

RETAIL SPACE FOR LEASE | GROUND LEASE

±0.43 ACRES

1202 W Vine Street, Kissimmee, FL 34741

FORMER GAS STATION
WITH ±966 SF C-STORE AND
±540 CAR WASH



PRIME HARD CORNER SIGNALIZED INTERSECTION

EXCLUSIVE RETAIL LEASING










KATZ & ASSOCIATES

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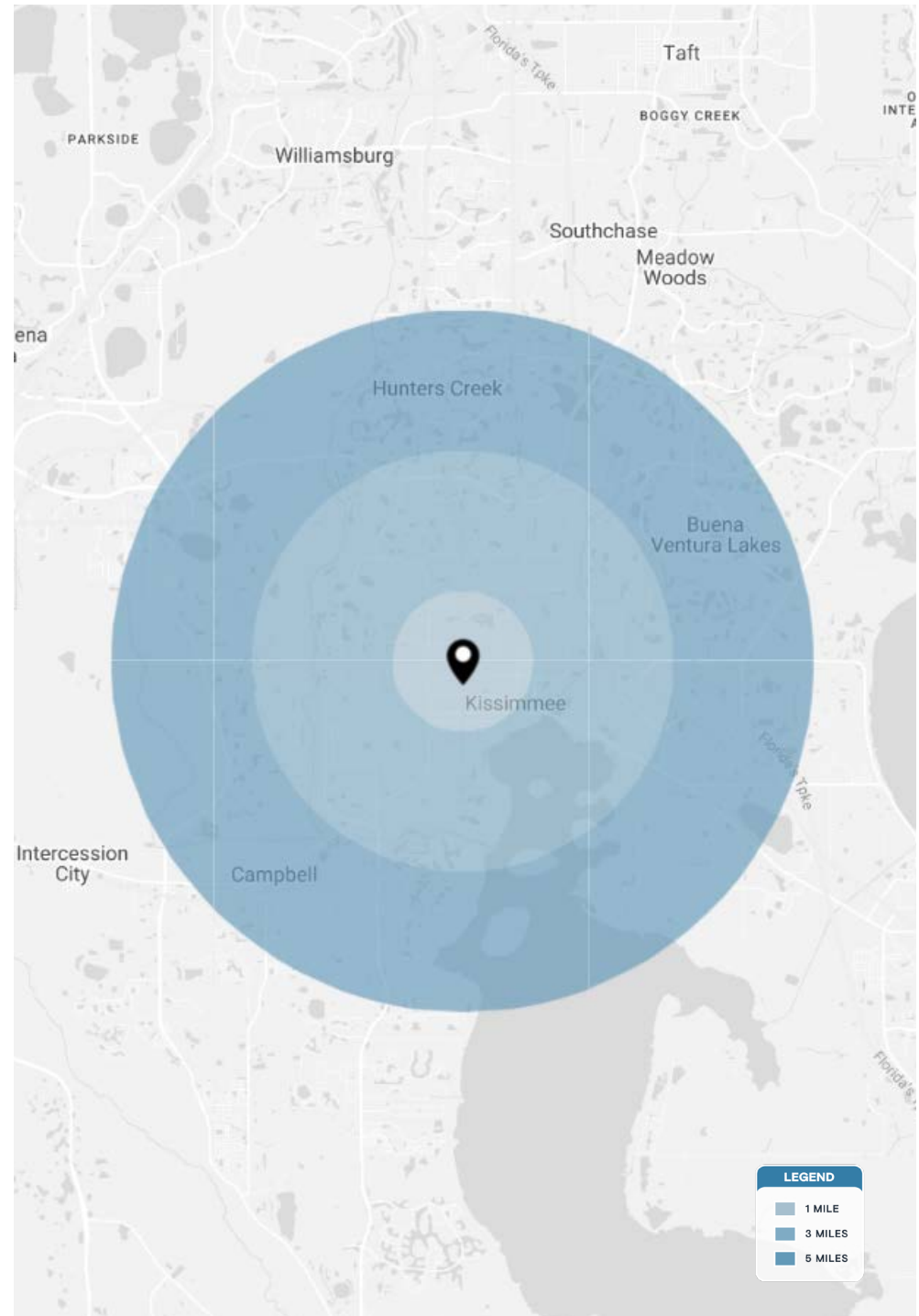
Property Overview

HIGHLIGHTS

- Prime hard corner signalized intersection gas station
- Former gas station on ±0.43 acres
- ±966 SF C-Store and ±540 SF car wash
- 100,000+ vehicles per day at the intersection
- Large pylon sign available
- Within 22 minutes to Disney Parks
- 2 functioning fuel pumps with 4 fueling stations
- Strong regionality with:
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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	88,886	212,592	493,681
HOUSEHOLDS	30,786	71,807	167,679
EMPLOYEES	71,208	171,709	399,997
AVERAGE HH INCOME	\$64,974	\$76,717	\$88,915

DEMOGRAPHICS	5 MINS	10 MINS	15 MINS
POPULATION	43,557	121,269	263,857
HOUSEHOLDS	15,378	42,116	87,752
EMPLOYEES	34,746	97,767	213,441
AVERAGE HH INCOME	\$57,076	\$71,255	\$78,609





Contact Broker

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