

For Lease

7890 W Irlo Bronson Memorial Hwy | Kissimmee, FL



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SRS
Real Estate Partners



For Lease

7890 W Irlo Bronson Memorial Hwy
Kissimmee, FL

* Outparcel available next to Formosa Gardens Village

Property Specifications

AVAILABLE

4,900 SF

PARCEL SIZE

1.24 AC



About the Property

- Ideally located in a dense hotel market: 34+ hotels and 27,737 rooms within 4 miles
- Margaritaville includes 170K SF retail + hotel + 1,000+ vacation homes/condos, retail + beach
- Surrounded by top-performing restaurants including Carrabba's, TGI Fridays, Red Lobster, Buffalo Wild Wings
- Strong growth area with high incomes, daytime population, and traffic
- Minutes to Disney World Maingate, Animal Kingdom, I-4, and FL Toll 429
- Island Grove Wine Company at Formosa Gardens is a sustainable winery

Traffic Counts

W Irlo Bronson Memorial Hwy	59,500 VPD
Formosa Gardens Blvd	10,100 VPD
Year: 2025 Source: FDOT	

Nearby Retailers

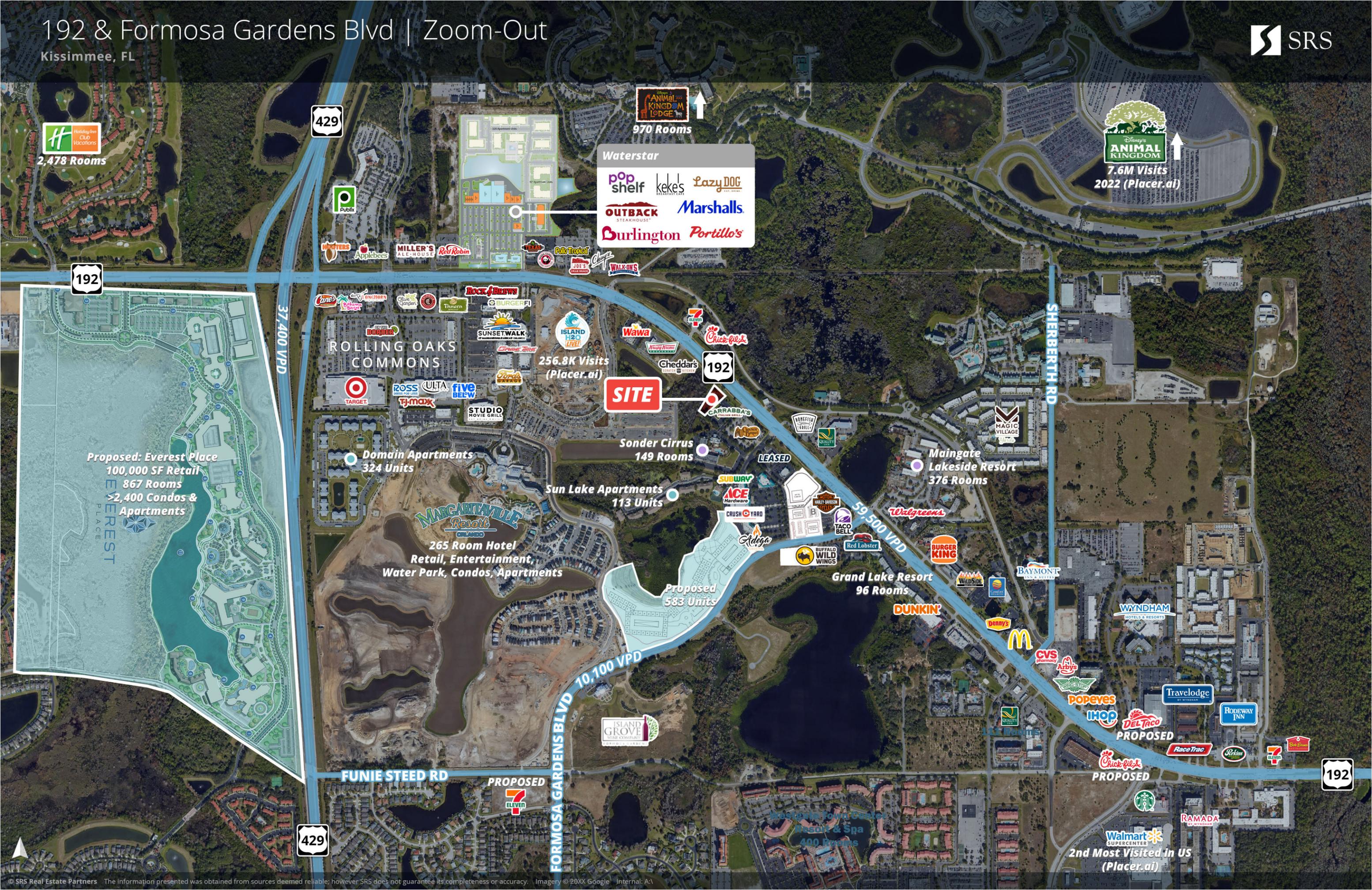


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192 & Formosa Gardens Blvd | Zoom-Out

Kissimmee, FL



H Holiday Inn Club Vacations
2,478 Rooms

429

ANIMAL KINGDOM LODGE
970 Rooms

Disney's ANIMAL KINGDOM
7.6M Visits
2022 (Placer.ai)

Waterstar
pop shelf keke's Lazy DOG
OUTBACK STEAKHOUSE Marshalls
Burlington Portillo's

192

Proposed: Everest Place
100,000 SF Retail
867 Rooms
>2,400 Condos & Apartments

37,400 VPD

ROLLING OAKS COMMONS

256.8K Visits
(Placer.ai)

SITE

192

Domain Apartments
324 Units

Sonder Cirrus
149 Rooms

Sun Lake Apartments
113 Units

LEASED

Maingate Lakeside Resort
376 Rooms

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

Proposed
583 Units

Grand Lake Resort
96 Rooms

FORMOSA GARDENS BLVD
10,100 VPD

FUNIE STEED RD

