



# EAST IRLO PLAZA

2631 East Irlo Bronson Memorial Highway, Kissimmee, FL 34744

# KISSIMMEE, FL

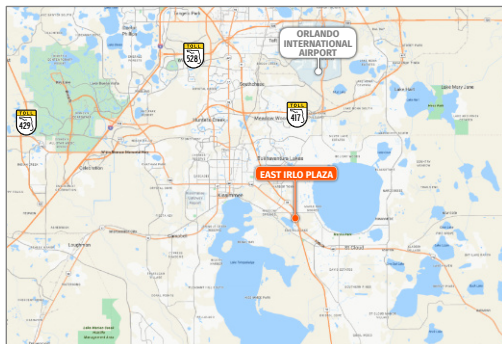


**MARKET:** Central Florida

**COUNTY:** Osceola

**GLA:** ±12,000 SF

**TRAFFIC COUNT:** ±59,000



- Availabilities include a ±0.74-acre outparcel for ground lease or build-to-suit, and a ±2,100-square-foot endcap with an outdoor patio area and a ±1,250-gallon grease trap. Perfect for restaurants, medical, and retail uses.
- Nearby national retailers Walmart Supercenter, Home Depot, Publix, and Aldi support a population exceeding 100,000 within a five-mile radius
- Near the new ±20,000-square-foot Advent Health ER facility, ±35,000-square-foot medical office building, and the future NeoCity development featuring ±10M square feet of commercial, residential, educational, and medical space.
- Located in Osceola County, among the fastest growing counties in the nation with over 20% population growth in the last five years.

**NOLAN COLLIER** | LEASING AGENT

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[WWW.SOUTHEASTCENTERS.COM](http://WWW.SOUTHEASTCENTERS.COM)



**NEOCITY**

- NeoCity is a 500-acre master-planned campus that will serve as a global center of advanced research
- 179 undeveloped plots of land including pad-ready sites
- ±8.5M SF Commercial
- ±1.6M SF Residential
- ±0.7M SF Industrial
- Located within one of the five areas designated as Opportunity Zones in Osceola County



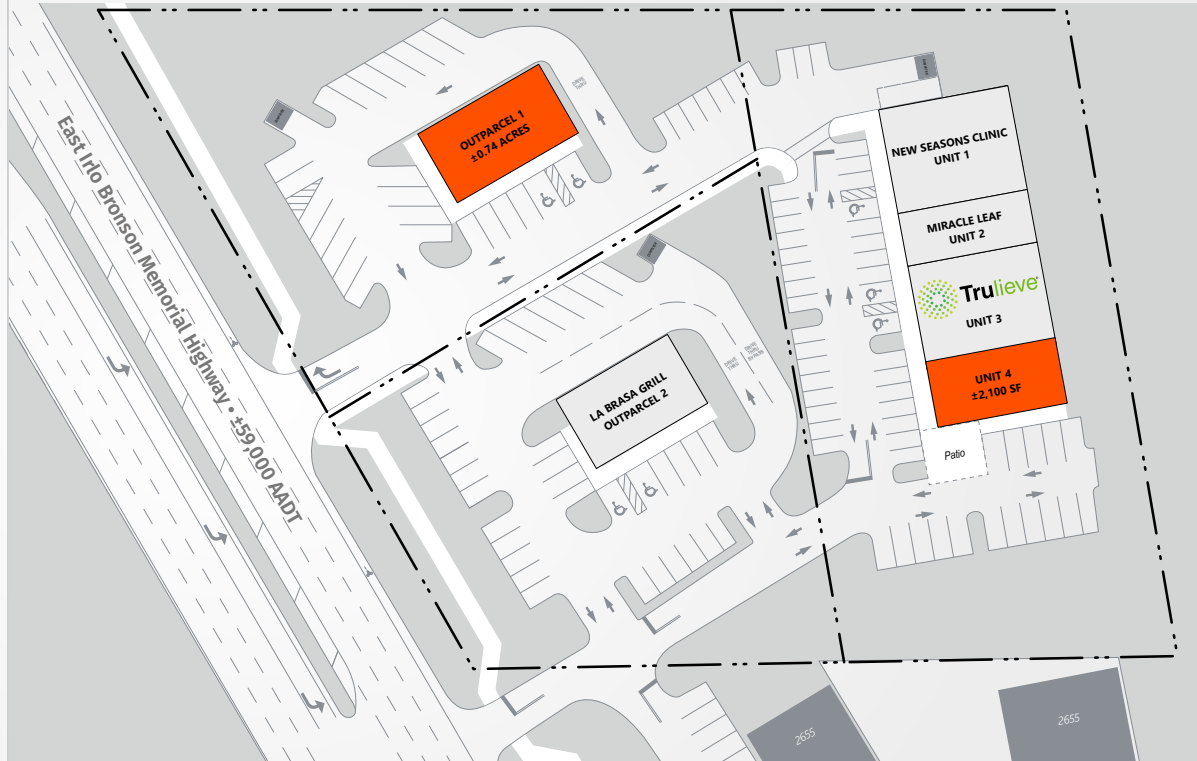
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**SOUTHEAST CENTERS**

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TENANTS	UNIT	SIZE
New Seasons Clinic	1	4,300 SF
Miracle Leaf	2	1,600 SF
Trulieve	3	4,000 SF
<b>Available</b>	<b>4</b>	<b>2,100 SF</b>
<b>Available</b>	<b>OP-1</b>	<b>0.74Acres</b>
La Brasa Grill	OP-2	1.00 Acres



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## DEMOGRAPHICS

### TOTAL POPULATION

### MEDIAN AGE

### AVERAGE HH INCOME

	TOTAL POPULATION	MEDIAN AGE	AVERAGE HH INCOME
<b>1 MILE</b>	4,450	32.8	\$78,625
<b>3 MILES</b>	46,569	36.1	\$87,695
<b>5 MILES</b>	117,262	36.8	\$87,845

Southeast Centers offers best-in-class service and value creation through diligent, return-driven property management, leasing, development, and construction management.



This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy.