

# CALYPSO COMMONS | BUILDING 2

3262 Vineland Road | Kissimmee, FL



## SECOND GENERATION RESTAURANT AVAILABLE

### HIGHLIGHTS

- 15,000 SF neighborhood center.
- Faces the newly constructed 134,000 SF Sunrise City shopping center with Publix, Ross, TJ Maxx, and other national retailers.
- Adjacent to one of the top grossing Wal-Marts in the Country with shared parking.
- Located at the gateway to the Disney Theme Parks with more than 53M annual visitors.
- Near Storey Lake, one of Lennar's top selling communities in the Country.
- Over 62,800 rental units within 5 miles.
- Currently 13,000 permanent and visiting residents within 1 mile.
- 5,500 homes existing or under development within 1 mile.
- Located at the Northwest corner of Vineland Rd and Poinciana Blvd.

#### Traffic Counts

Vineland Rd: ±52,500 VPD

Poinciana Blvd: ±24,500 VPD



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Suite	Building 2 Tenants	SF
201	Gift Shop	3,450
202	Time Warp Tattoo	2,064
203	Sabor Brazil	1,200
204	Hookah	1,500
205	Available 2nd Generation Restaurant	1,500
206	Pizza & Wings	1,950
207	Bigfoot Axe Throwing	3,450



Demographics	1 Mile	3 Miles	5 Miles
Population	4,547	39,150	129,364
Household Income	\$62,708	\$74,171	\$81,342
Daytime Employees	6,637	39,156	103,621



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