PROPOSED

429

SHERBERTH RD

192

Walmart SUPERCENTER
2nd Most Visited in US
(Placer.ai)



59,500 VPD

W IRLO BRONSON MEMORIAL HWY



256.8K Visits
(Placer.ai)

FOR LEASE



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

Sonder Cirrus
149 Rooms





Disney's
SPORTS RESORT
1,910 Rooms

Disney's
WORLD'S GREATEST ESCAPE RESORT
1,699 Rooms

Disney's
WORLD'S GREATEST ESCAPE RESORT
1,915 Rooms

MAGIC VILLAGE
Villas
150 Rooms

Maingate
Lakeside Resort
376 Rooms

179
Rooms

Quality
INN

BONEFISH
GRILL

JUICY & CRAB

RODEWAY INN
147 Rooms

WYNDHAM
HOTELS & RESORTS
295 Rooms

BAYMONT
HOTELS & RESORTS
295 Rooms

Maingate
Kissimmee Hotel
516 Rooms

RAMADA
BY WYNDHAM
500 Rooms

POPEYES

CVS

Denny's

KOBBE

BURGER KING

Walgreens

Walmart
2nd Most Visited in US
(Placer.ai)

111 Rooms

DUNKIN'

Grand Lake Resort
96 Rooms

Red Lobster

TACO BELL

LEASD

FUTURE DEVELOPMENT

FUTURE DEVELOPMENTS

Westgate Town Center
Resort & Spa
400 Rooms

10,100 VPD FORMOSA GARDENS BLVD

Proposed
583 Units

Adelga
CAUCHA

CRUSH YARD
FOOTBALL CLUB & RESTAURANT

ACE
Hardware

SUBWAY

Giordano's

LEASD

Sonder Cirrus
149 Rooms

Sun Lake
Apartments
113 Units

CARRABBA'S
ITALIAN GRILL

SITE

59,500 VPD



Rolling Oaks Common

- Target
- TJ-maxx
- five BEA'W
- ULTA
- ROSS DRESS FOR LESS
- DOLLAR TREE
- LONGHORN
- Scheme Breeze
- Olive Garden
- Cane's

Sunset Walk

- BURGERFI
- Ford's GARAGE
- THE WHARF
- COLD STONE
- verizon
- Rock & Brews

Waterstar

- OUTBACK
- pop shelf
- keke's
- Portillo's
- Marshall's
- Burlington
- Lazy Dug

- Muse at Winter Garden 326 Units
- Proposed: Everest Place 100,000 SF Retail, 867 Rooms, >2,400 Condos & Apartments
- Domain Apartments 324 Units
- EMBASSY SUITES by Hilton? 300 Rooms
- Margarita Bar
- 265 Room Hotel, Retail, Entertainment, Water Park, Condos, & Apartments

