

Gateway to Poinciana

Kissimmee, FL

Shopping Center & Outparcels

NOW LEASING



Kissimmee FL 34749

Property Highlights

- Proposed Retail Strip Center & Multiple Outparcel opportunities
- Located on one of the main roads leading into Poinciana from Kissimmee
- High Growth Area
- Located next to new Valencia College Campus - scheduled to open August 2017

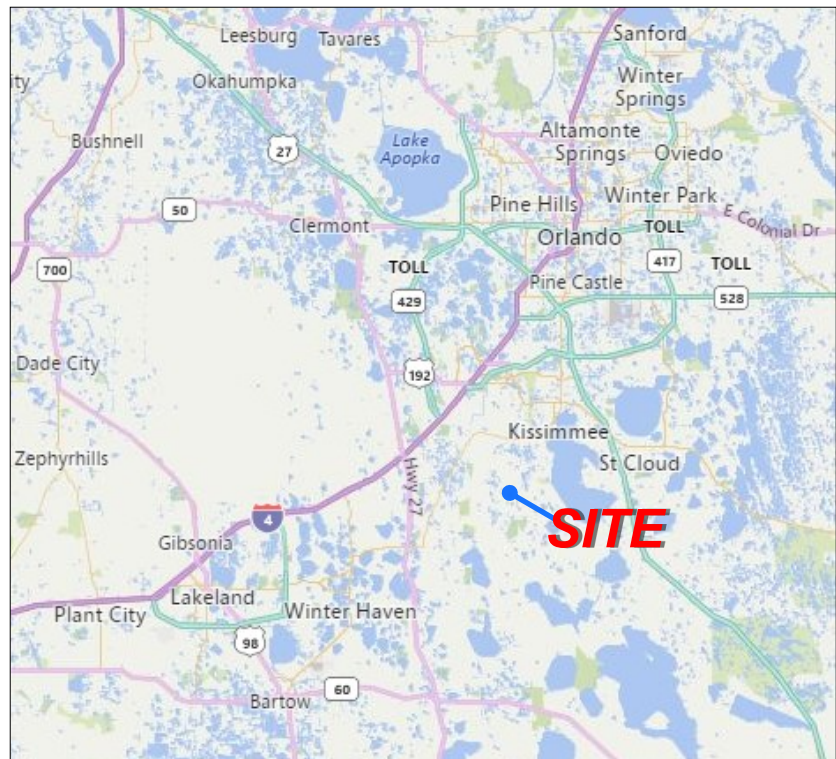
Frontage: 760 ± (Pleasant Hill Rd)

Land Area: 6.88 acres ±

Traffic Count: 33,000 CPD ±

Demographics 2017

	1 Mile	3 Miles	5 Miles
Population	3,176	30,937	71,333
Avg. HH Income	\$75,559	\$61,849	\$58,851



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407-812-8000
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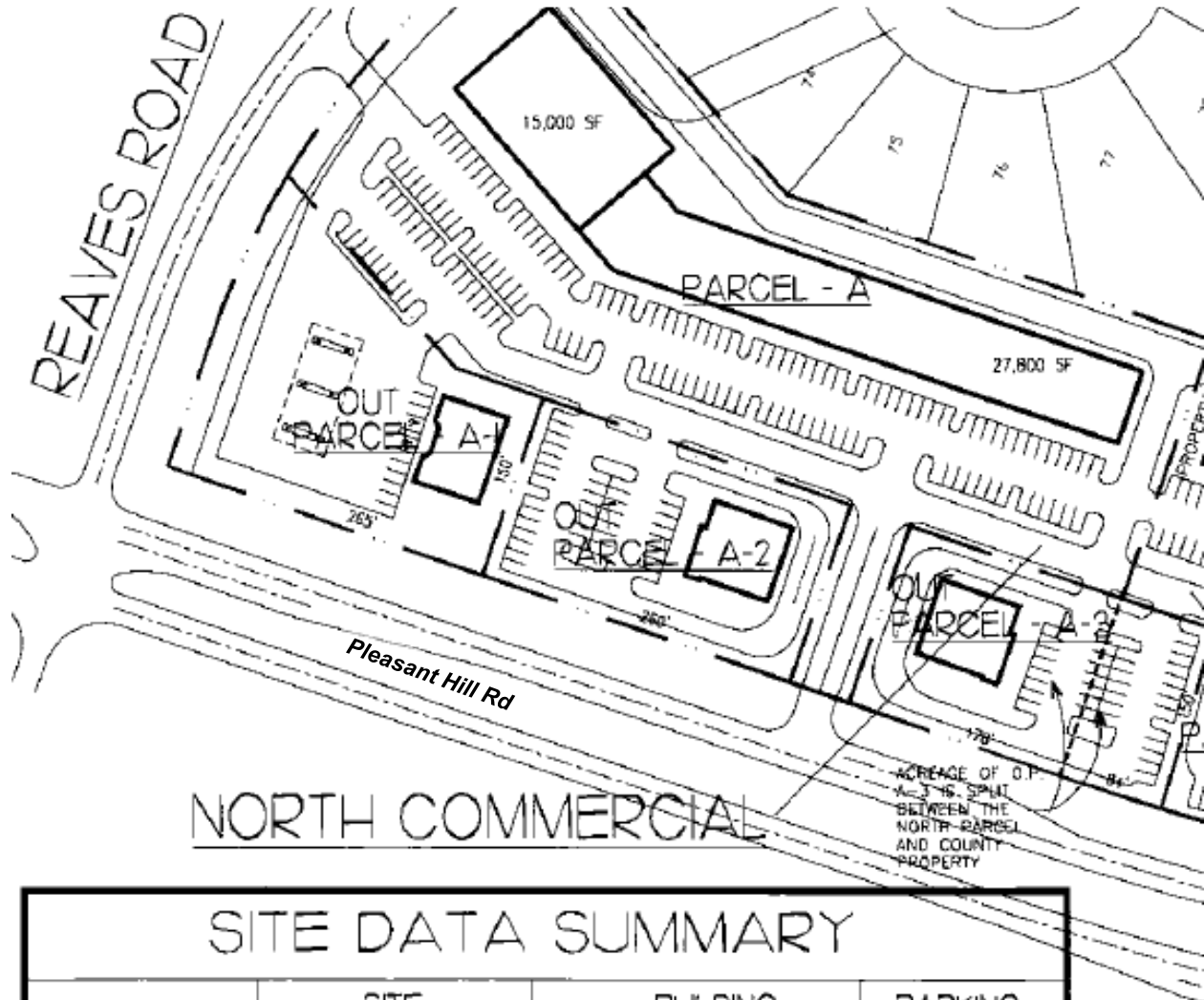
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CONCEPTUAL PLAN



SITE DATA SUMMARY

PARCEL	SITE AREA	BUILDING AREA	PARKING PROVIDED
NORTH COMMERCIAL			
PARCEL A	4.25 AC.	42,800 SF	141
O. P. A-1	1.14 AC.	3,700 SF	11
O. P. A-2	0.90 AC.	4,200 SF	36
O. P. A-3	0.62 AC.	4,200 SF	35
SUB-TOTAL	6.90 AC.	54,900 SF	223



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