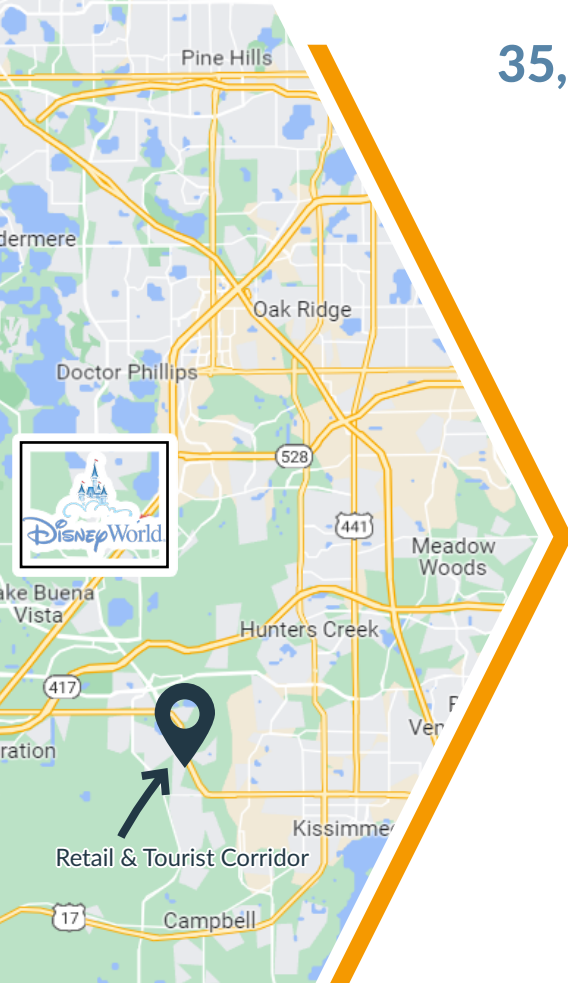


KISSIMMEE WEST

4801-4807 US 192, Kissimmee, FL 34746



35,000 SF JR. ANCHOR - NOW AVAILABLE - WITH DIRECT FRONTAGE ON US 192 -

- » End-cap adjacent to Marshalls in Super Target Center
- » Adjacent to Lennar's master-planned Storey Lake Resort development, with over 2,400 condos, single-family homes, vacation homes, and townhomes
- » Minutes from Disney World, Universal Orlando, Sea-World, popular golf courses & shopping destinations
- » 3.5 miles east of Celebration & 4 miles east of I-4
- » Easy access to major Florida highways, including I-4, SR 535, and US 192

| Demographics | 1-mile | 3-mile | 5-mile |
|--------------------|----------|----------|----------|
| 2024 Population | 10,172 | 69,300 | 164,620 |
| Daytime Employment | 3,789 | 23,358 | 121,189 |
| Average HH Income | \$68,310 | \$73,127 | \$73,505 |
| Median Age | 33.3 | 35.5 | 36.5 |

Leasing Contacts:



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Managing Director - Retail Services
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Vanessa Rodriguez
Senior Director
(407) 205-1055
vanesarodriguez@katzretail.com