- 2,478 Rooms
- Walters
- Applebee's
- MILLER'S PUBHOUSE
- Red Robin

- Madison Waterstar 320 Units
- Joe's Crab Shack
- WALKERS
- Chuy's
- 7 ELEVEN
- Chick-fil-A

- ANIMAL KINGDOM LODGE 970 Rooms

- Sun Lake Apartments 113 Units
- Proposed 583 Units
- 10,100 VPD
- CRUSH YARD PEPPERELL CLUB & RESTAURANT
- Adega

- Sonder Cirrus 149 Rooms
- ACE Hardware
- SUBWAY
- Giordanos
- LEASED
- CARRABBA'S ITALIAN GRILL
- ROCKER BARREL

SITE

- BONEFISH GRILL
- Quality INN 179 Rooms
- JUICY & CRAB

- FUTURE DEVELOPMENT
- FUTURE DEVELOPMENTS
- PROPOSED COMMERCIAL DEVELOPMENT

- BUFFALO WILD WINGS

- Red Lobster

- HARLEY-DAVIDSON STORES
- TACO BELL



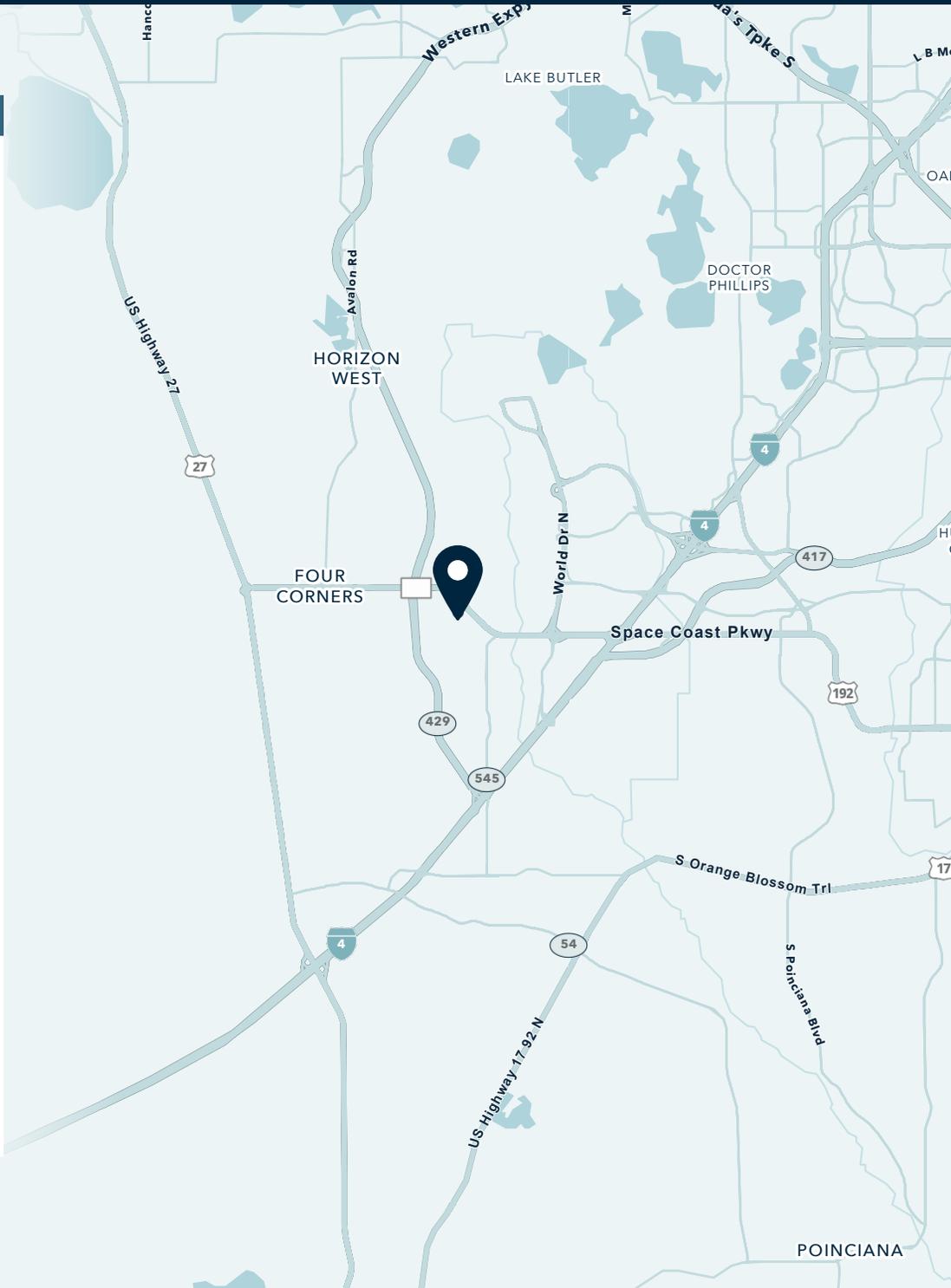
- Maingate Lakeside Resort 376 Rooms

- Walgreens



Area Snapshot

	1 MILE	3 MILES	5 MILES
Population			
2025 Estimated Population	2,391	19,527	71,558
