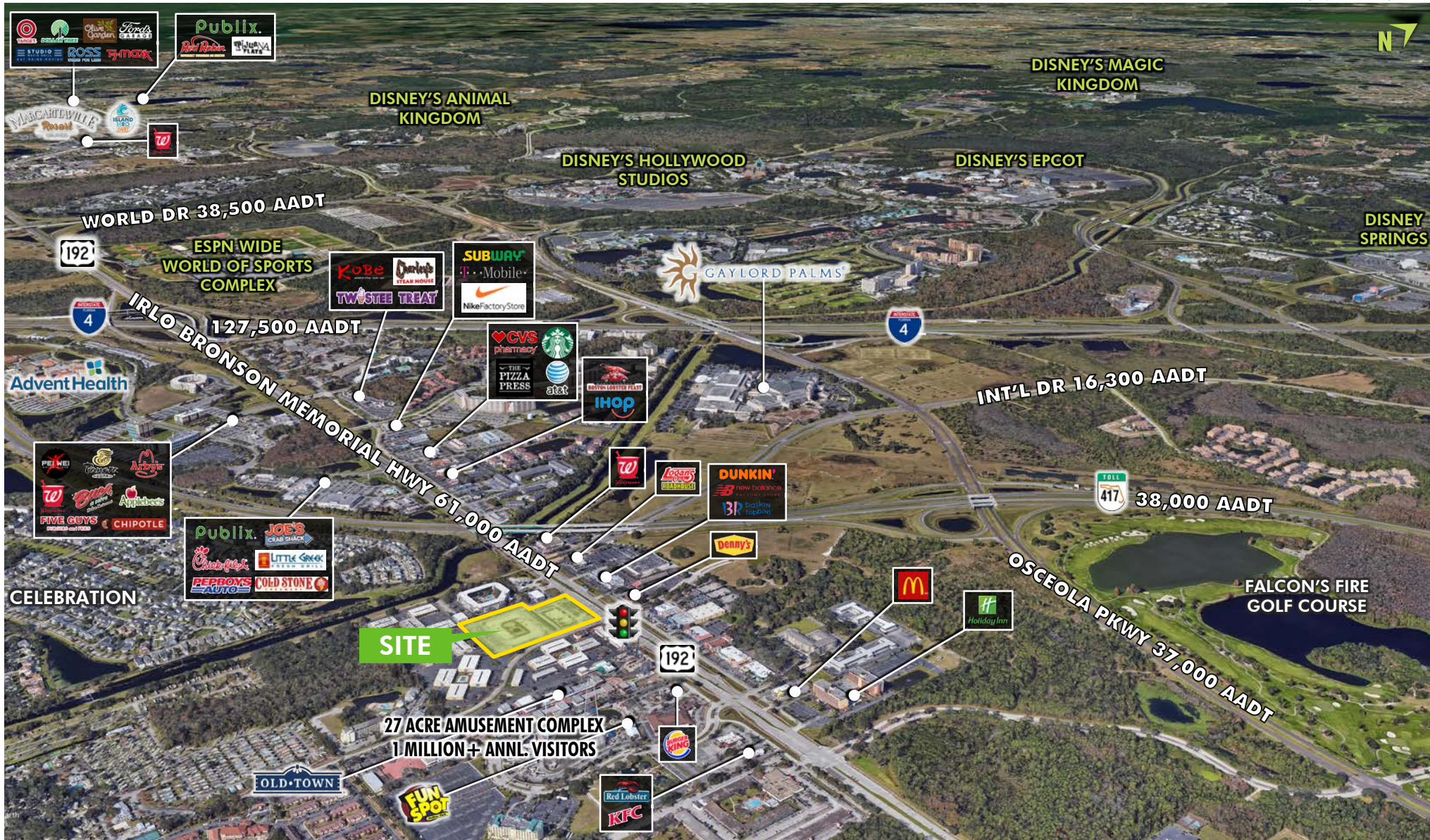


AVAILABLE FOR GROUND LEASE

# CELEBRATION / ORLANDO OUTPARCELS

5840 W IRLO BRONSON MEMORIAL HWY (US-192) & HOLIDAY TRL – SWC, KISSIMMEE, FL 34746

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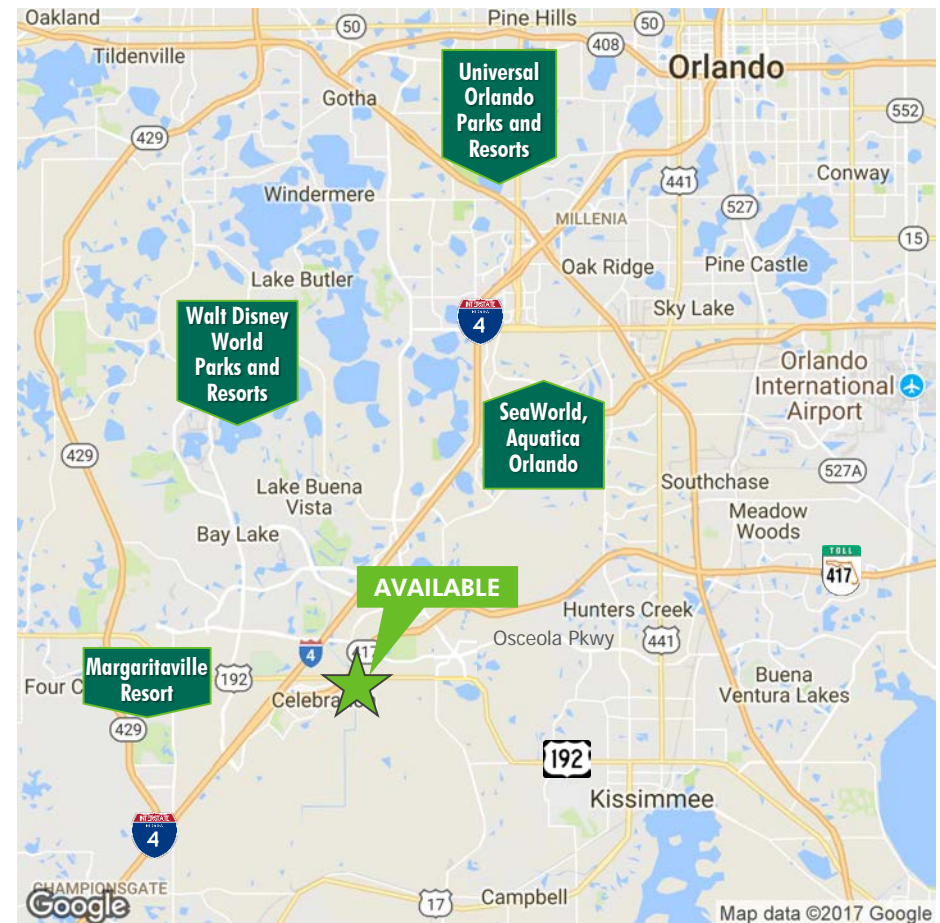
# CELEBRATION / ORLANDO OUTPARCELS

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## PROPERTY OVERVIEW

- + Retail Outparcels available for ground lease
- + Hotel Site available for purchase
- + 2.5 miles east of Walt Disney World & 1 mile east of Interstate 4
- + Strong visibility along W. Irlo Bronson Memorial Hwy / US 192, the main east-west arterial of the Orlando Tourist Corridor with 61,000 AADT
- + Excellent access at the signalized intersection of US 192 & Holiday Trail, connecting to internal circulator road Florida Plaza Boulevard
- + Highly coveted Celebration Submarket location – an award-winning master plan development with high-end residential, Class “A” office, AdventHealth hospital, athletic center & fitness trials, Celebration Golf Course and Downtown Celebration with millions of visitors annually
- + Immediately adjacent to Fun Spot America & Old Town amusement parks with more than 1 million visitors annually on 27 acres
- + More than 3,300 hotel rooms within a 1 mile radius
- + Many restaurants in the Celebration Submarket are in the Top 10 revenue locations in their respective chains
- + Join area retailers: Publix, Walgreens, Nike Factory Store, New Balance Factory Store
- + Join area restaurants: Red Lobster, McDonald’s, Denny’s, Logan’s Roadhouse, Dunkin’, Baskin-Robbins, Chick-fil-A, Joe’s Crab Shack, Little Greek, Cold Stone Creamery, Pei Wei, Panera Bread, Arby’s, Buca Di Beppo, Applebee’s, Chipotle, Five Guys



