

Offering Summary

List Price	2.1 Million
Leasable SF	1,500-15,145 SF
Building Size	46,860 SF
Parking Spots	228
Zoning	General Commercial
Traffic Count (2023)	19,987 VPD
Traffic Count (2025)	26,028 VPD

Property Highlights

- 5.44 Acres
- Signalized Intersection
- Build to Suit Available
- Traditional Freestanding Available
- Retail, Restaurante, Fitness Medical & More

TOTAL PARKING REQUIRED = 228

COMPACT PARKING PROVIDED = 218
ADA PARKING PROVIDED = 10
TOTAL PARKING PROVIDED = 228

RETENTION/DETENTION POND = 29,000 SF

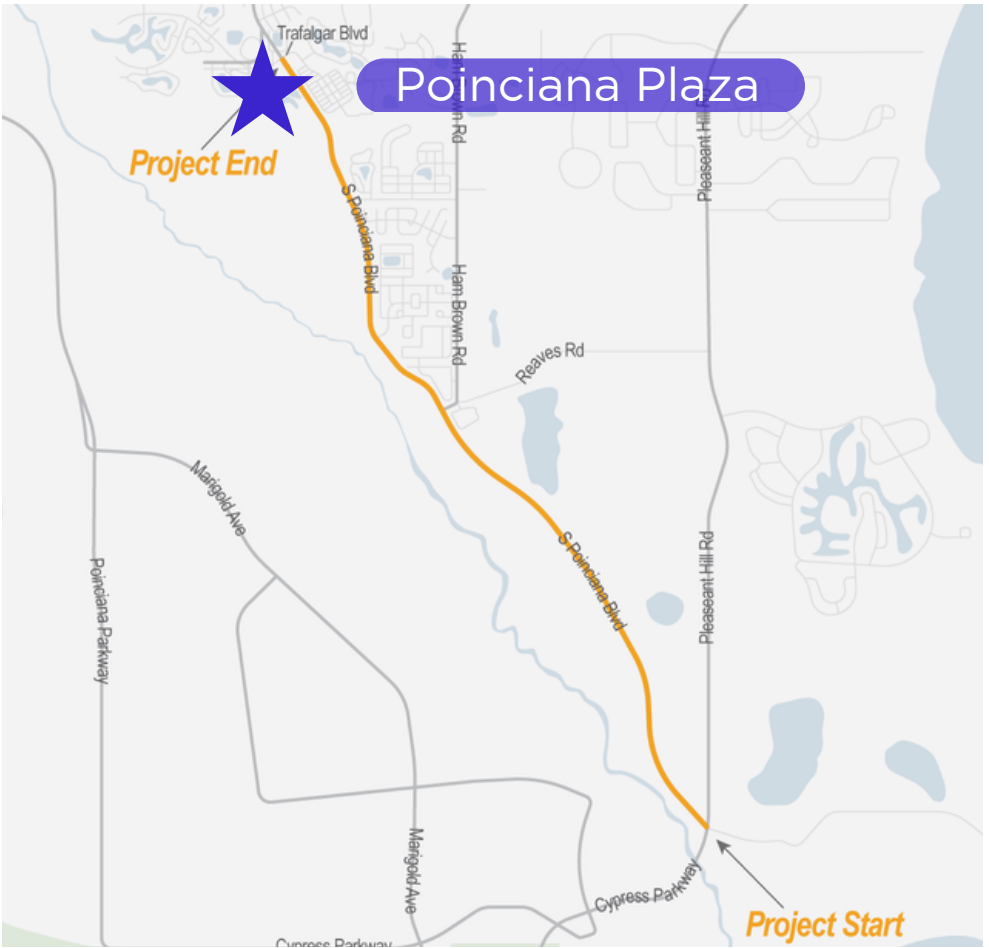
Area Schedule (Rentable)			
Name	Area Type	Area	Parking
ANCHOR 1	Store Area	15146 SF	61
ANCHOR 2	Store Area	6060 SF	29
RESTAURANT 1	Store Area	1854 SF	19
RESTAURANT 2	Store Area	1854 SF	19
RESTAURANT 3	Store Area	1854 SF	19
RETAIL 1	Store Area	1500 SF	9
RETAIL 2	Store Area	1500 SF	9
RETAIL 3	Store Area	1500 SF	9
RETAIL 4	Store Area	1500 SF	9
RETAIL 5	Store Area	1500 SF	9
RETAIL 6	Store Area	1500 SF	9
RETAIL 7	Store Area	1500 SF	9
RETAIL 8	Store Area	1500 SF	9
RETAIL 9	Store Area	1500 SF	9
RETAIL 10	Store Area	1500 SF	9
RETAIL 11	Store Area	1500 SF	9
RETAIL 12	Store Area	1500 SF	9
RETAIL 13	Store Area	1500 SF	9
TRASH	Building Common Area	594 SF	0
		46860 SF	