2030 Projected Population	3,136	23,394	83,953
Proj. Annual Growth 2025 to 2030	5.57%	3.68%	3.25%
Daytime Population			
2025 Daytime Population	8,757	27,414	90,130
Workers	7,668	18,198	54,276
Residents	1,089	9,216	35,854
Income			
2025 Est. Average Household Income	\$121,985	\$110,401	\$117,469
2025 Est. Median Household Income	\$103,259	\$84,194	\$85,239
Households & Growth			
2025 Estimated Households	934	7,265	27,637
2030 Estimated Households	1,202	8,626	32,477
Proj. Annual Growth 2025 to 2030	5.17%	3.49%	3.28%
Race & Ethnicity			
2025 Est. White	47%	48%	54%
2025 Est. Black or African American	9%	7%	7%
2025 Est. Asian or Pacific Islander	4%	4%	4%
2025 Est. American Indian or Native Alaskan	0%	0%	0%
2025 Est. Other Races	40%	40%	35%
2025 Est. Hispanic (Any Race)	40%	41%	35%

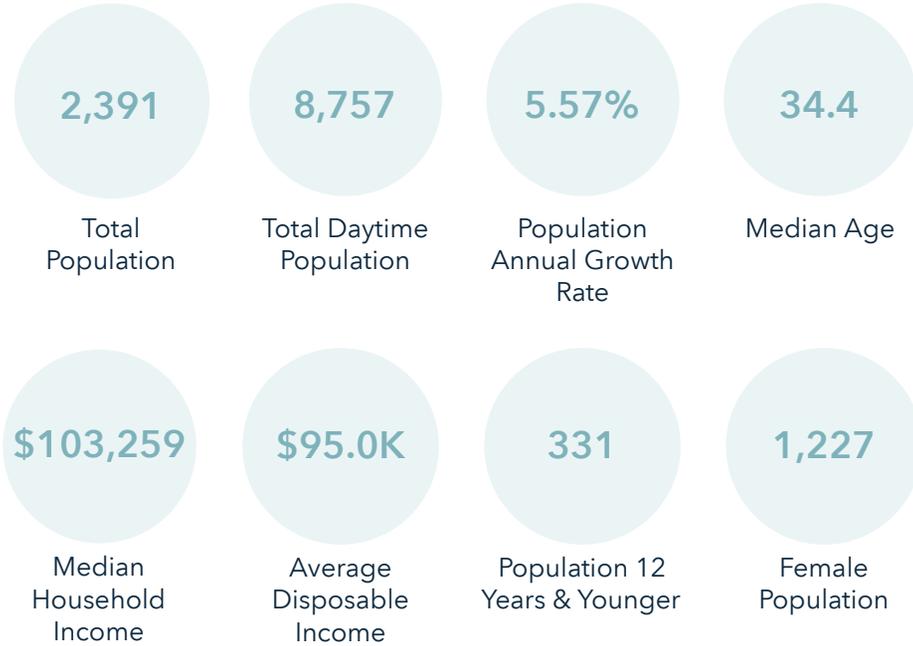


Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.

