4967 West Irlo Bronson Memorial Highway Kissimmee, FL 34746 Lat 28.333, Long -81.481

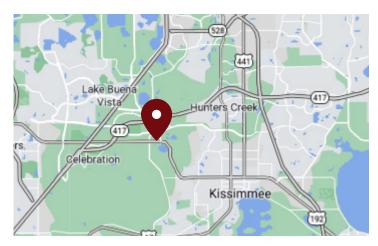
FULLY LEASED





PROPERTY HIGHLIGHTS

- Located at the Well-Traveled Intersection of US Highway
 192 and Vineland Road
- 2,800 SF Restaurant Space with 800 SF Patio Available
- High-Traffic Tourism Corridor
- Neighboring Resorts Include Fantasy World Resort, Calypso Cay, Castaway Cove Adventure Park, Embassy Suites
- Approximately 2,400 New Hotel Rooms and 5,000 Residential Units Under Construction or in Permitting Within Three Miles
- Combined Traffic Counts: 70,043 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	18,913	88,177	147,001
Daytime Population	18,776	107,822	225,219
Total Households	6,429	28,800	65,463
Avg. HH Income	\$58,175	\$71,548	\$74,768

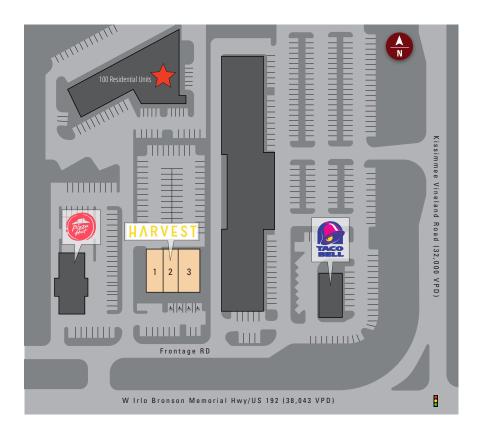
Data provided by Placer Labs Inc. (www.placer.ai) & Esri

Rochelle DuBrule

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SITE PLAN

Suite	Tenant	Size
1	Miracle Leaf	2,200
2	Harvest	2,000
3	XO Coffee	2,800

TOTAL 7,000

AVAILABLE

LEASED

NOT OWNED



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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY



9,700

AVG. LENGTH-OF-STAY / VISIT



64 MIN

EST. # OF VISITS ANNUALLY



19,200

TOP 3 DAYS

OF VISITS



Thursday 3,880 Saturday 3,267 Wednesday 2.773

AVG. VISITS / CUSTOMER



TOP 3 HOURS

OF VISITS



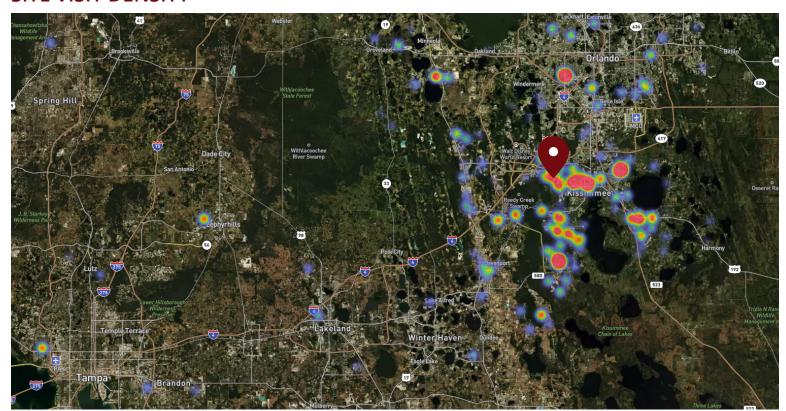
2-3 PM

3,533 3,362

3.182

Data provided by Placer Labs Inc. (www.placer.ai) October 1, 2019 - September 30, 2020

SITE VISIT DENSITY



Red, orange, and yellow colors represent the location of 60% of site visitors

Data provided by Placer Labs Inc. (www.placer.ai)

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Crossman & Company www.crossmanco.com

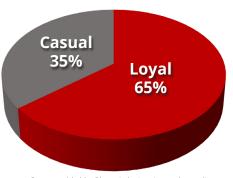
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CUSTOMER JOURNEY - TOP 5 PLACES

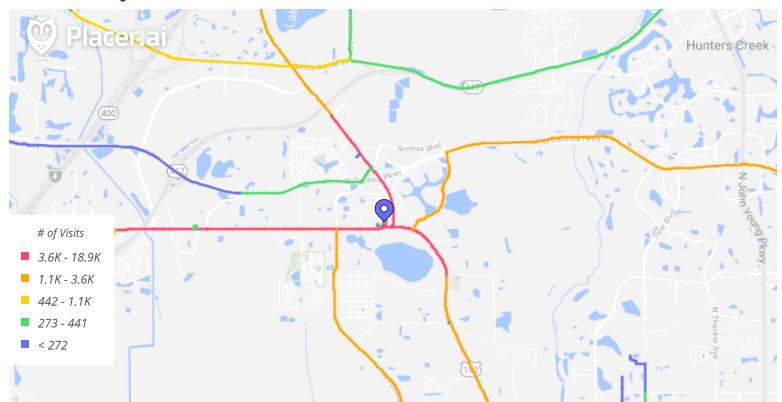
BEFORE VISIT AFTER VISIT 38.7% 37.4% **Clarion Inn & Suites** 2.9% 3.3% 4985 W Irlo Bronson Memorial Hwy Kissimmee, FL 34746 Walt Disney World Work 2.3% 2.9% 1830 Avenue of the Stars Lake Buena Vista, FL 32830 Clarion Inn & Suites **Walmart Supercenter** 4985 W Irlo Bronson Memorial Hwy Kissimmee, FL 34746 2.1% 1.3% 4444 W Vine Street Kissimmee, FL 34746 Quality Inn & Suites **Walt Disney World** 1.3% 4960 W Irlo Bronson Memorial Hwy Kissimmee, FL 34746 1.1% 1830 Avenue of the Stars Lake Buena Vista, FL 32830

CUSTOMER LOYALTY



Data provided by Placer Labs Inc. (www.placer.ai)

CUSTOMER JOURNEY



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