

±1 ACRE AVAILABLE FOR SALE

- 1± Acre Available: \$750,000
- 3.06± Total Acre Pad Site at Finish Grade
- 2± Acres: Currently Under Contract
- Conveniently Located at the Florida Turnpike & Osceola Pkwy
- Next to McDonalds (Built 2012)
- Located Near Future Sunrail Station
- Zoning: PUD - City Of Kissimmee



DEMOGRAPHICS:

POPULATION

1 miles	5,634
3 miles	105,705
5 miles	219,486

TRAFFIC COUNTS

+/-**59,000** vehicles/day at the site
 +/-**56,000** vehicles/day on FL Turnpike

DAYTIME BUSINESS POPULATION

1 miles	4,104
3 miles	27,070
5 miles	59,006

AVERAGE HH INCOME

1 miles	\$56,934
3 miles	\$59,273
5 miles	\$59,271



The information contained herein has been obtained from sources deemed reliable, however, HRS makes no guarantees, warranties or representation as to its completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease or withdrawal without notice.

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