

HOLIDAY INN PAD

W Irlo Bronson Memorial Hwy
Kissimmee, FL 34746

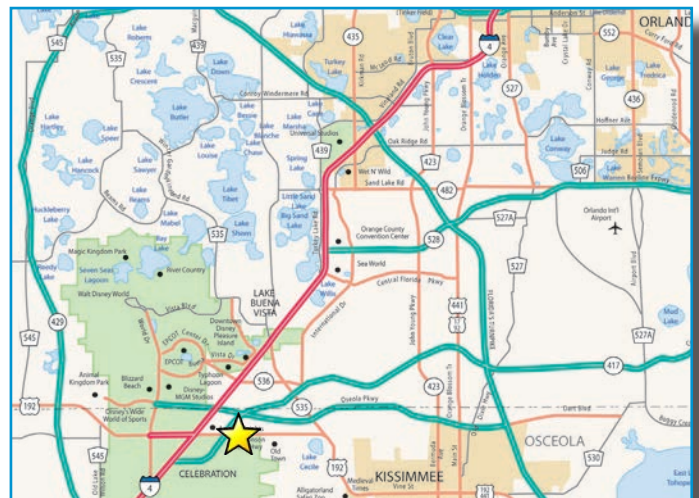
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INTERNATIONAL



PROPERTY HIGHLIGHTS

- .5 AC outparcel available for ground lease, build-to-suit or for sale.
- Located less than 2 miles from I-4.
- Excellent visibility from US 192, which sees more than 36,500 VPD.
- The pad site is located in front of the Holiday Inn, which is currently undergoing substantial renovations.
- In close proximity to Disney's main attractions including Animal Kingdom, Hollywood Studios, Epcot, Downtown Disney and Magic Kingdom.
- Less than 1 mile from the entrance to Celebration.
- More than 4,300 hotel rooms within 5 miles of the site.

LOCATION MAP



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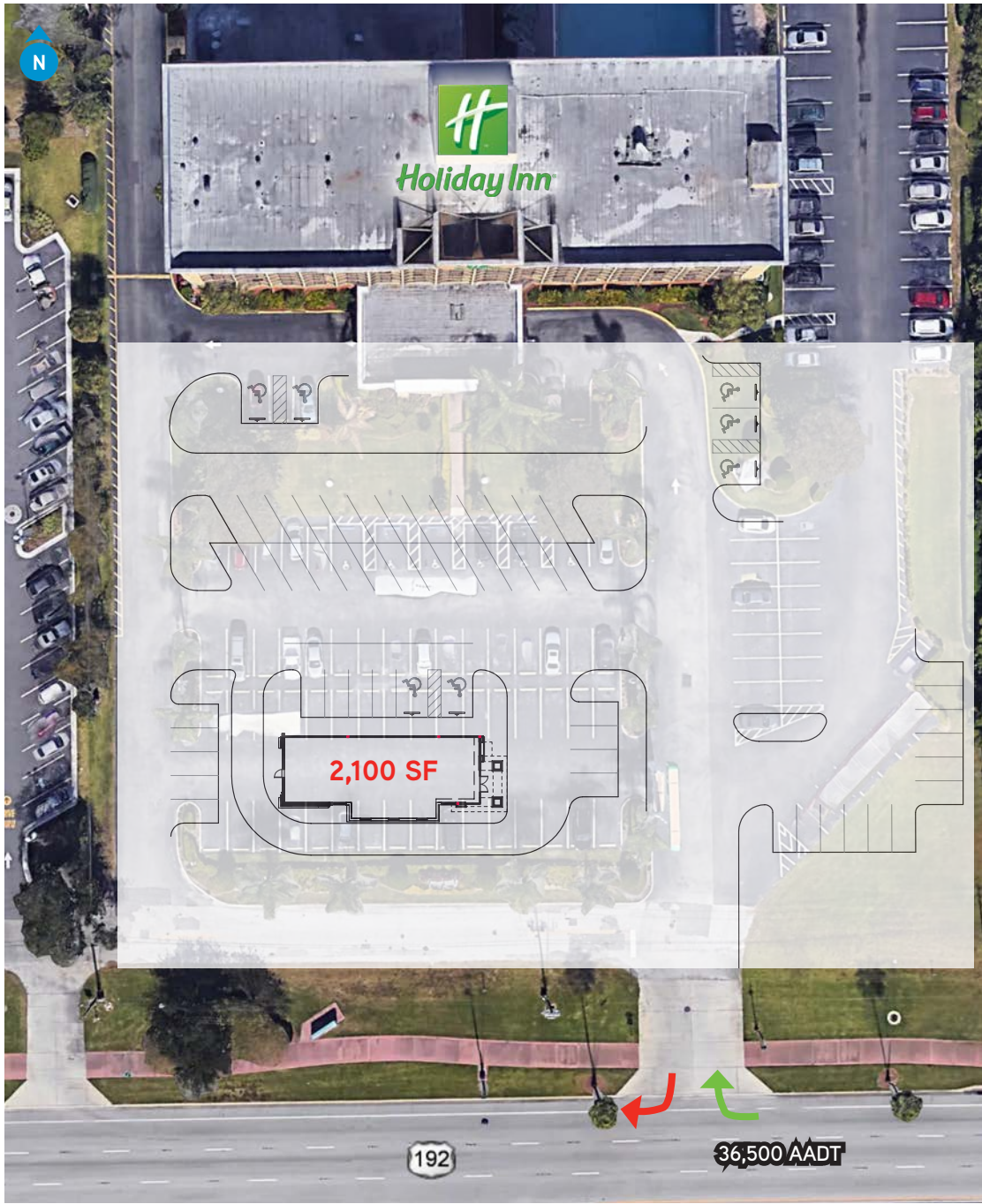
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SITE PLAN



ZOOMED-IN SITE PLAN



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MARKET AERIAL



DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Total Population	1,180	25,164	67,802
Daytime Population	5,100	29,273	74,316
Households	404	7,555	19,100
Average HH Income	\$102,563	\$76,625	\$71,517
Median Age	40.5	32.4	30.7

CONTACT US

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