

# FOR SALE: 15,000 SF DOLLAR TREE CENTER (Dollar Tree is 10,000 SF)

Including national and regional franchises

Minutes from Disney World and Celebration

5240-5256 West U.S. 192 Kissimmee, FL 34746

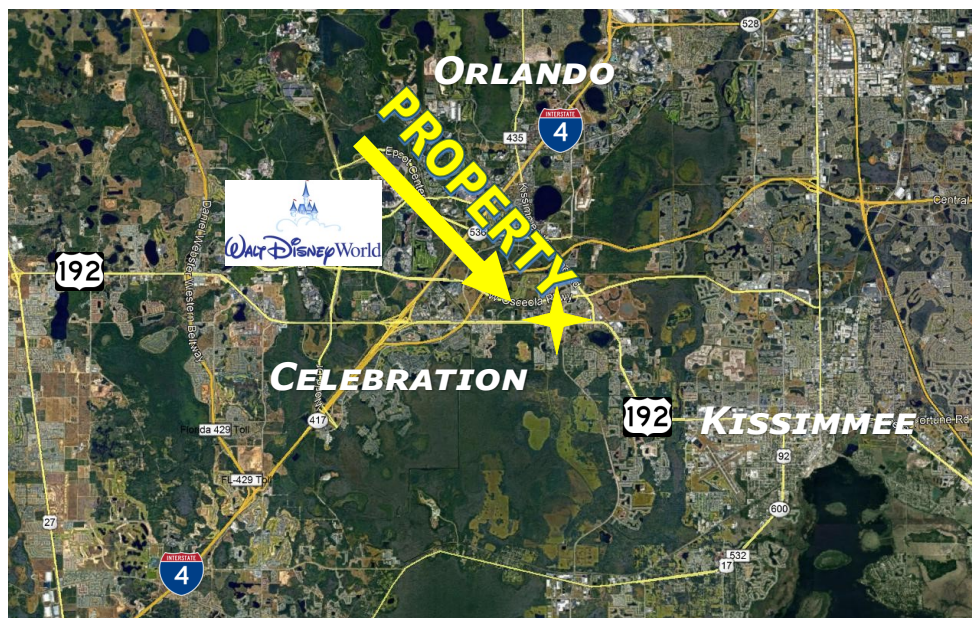


## INVESTMENT HIGHLIGHTS

- ◆ Fully leased (NNN) 15,007 sq. ft. retail center
- ◆ Anchored by Dollar Tree (10,000 sq. ft.)
- ◆ New construction, completed in late 2017
- ◆ Shadow anchors Aldi and Pollo Tropical to open in 2019
- ◆ Current NOI: \$281,330
- ◆ Price: \$4,395,000 at 6.4% CAP Rate

## PROPERTY FEATURES

- ◆ Located at lighted intersection on Hwy US 192/Scott Blvd.
- ◆ Prime Orlando-area location near Disney World
- ◆ Traffic count: Approx. 55,000 CPD
- ◆ Ample parking, excellent traffic circulation and large pylon sign
- ◆ Intense retail/restaurant synergy zone, thousands of hotel and resort rooms, plus significant local market



## NEIGHBORS (1-mile radius)

Aldi, WalMart, Publix, Target, Marshalls, Ross, TJ Maxx, Panda Express, Walgreens, CVS, Wawa, Dunkin' Donuts, Friday's, Chile's, Taco Bell, Burger King, Cracker Barrel, Olive Garden, Popeyes, Macaroni Grill, UNO Pizzeria, Long Horn, Arby's, IHOP, Perkins, Papa Johns, Pizza Hut, Den-

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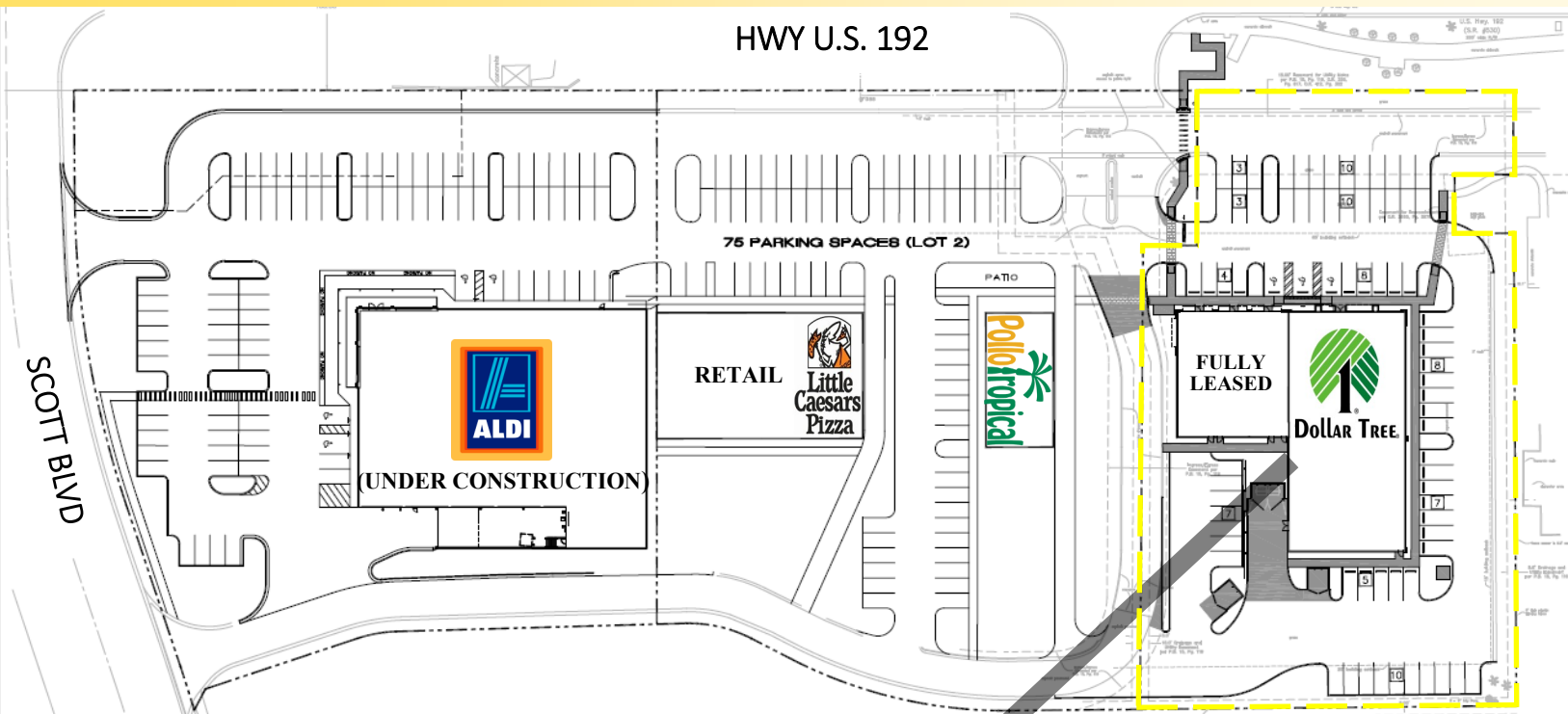
E-mail: [diab@sundev.com](mailto:diab@sundev.com)



