Lago Vista Plaza

3581 Pleasant Hill Rd. Kissimmee, FL 34746

Palkiper
Commercial Real Estate Services
Licensed Real Estate Broker

For Lease: $35-45 NNN

Location Details

Located on Pleasant Hill Rd, a key connector between Kissimmee and Poinciana, with 36,500 vehicles passing daily. It sits directly in front of Bellalago, a gated community of over 2,000 homes. Nearby are Bellalago Academy, Valencia College's Poinciana Campus, and Liberty High School, offering excellent visibility and connection to a strong local community.

Listing Details

- **2,150 SF – 7,700 SF** retail and office spaces available for pre-lease
- Excellent visibility with **±500' frontage** on Pleasant Hill Rd. (36,500 AADT)
- **±4.43 Acres Zoned CO (Commercial Office)** with a Medium Density / Intensity FLU (Osceola County)
- **Direct access** to the property from both directions via a median cut-through

2025 DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
Population	5,122	38,720	90,382
Average HH Income	$138,037	$108,666	$97,646
Median HH Income	$87,482	$80,889	$76,811

Contact For More Information

Marie Shorey, CCIM
(407) 383-8142
marie@palkiper.com

Palkiper has made every effort to obtain the information regarding this property from sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental, or other conditions, prior sale, lease or financing or withdrawal without notice.
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CONCEPT PLAN SUBJECT TO CHANGE

PLEASANT HILL ROAD FLORIDA	FEG FLORIDA ENGINEERING GROUP — Engineering the Future	5127 S. Orange Avenue, Suite 200 Orlando, FL 32809 Phone: 407-895-0324 Fax: 407-895-0325 www.feg-inc.us	CONCEPT 10A	PROJECT NO. 22-098 SCALE 1"=30' DATE JULY 7, 2025 SHEET NO. C-1 SHEET 1 OF 1	FLORIDA ENGINEERING GROUP, INC. CERTIFICATE No. EB-0006595
			DESIGNED BY SJS / DRAWN BY JT / CHECKED BY SJS / APPROVED BY SJS		SAM J. SEBAALI, P.E. LICENSE NO. 42075

Current Use	Vacant	Building 1	8,600 SF	Building Depth	86’
Proposed Use	Office & Retail	Building 2	7,740 SF	Parking Spaces	115
Proposed Gross Floor Area	24,080 SF	Building 3	7,740 SF		

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