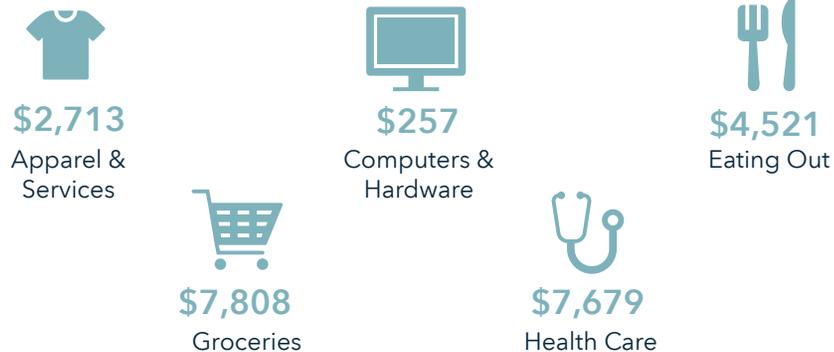


Ring of 1 Mile

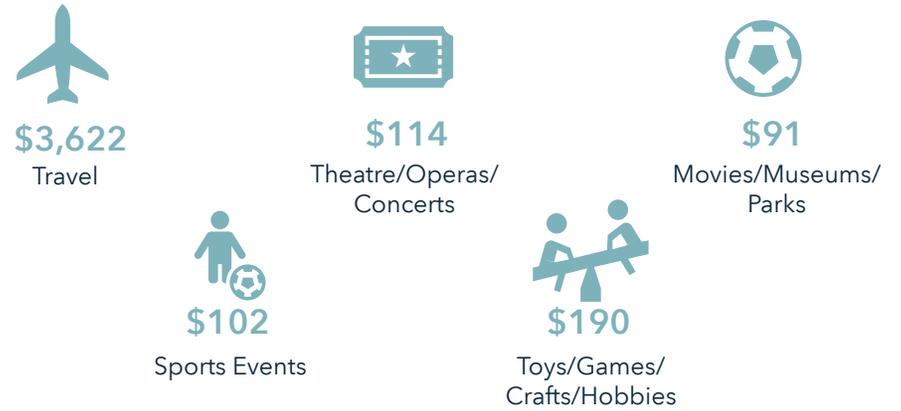
Key Facts



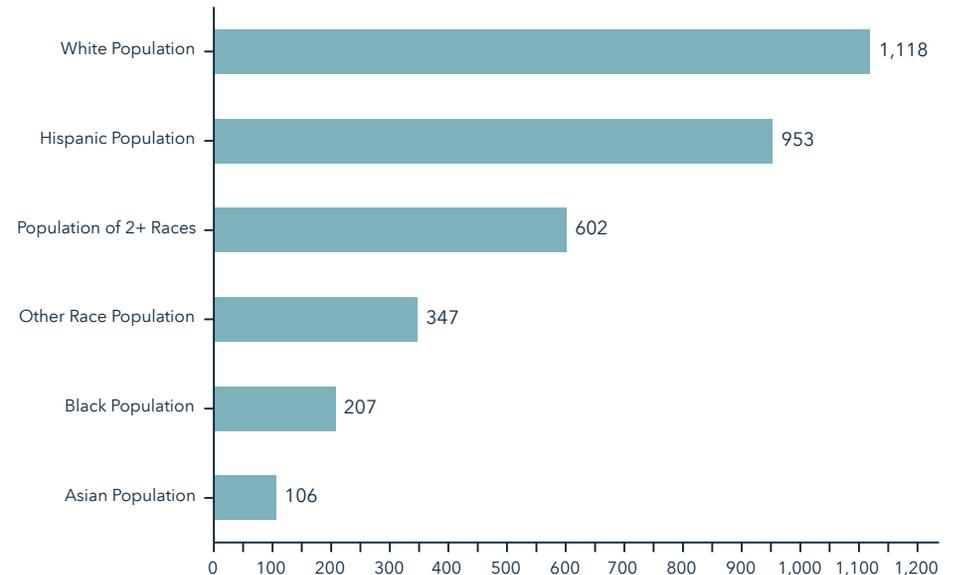
Annual Household Spending



Annual Lifestyle Spending



Race

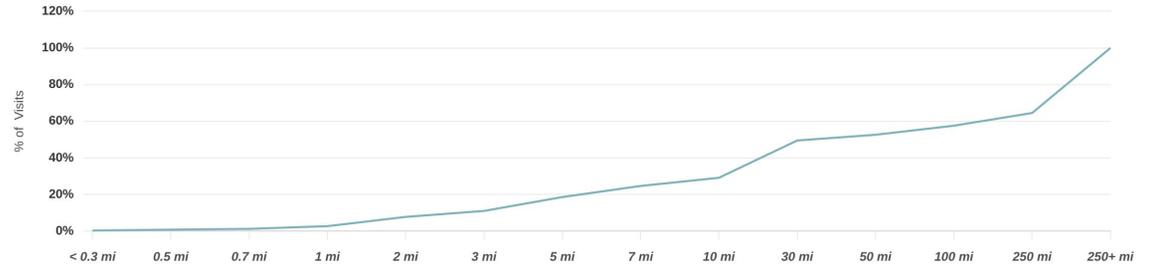




