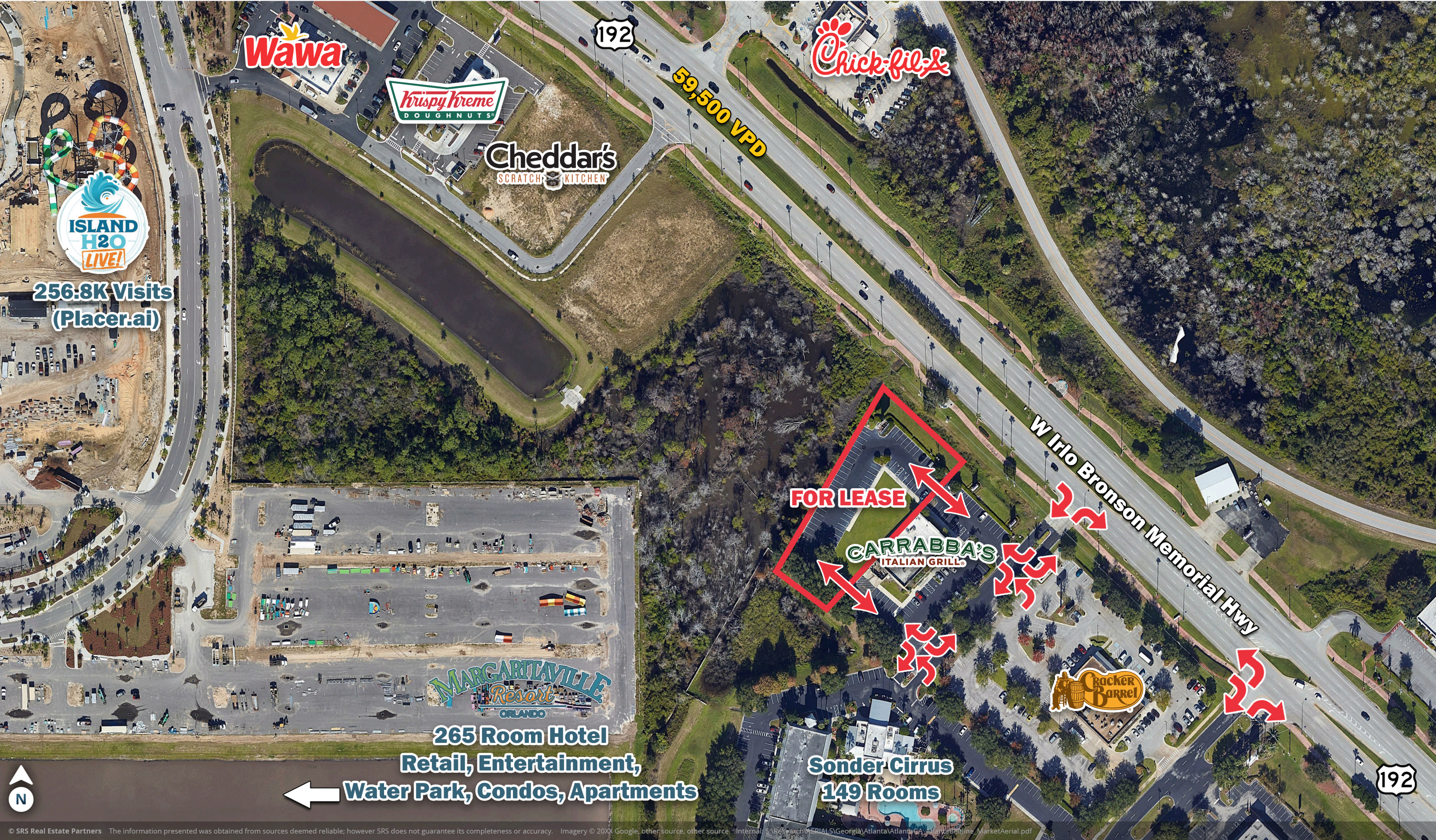
Wendy's

Red Lobster

BUFFALO
WILD
WINGS

192

BURGER
KING



265 Room Hotel
Retail, Entertainment,
Water Park, Condos, Apartments

FOR LEASE

CARRABBA'S
ITALIAN GRILL

Sonder Cirrus
149 Rooms

Racker Barrel

W Irlo Bronson Memorial Hwy

192

Formosa Gardens Village

7866 W Irlo Bronson Memorial Hwy | Kissimmee, FL 34747



DEMOGRAPHIC HIGHLIGHTS

2 MILE

11,546	20,229	\$107,844	4,277
Population	Total Daytime Population	Average Household Income	Total Households

4 MILES

38,972	53,898	\$128,897	15,132
Population	Total Daytime Population	Average Household Income	Total Households

6 MILES

118,117	150,149	\$117,883	45,277
Population	Total Daytime Population	Average Household Income	Total Households

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE