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# CELEBRATION / ORLANDO OUTPARCELS

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## ORLANDO TOURIST CORRIDOR AERIAL



# CELEBRATION / ORLANDO OUTPARCELS

## RETAIL

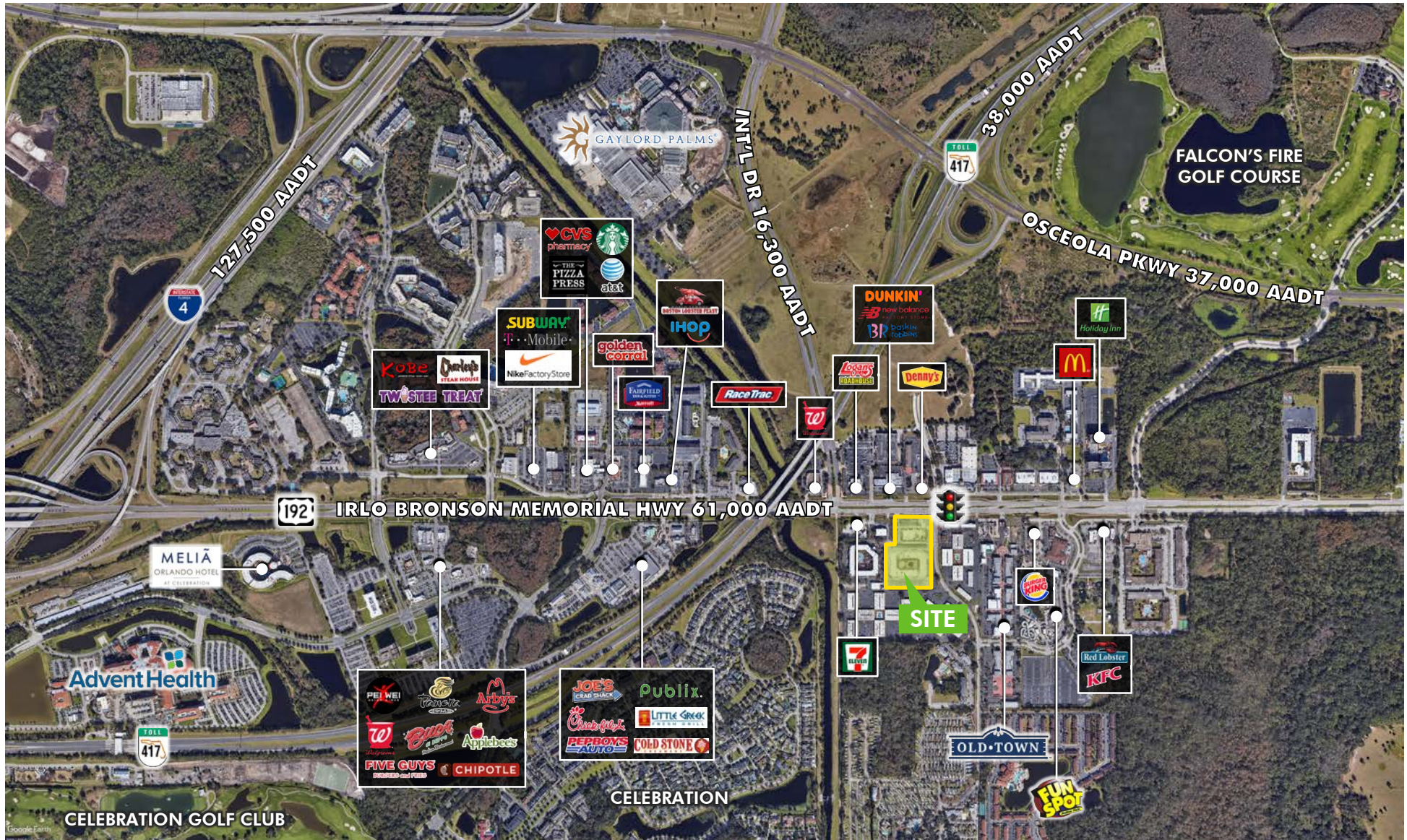
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## CELEBRATION DISTRICT AERIAL