**Katz & Associates is in a co-broker relationship with RPM Realty Management, LLC*

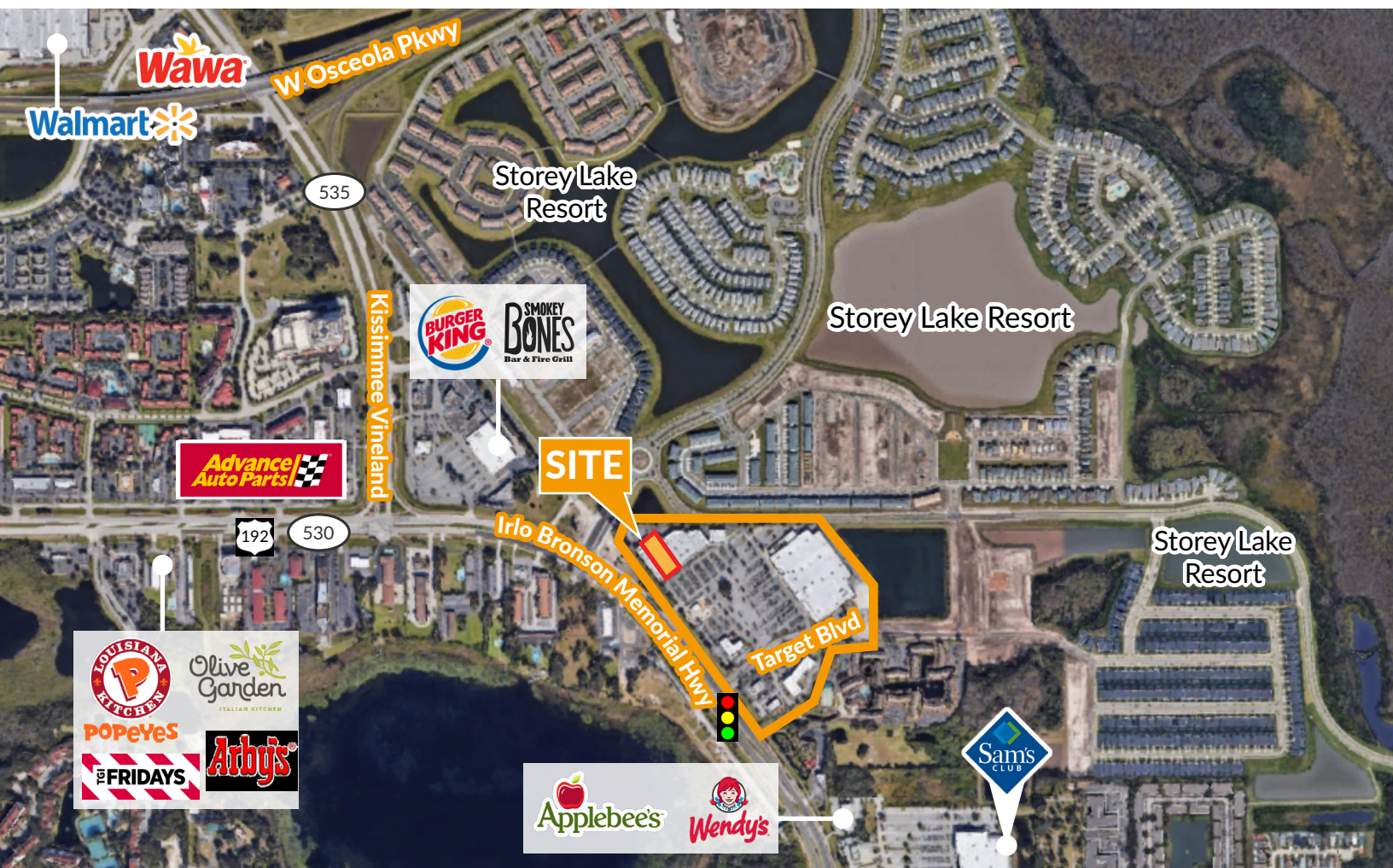
**35,000 SF JR. ANCHOR NOW AVAILABLE
WITH DIRECT FRONTAGE ON US 192**



| SUITE | TENANT | SF | SUITE | TENANT | SF |
|-----------|-------------------------------|-------|---------|---------------------|--------|
| B-100-104 | Concept Salon Suites | 7,200 | Major A | AVAILABLE | 35,000 |
| B-106 | Lane Bryant | 4,082 | Major B | Marshall's | 32,000 |
| B-112 | Dollar General | 9,014 | A-100 | Skechers | 9,975 |
| C-100 | The Dough Show | 2,400 | A-102 | Aroma Hookah Lounge | 1,640 |
| C-102 | The Baker's Son by Valerio's | 5,075 | A-104 | Nice Nails | 1,600 |
| C-104 | The Flats Resort & Spa Office | 1,400 | A-106 | M&J Barber Shop | 1,600 |
| C-106 | Great Clips | 1,400 | A-108 | Visions | 1,600 |
| | | | A-110 | J-House Crab | 1,600 |

KISSIMMEE WEST

4801-4807 US 192, Kissimmee, FL 34746



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