

# CALYPSO COMMONS | BUILDING 1

3260 Vineland Road | Kissimmee, FL



## 1,500 SF RETAIL SPACE AVAILABLE



### HIGHLIGHTS

- 19,700 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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[www.FornessProperties.com](http://www.FornessProperties.com) | Licensed Real Estate Broker



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Suite	Building 1 Tenants	SF
101A	Diner	1,500
101B	Metro PCS	1,350
102	Carnita Express	1,500
103	Available	1,500
104	Liquor & Fine Wines	1,950
105	Happy Nails	1,350
106	Paris Banh Mi	3,000
107	Barber Shop	1,040
108	535 Smoke Shop	1,500
109	Mi Sushi & Chinese	1,875
110	Amscot	3,200



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

**Walmart**  
ONE OF THE TOP 10  
GROSSING STORES  
OPEN 24 HOURS



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