

W Vine Street End Cap

4340 W Vine St. Kissimmee, FL 34746

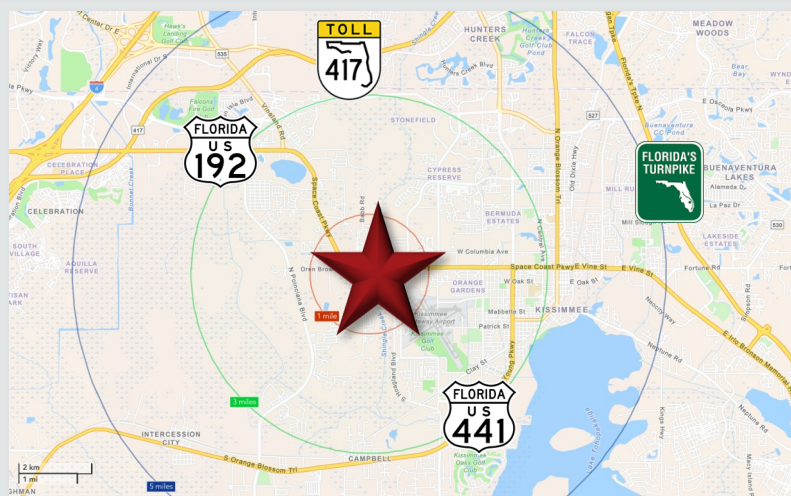
Palkiper
Commercial Real Estate Services
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Lease Rate: \$28 NNN

LOCATION DETAILS

Situated next to the Walmart Supercenter at a lighted intersection, with a high traffic count of +67,390 cars per day on US-192. It is close to numerous recreational and leisure activities, including the 192 Flea Market, Shingle Creek Regional Park, Medieval Times Dinner & Tournament, and Plaza Del Sol. Nearby eateries include Chick-Fil-A, Dunkin', Steak 'n Shake, Wawa, and more. Less than 3 miles from John Young Pkwy and less than 6 miles from the 417 and I-4.



LISTING DETAILS

- **±4,250 SF End cap** retail space
- Previously used as a daycare center
- **Multiple uses allowed**
- Current tenants include FedEx, Zen Healthy Massage Spa, America's Pharmacy, T-Mobile, Marco's Pizza, GameStop, and Chipotle
- **Ample shared parking (80 spaces)** with easy access from Walmart

2025 DEMOGRAPHICS

| | 1-MILE | 3-MILE | 5-MILE |
|-------------------|----------|----------|----------|
| Population | 8,225 | 79,888 | 162,829 |
| Average HH Income | \$94,383 | \$79,813 | \$88,476 |
| Median HH Income | \$74,251 | \$61,222 | \$68,724 |

CONTACT FOR MORE INFORMATION

Marie Shorey, CCIM

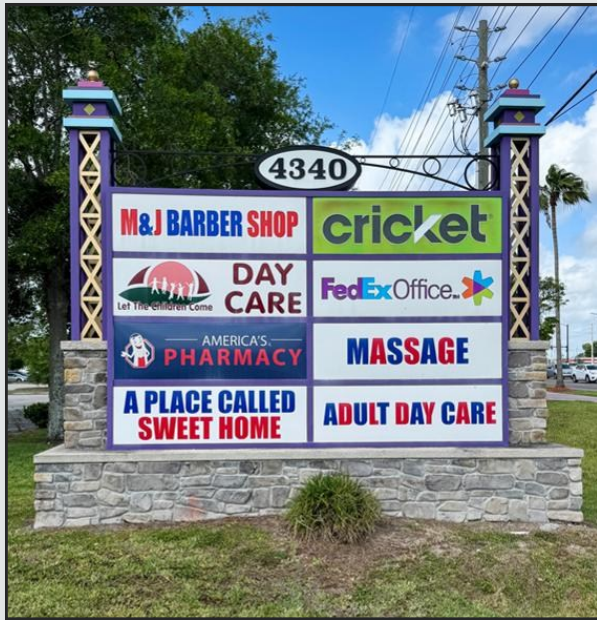
(407) 383-8142

marie@palkiper.com

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