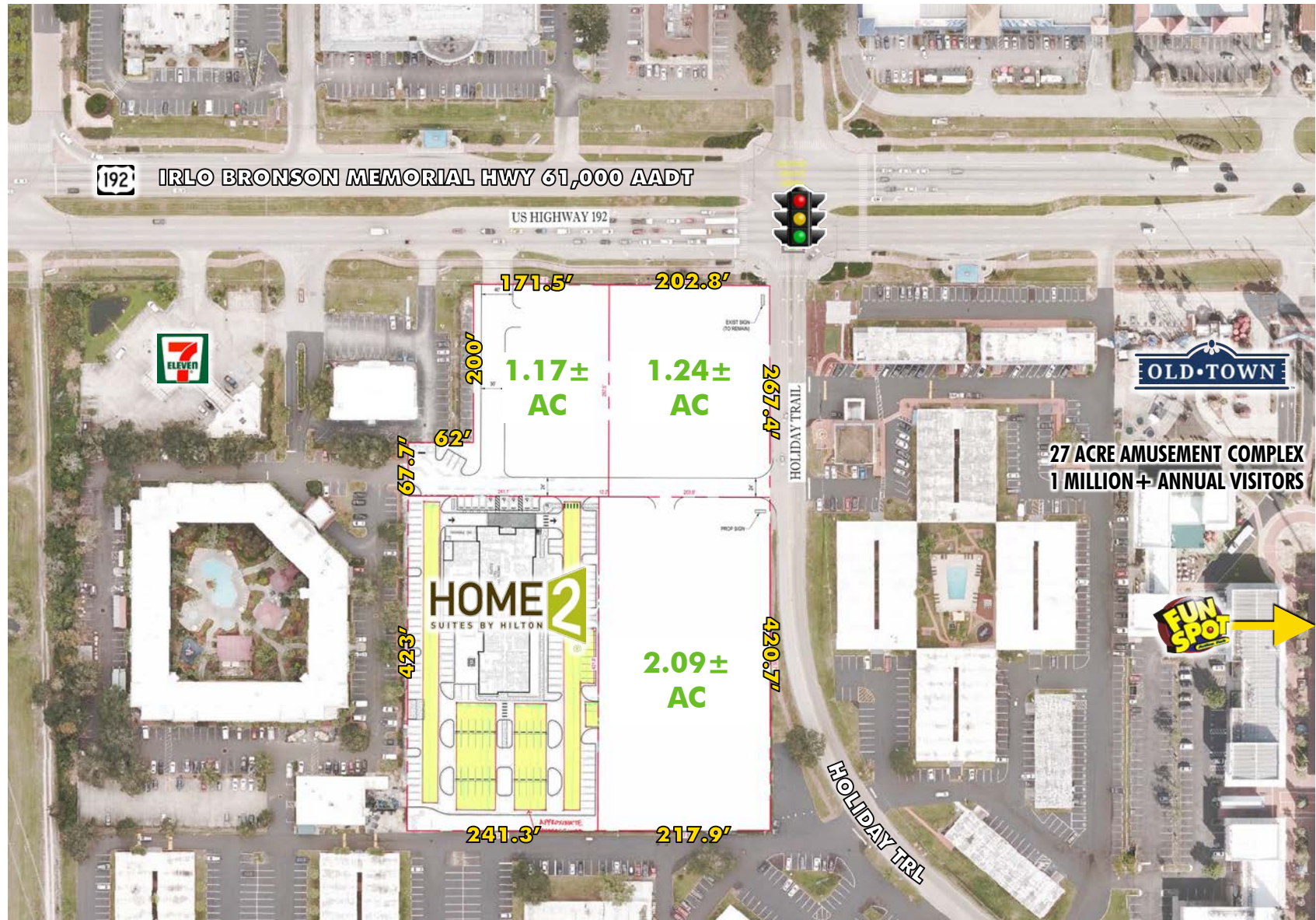
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# CELEBRATION / ORLANDO OUTPARCELS

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## CONCEPTUAL SITE PLAN



# CELEBRATION / ORLANDO OUTPARCELS

## RETAIL



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OBLIQUE AERIAL – LOOKING WEST