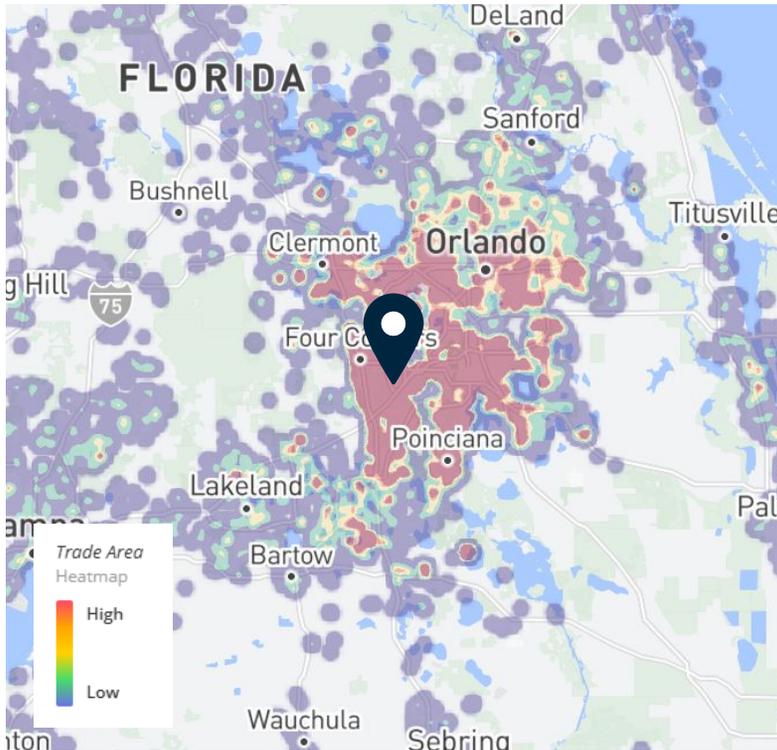
Data for 02/01/2025 - 01/31/2026



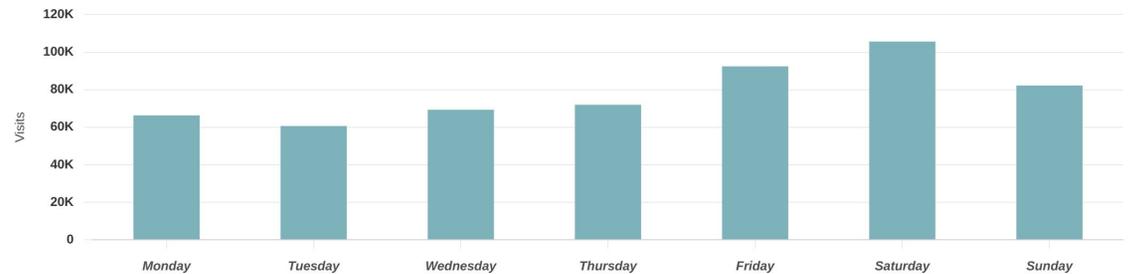
VISITS TREND



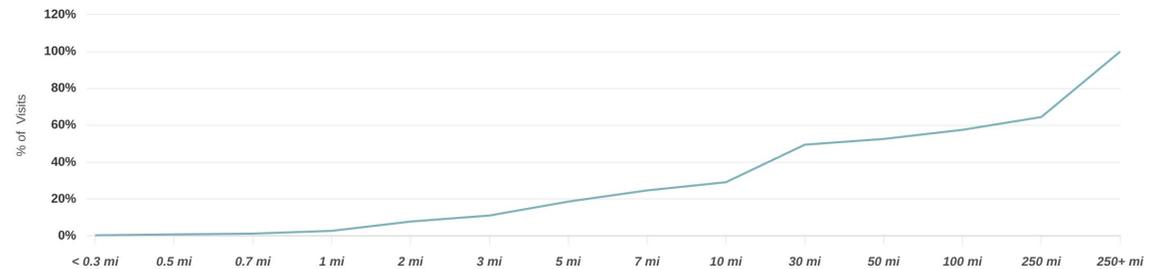
TRADE AREA



DAILY VISITS



TRADE AREA COVERAGE BY DISTANCE





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