

Poinciana House For Lease or Sale

Kissimmee, FL

REAL PROPERTY SPECIALISTS, INC.
Appraisers • Brokers • Consultants



4331 Pleasant Hill Rd, Kissimmee FL 34758

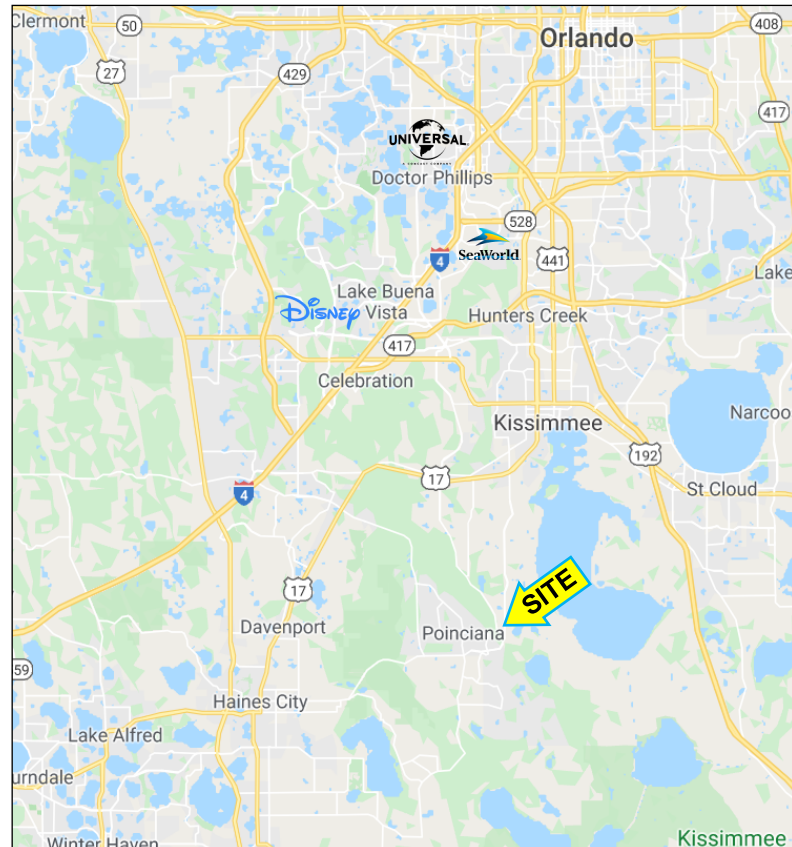
Property Highlights

- 0.77 Acre land with commercial use with excellent signage. Full access to/from Pleasant Hill Road.
- 1600SF building with additional warehouse space.
- Located 5 minutes away from Valencia College and directly across the street from Liberty High School.
- Major Traffic Generators include Lowes, Walmart, Publix, Bravo Supermarket, Valencia College, Liberty High School, & Stonegate Golf Club.