# CELEBRATION / ORLANDO OUTPARCELS

## RETAIL

**27 ACRE AMUSEMENT COMPLEX**  
**1 MILLION+ ANNL. VISITORS**

**SITE**

**IRLO BRONSON MEMORIAL HWY 61,000 AADT**

**INT'L DR 16,300 AADT**

**OSCEOLA PKWY 37,000 AADT**

**FALCON'S FIRE GOLF COURSE**

**EXISTING BUSINESSES:** Dunkin', RaceTrac, Walgreens, 7-Eleven, Publix, Cold Stone Creamery, Little Greek, Chick-fil-A, Joe's Crab Shack, Fairfield Inn, IHOP, Pizzeria Uno, Penn's, Dunkin' (new balance), Dunkin' (Baskin-Robbins), McDonald's, Holiday Inn, KFC, Red Lobster, Fun Spot, Old Town, Celebration Suites, and Royale Parc Suites.

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OBLIQUE AERIAL – LOOKING SOUTH



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OBLIQUE AERIAL – LOOKING SOUTHEAST

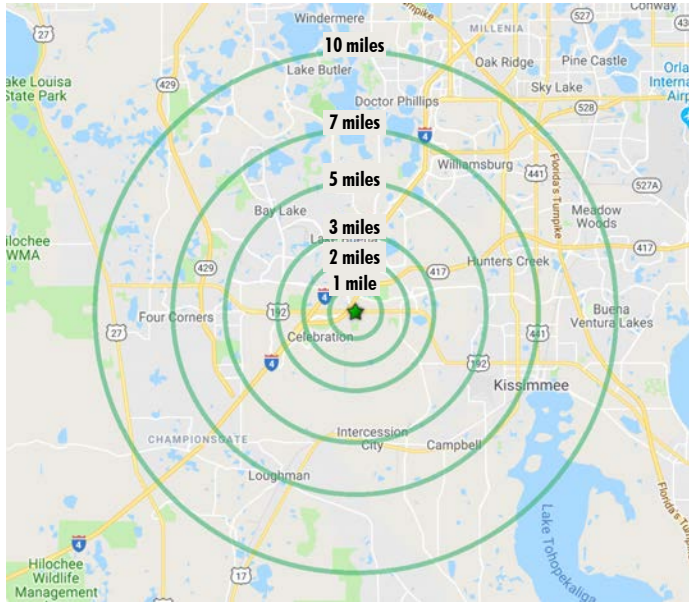


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# CELEBRATION / ORLANDO OUTPARCELS

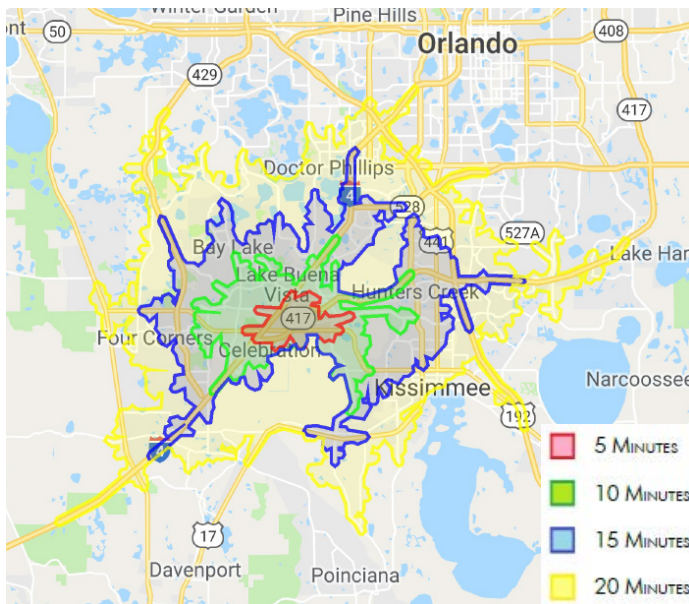
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## 2018 Estimated Radius Ring Demographics

