

**±1,800 SF  
OFFICE  
FOR LEASE**



## OFFICE SPACE FOR LEASE IN CHAMPIONS VILLAGE

8660 W Irlo Bronson Memorial Hwy, Kissimmee, FL 34747

Rare Office Availability For  
Lease Near Walt Disney World

### PROPERTY HIGHLIGHTS

- Large board room / event space available for rent
- 5 separate offices with room for reception or waiting area
- Private entrance
- Full Service lease
- Security service on sight
- Overnight parking for company vehicles available



### 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.



**HARBERT**  
REALTY SERVICES

**DAMIEN MADSEN**

[dmadsen@harbertrealty.com](mailto:dmadsen@harbertrealty.com) | 407.256.2844

*For More Information: [HarbertRealty.com](http://HarbertRealty.com)  
400 S Park Ave, Suite 225, Winter Park, FL 32789*

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Suite Photos



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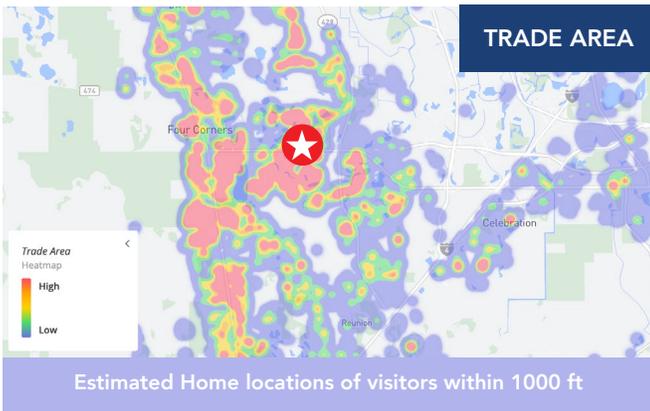
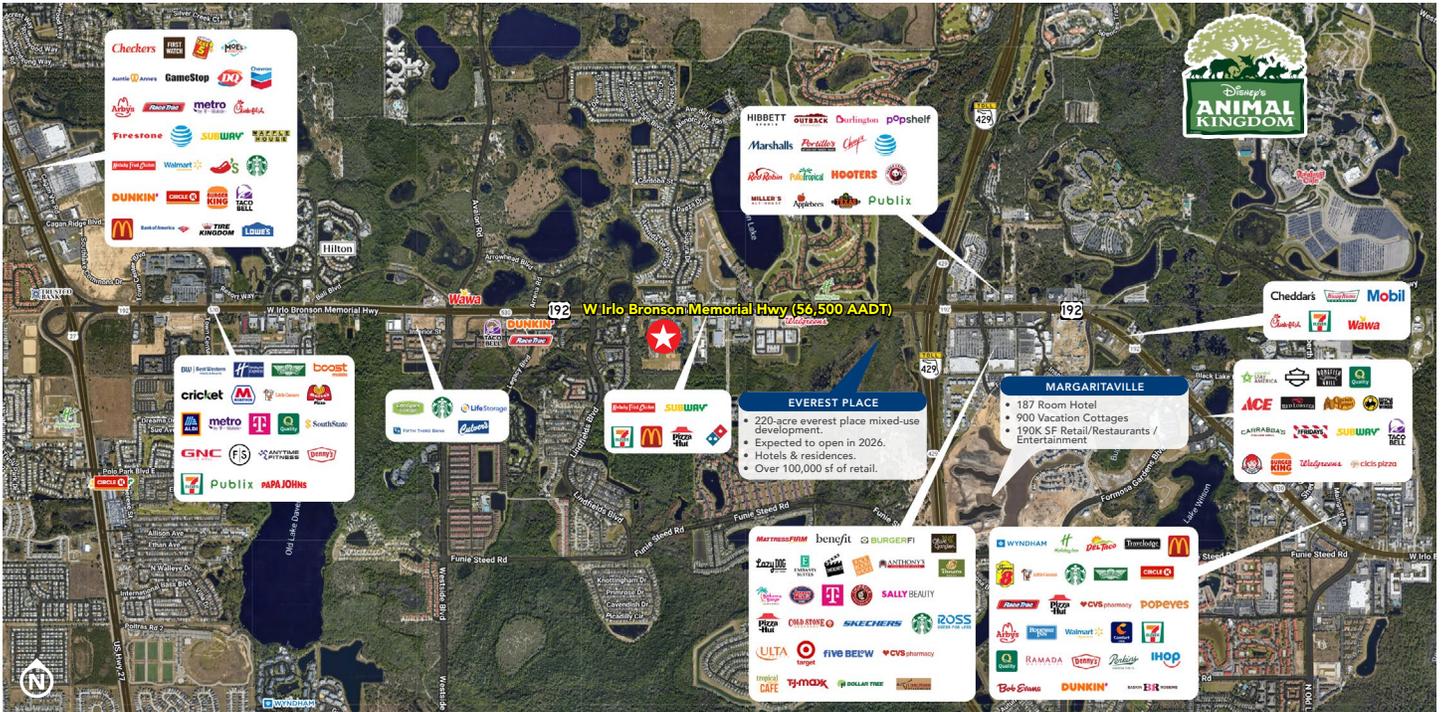
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## Area Overview

### 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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