Available Space: **1,600 sf ±**

Traffic Count: 57,000 ± CPD

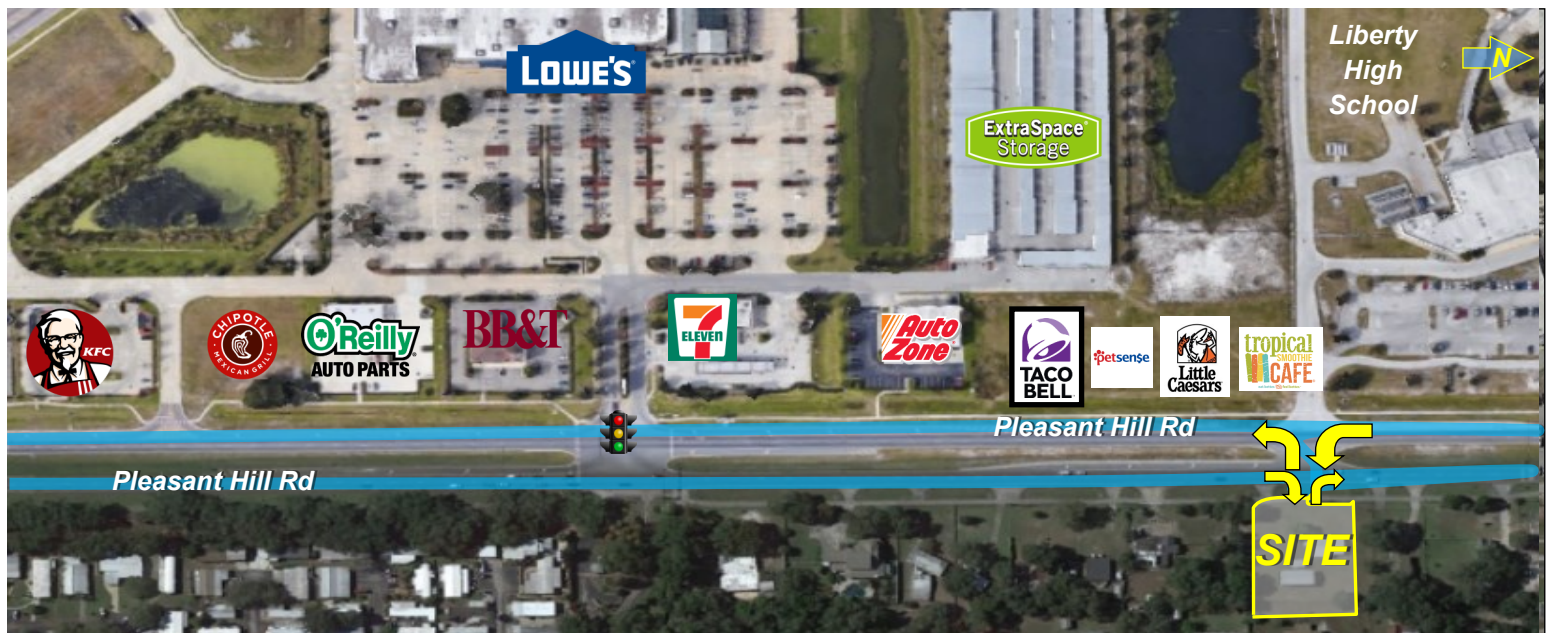
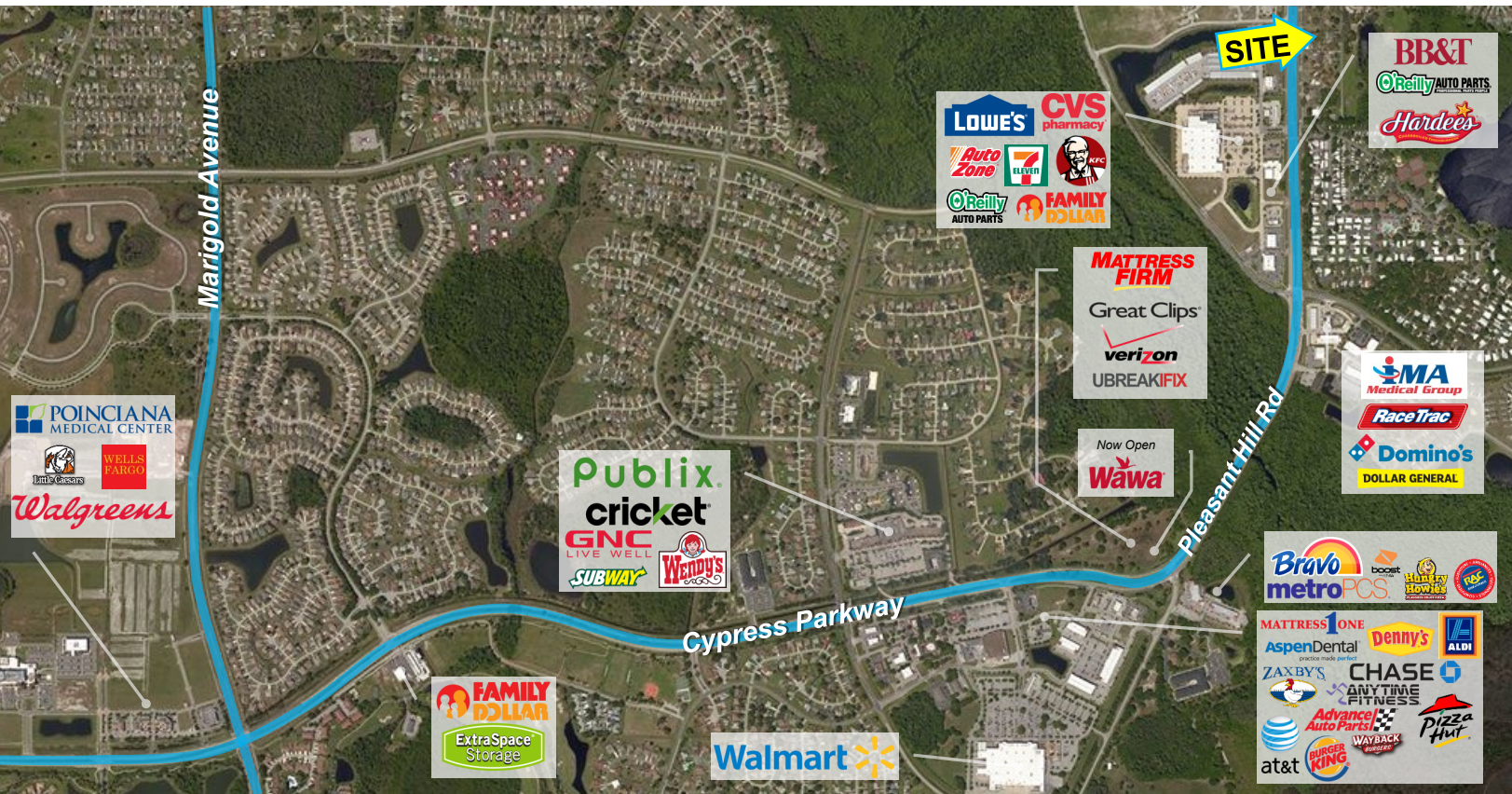
Demographics	1mile	3mile	5mile
Population (2021)	3,841	31,042	73,026
Population (2026)	4,393	34,946	82,208
Average HH Income	\$76,075	\$65,377	\$66,056