	1 Mile	2 Miles	3 Miles	5 Miles	7 Miles	10 Miles
<b>Population</b>	1,834	10,423	25,117	63,713	162,644	366,692
<b>Pop. Growth 5 Year Projection</b>	2,284	12,400	29,832	77,351	191,437	425,733
<b>Median Age</b>	39.80	35.90	34.70	31.90	34.10	36.00
<b>Average Household Income</b>	\$116,089	\$80,972	\$91,271	\$82,179	\$73,209	\$75,370
<b>Median Household Income</b>	\$88,990	\$56,748	\$62,507	\$56,845	\$50,802	\$53,590
<b>HH with Income Over \$50,000</b>	99	918	1,639	4,014	10,799	25,448
<b>HH with Income Over \$75,000</b>	79	531	1,023	2,444	6,465	15,838
<b>Pop. College Educated or Higher</b>	847	3,139	7,693	18,820	44,186	99,742
<b>Daytime Population (Employees)</b>	5,030	11,445	27,519	66,059	124,601	227,205
<b>Business Establishments</b>	318	732	1,449	2,966	6,318	13,753



## 2018 Estimated Drive Time Demographics

	5 Minutes	10 Minutes	15 Minutes	20 Minutes
<b>Population</b>	6,670	38,034	156,735	329,841
<b>Pop. Growth 5 Year Projection</b>	7,970	45,657	182,495	382,143
<b>Median Age</b>	35.40	32.80	33.70	35.40
<b>Average Household Income</b>	\$78,808	\$80,264	\$72,170	\$73,022
<b>Median Household Income</b>	\$55,998	\$56,122	\$51,037	\$51,912
<b>HH with Income Over \$50,000</b>	630	2,436	10,511	22,853
<b>HH with Income Over \$75,000</b>	326	1,486	6,497	14,047
<b>Pop. College Educated or Higher</b>	1,930	10,648	42,185	89,287
<b>Daytime Population (Employees)</b>	9,821	43,400	122,289	244,598
<b>Business Establishments</b>	627	2,197	6,127	14,457

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# CELEBRATION / ORLANDO OUTPARCELS

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## TOURIST CORRIDOR HOTEL OVERVIEW



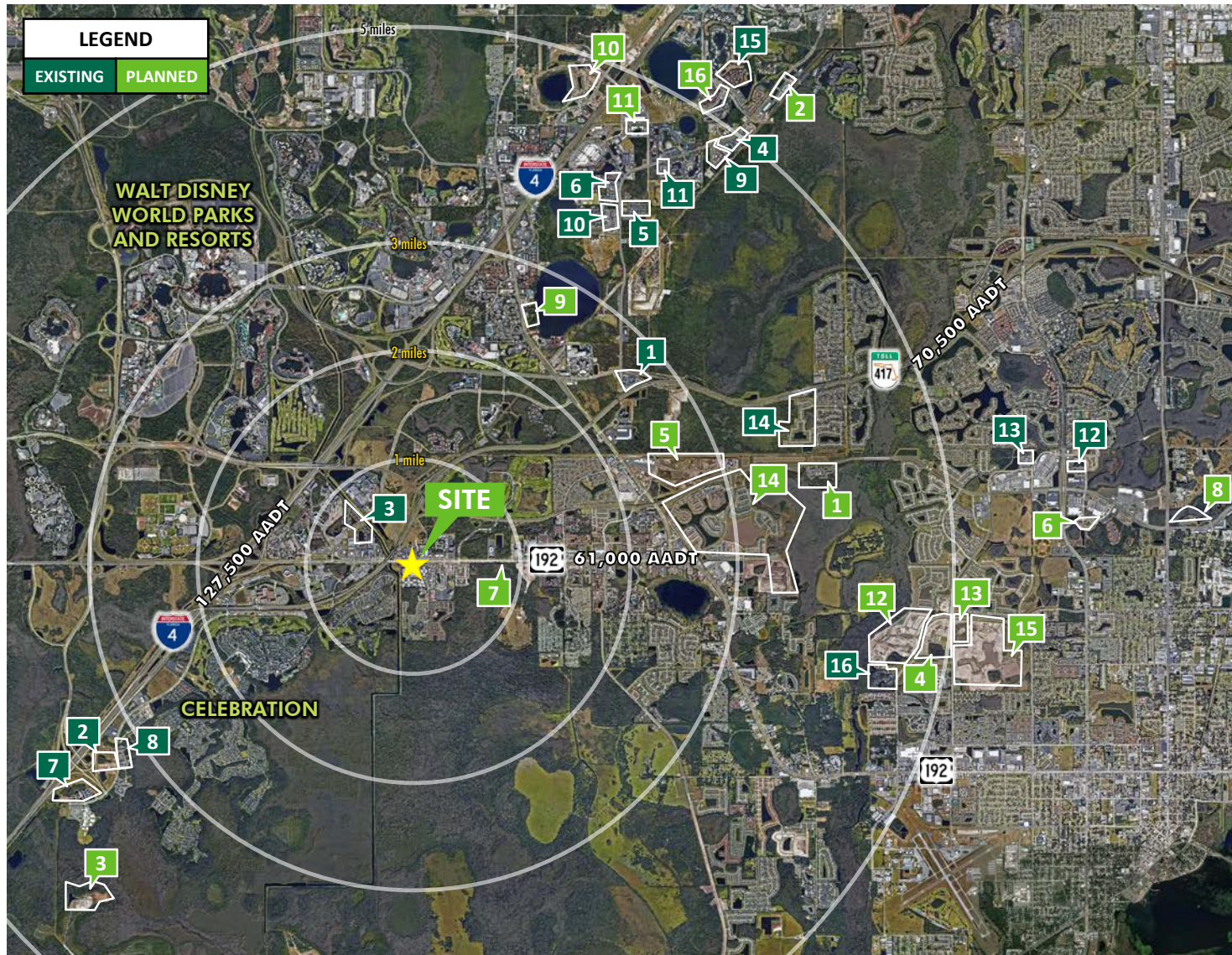
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## TOURIST CORRIDOR MULTIFAMILY & RESIDENTIAL DEVELOPMENT