Demographics

	1 mile	3 miles	5 miles
Total Households	2,418	11,479	30,958
Total Population	8,374	38,425	99,344
Average HH Income	87,314	87,050	84,568

Poinciana Plaza

Poinciana Boulevard Road Widening Project

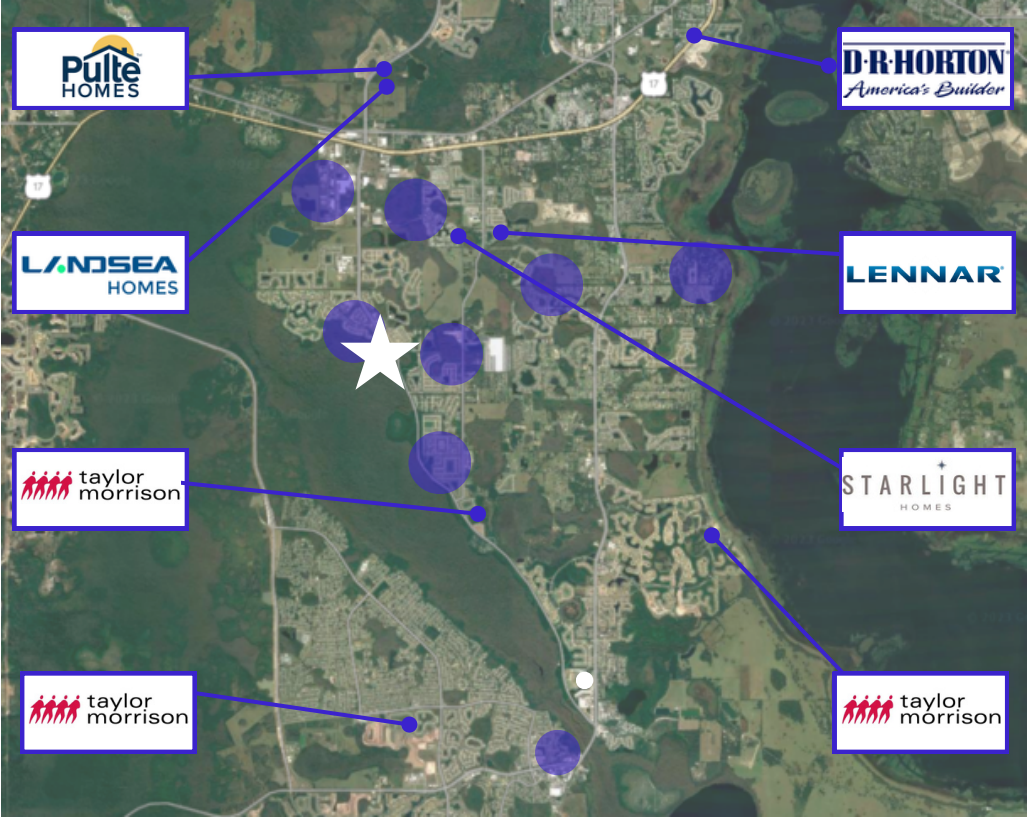


Mission

To widen and reconstruct 5.6 miles of 2-lane rural roadway from Pleasant Hill Road to Trafalgar Boulevard into a 4-lane divided facility with curb and gutter, bicycle lanes and 1-ft sidewalk along the current alignment. Upon completion there will be a continuous 4-lane divided roadway from Pleasant Hill Road to US 17-92, improving the capacity in the area. The project will include reconstructed signalized intersection at Pleasant Hill Road and Reaves Road, roadway and intersection lighting, stormwater ponds, Intelligent Transportation Systems (ITS) infrastructure and UWHC goes-with plans for TOHO Water Authority facilities.

Poinciana Plaza

Surrounded by New Construction - National Builders & Other Builders



● Other Builders

Pulte Homes

Cypress Hammock
4939 Royal Point Avenue,
Kissimmee, Florida 34746

Taylor Morrison

Stepping Stone
425 Quarry Rock Cir,
Kissimmee, FL 34758

Landsea Homes

Cypress Hammock
1237 Regal King
Dr, Kissimmee, FL 34746

DR Horton

Osceola Village
1301 Isleta Loop,
Kissimmee, FL 34741

Lennar

Storey Creek
2009 Myrtle Pine Street
Kissimmee, FL 34746

Taylor Morrison

Reedy Reserve Townhomes
3617 Anibal Street
Kissimmee, FL 34746

Starlight Homes

Overbrook
2713 Granville Dr,
Kissimmee, FL 34758

Taylor Morrison

Bellalago
1520 Gateway Lane
Kissimmee, FL 34746