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For More Information Call 407.812.8000

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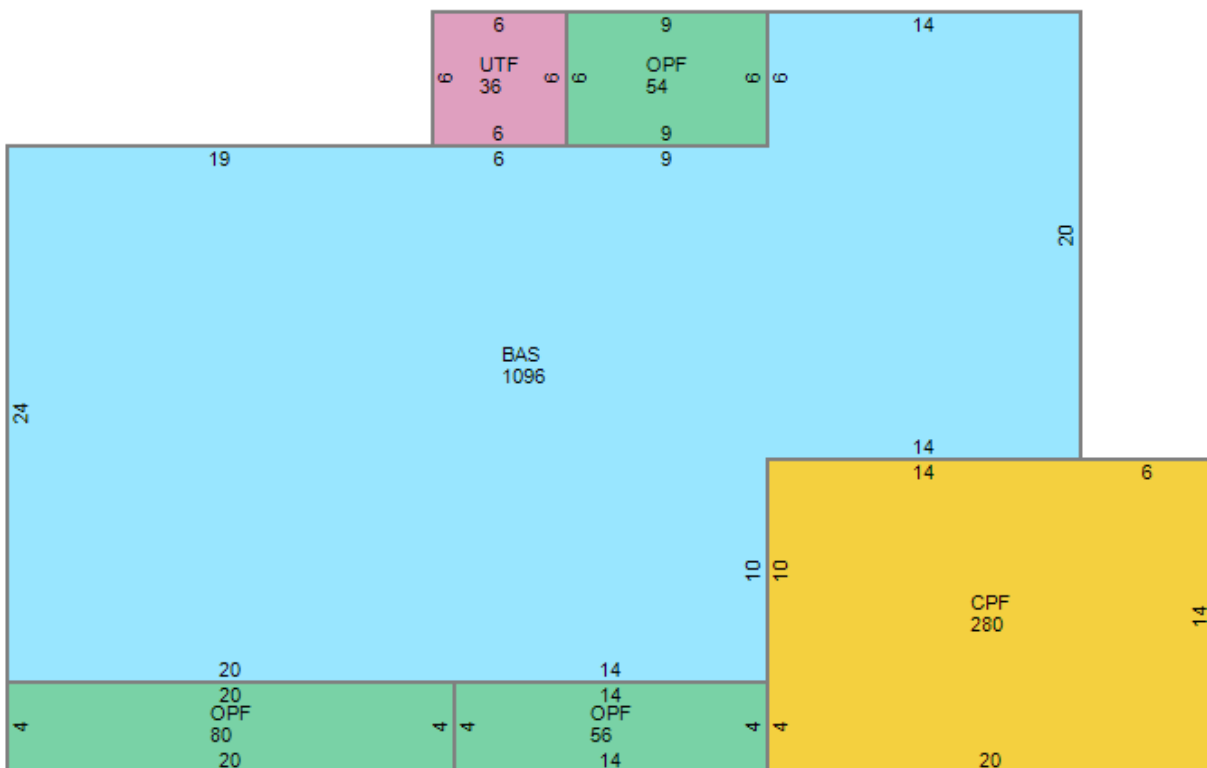
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Floor Plan



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