Existing Residential Developments		
#	Name	Units
1	Alexan Crossroads	314
2	Aviva at Celebration	306
3	Camden Town Square	438
4	Citi Lakes Apartments	346
5	Cumberland Park Apartments	456
6	Discovery Palms	336
7	Emerson at Celebration	350
8	Evander Square	400
9	Mission Club Residences	356
10	Patterson Court Apartments	384
11	Pavilion at Lake Eve Apartments	264
12	Sonoma Pointe	216
13	The Loop	152
14	The Pointe at Hunter's Creek Homes	134
15	The Vinings at Westwood	400
16	Wellington Woods	360
Total Units		5,212
Planned Residential Developments		
#	Name	Units
1	Altis At Shingle Creek	356
2	Ancora	289
3	Celebration Island Village	1,010 single-family 300 multifamily
4	Enclave At Tapestry	175
5	Integra Sunrise	300
6	Lugano Apartments	288
7	Magic Place Development	251 Phase 1 1,850 Planned
8	Osceola Pointe	176
9	Planet Hollywood	139
10	Ruby Lake By Pulte	237 single-family
11	Solstice Apartments	314
12	Sonoma Resort	121 single-family
13	Springs At Tapestry	288 450 condos
14	Storey Lake	549 single-family 1,044 townhomes
15	Tapestry By Mattamy	174 single-family 60 townhomes
16	The Oasis At Grande Pines	282 Phase 1 418 Phase 2
Total Units		9,071

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## OLD TOWN & FUN SPOT AMERICA



[Old Town](#)



[Fun Spot America](#)

[Old Town](#) is an 18-acre attraction welcoming more than 1 million visitors annually, featuring over 70 unique shops, restaurants, bars, rides and family friendly attractions in a recreation of a classic Florida town featuring historical architecture and distinctive storefronts – a beloved family tradition for over 30 years. Old Town hosts America’s longest running weekly car show and cruise with hundreds of classic cars every Saturday night starting at 8:30 pm.

An extensive renovation and redevelopment of Old Town started in 2017 is nearly complete, adding additional stores, rides and attractions.

[Fun Spot America](#) is a classic midway action entertainment park, open in Kissimmee since 1988. It sits adjacent to Old Town and offers multiple go kart tracks included patented multi-level tracks, family/thrill rides, an open air arcade and the world’s tallest Skycoaster. In 2007, Fun Spot expanded the park to 9 acres and added additional parking along with a more integrated guest experience with Old Town.



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