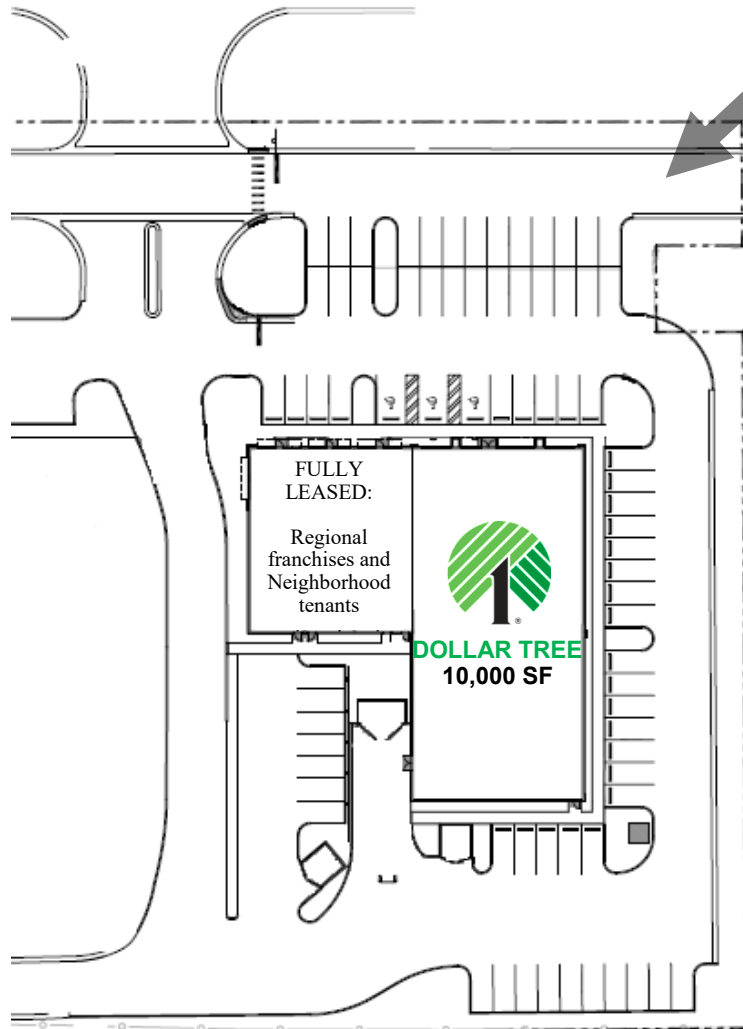


# FOR SALE: 15,000 SF DOLLAR TREE-ANCHORED RETAIL CENTER

5240-5256 W. Irlo Bronson Memorial Hwy  
Kissimmee, FL 34746



Hwy US 192 / W. Bronson Hwy





# Property and Area Information



## DEMOGRAPHICS

Radius	3 mi	5 mi
Population	23,864	80,970
Daytime Population	39,997	89,369
Avg. HH Income	\$58,889	\$58,858
Total Employees	29,599	49,201

## TRAFFIC COUNTS

US 192 W. of Property	54,543 CPD
US 192 E. of Property	54,047 CPD
SR 535 (Vineland Rd)	58,808 CPD
Poinciana Blvd	36,240 CPD
Polynesian Blvd	10,273 CPD

- ◆ **NEW, DOLLAR-TREE ANCHORED RETAIL CENTER** including regional franchises and neighborhood tenants. Aldi, Pollo Tropical & Little Caesars to open in 2019 on adjacent lot.
- ◆ **PRIME RETAIL LOCATION** a few minutes to Celebration with numerous national retailers, restaurants, 45,000 hotel and resort rooms within a few minutes from property—Disney World being only a few miles away. The area received 72 million visitors in 2017.
- ◆ **MAJOR RENAISSANCE** underway in the area spanning new developments, including the sprawling multi-billion dollar Magic City resort, thousands of new homes and apartments, significant expansion of visitor attractions and new hotels and resorts.



# Property and Area Developments

## CANE ISLAND CENTER



## WEST 192 CORRIDOR DEVELOPMENTS

