

**±1,800 SF
OFFICE
FOR LEASE**



PRIME OFFICE SPACE FOR LEASE IN TOURISM CORRIDOR

8660 W Irlo Bronson Memorial Hwy, Kissimmee, FL 34747

Rare Office Availability For
Lease Near Walt Disney World

PROPERTY HIGHLIGHTS

- Large conference room/event space available to user
- 5 separate offices with room for reception or waiting area
- Private entrance
- Move-in ready
- Security service on site
- Overnight parking for company vehicles available
- Above normal parking ratio: 8/1000



ASKING RATE:

Call for pricing



SQUARE FOOTAGE:

1,800± RSF



PARKING:

Ample surface parking



LOCATION:

- Located at a signalized intersection seeing over 56,500 vehicles per day.
- Near high-growth residential markets including Four Corners & Horizon West.
- With Disney World nearby, Champions Village is in a high demand tourist corridor.



W Irlo Bronson Memorial Hwy (56,500 AADT)

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HARBERT
REALTY SERVICES

DAMIEN MADSEN

dmadsen@harbertrealty.com | 407.256.2844

For More Information: HarbertRealty.com
400 S Park Ave, Suite 225, Winter Park, FL 32789

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Suite Photos



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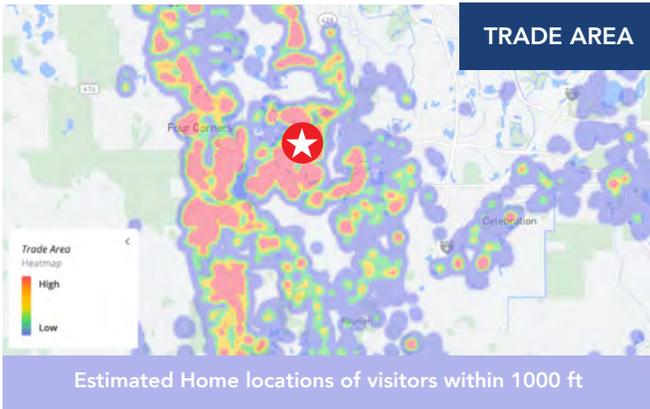
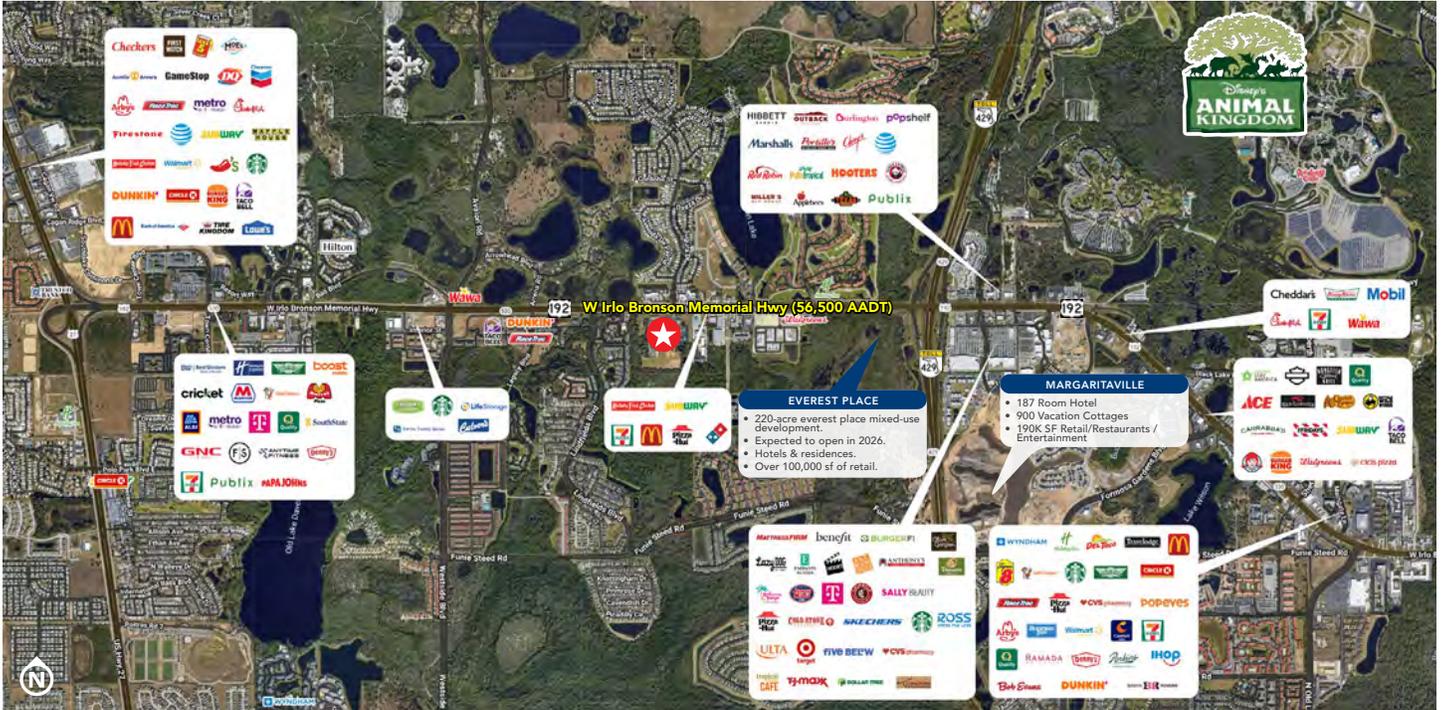
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Area Overview

IDEALLY LOCATED ALONG HIGH GROWTH CORRIDOR



12 MONTH FOOT TRAFFIC DEMOGRAPHICS WITHIN 1000 FT

Visits	756.2K
Visitors	384.6K
Visit Frequency	1.97x
Avg Dwell Time	40 minutes

POPULATION		
1 Mile	3 Miles	5 Miles
10,140	45,575	101,216

EMPLOYEES		
1 Mile	3 Miles	5 Miles
1,281	8,670	18,647

AVG HH INCOME		
1 Mile	3 Miles	5 Miles
\$86,697	\$97,038	\$110,378



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