

Lago Vista Plaza

3581 Pleasant Hill Rd. Kissimmee, FL 34746

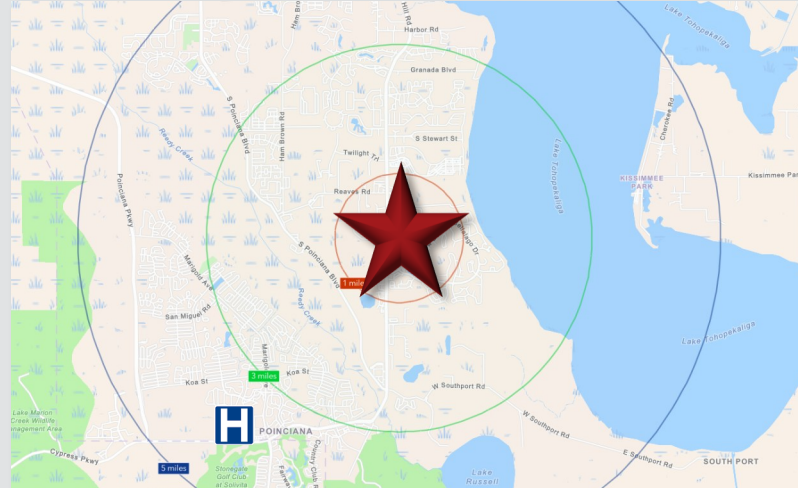
Palkiper
Commercial Real Estate Services
Licensed Real Estate Broker



For Lease: \$40-45 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

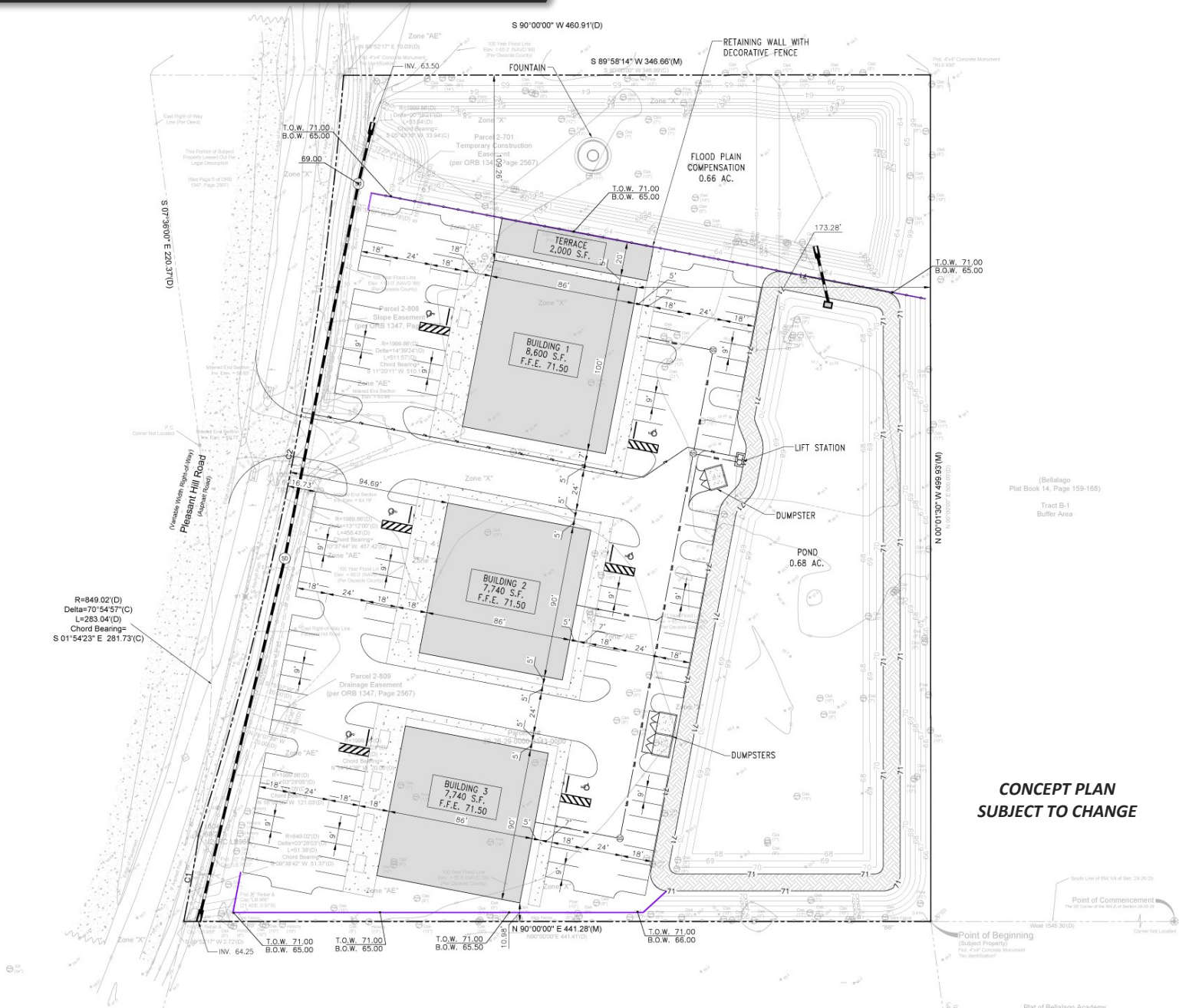
Marie Shorey, CCIM

(407) 383-8142

marie@palkiper.com

Lago Vista Plaza

3581 Pleasant Hill Rd. Kissimmee, FL 34746



PLEASANT HILL ROAD
FLORIDA



5127 S. Orange Avenue, Suite 200
Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325
www.feg-inc.us

CONCEPT 10A

DESIGNED BY: SJS
DRAWN BY: JT
CHECKED BY: SJS
APPROVED BY: SJS

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
SAM J. SEBAUL, P.E.
LICENSE NO. 42076

Current Use
Proposed Use
Proposed Gross Floor Area

Vacant
Office & Retail
24,080 SF

Building 1
Building 2
Building 3
8,600 SF
7,740 SF
7,740 SF

Building Depth
Parking Spaces
86'
115

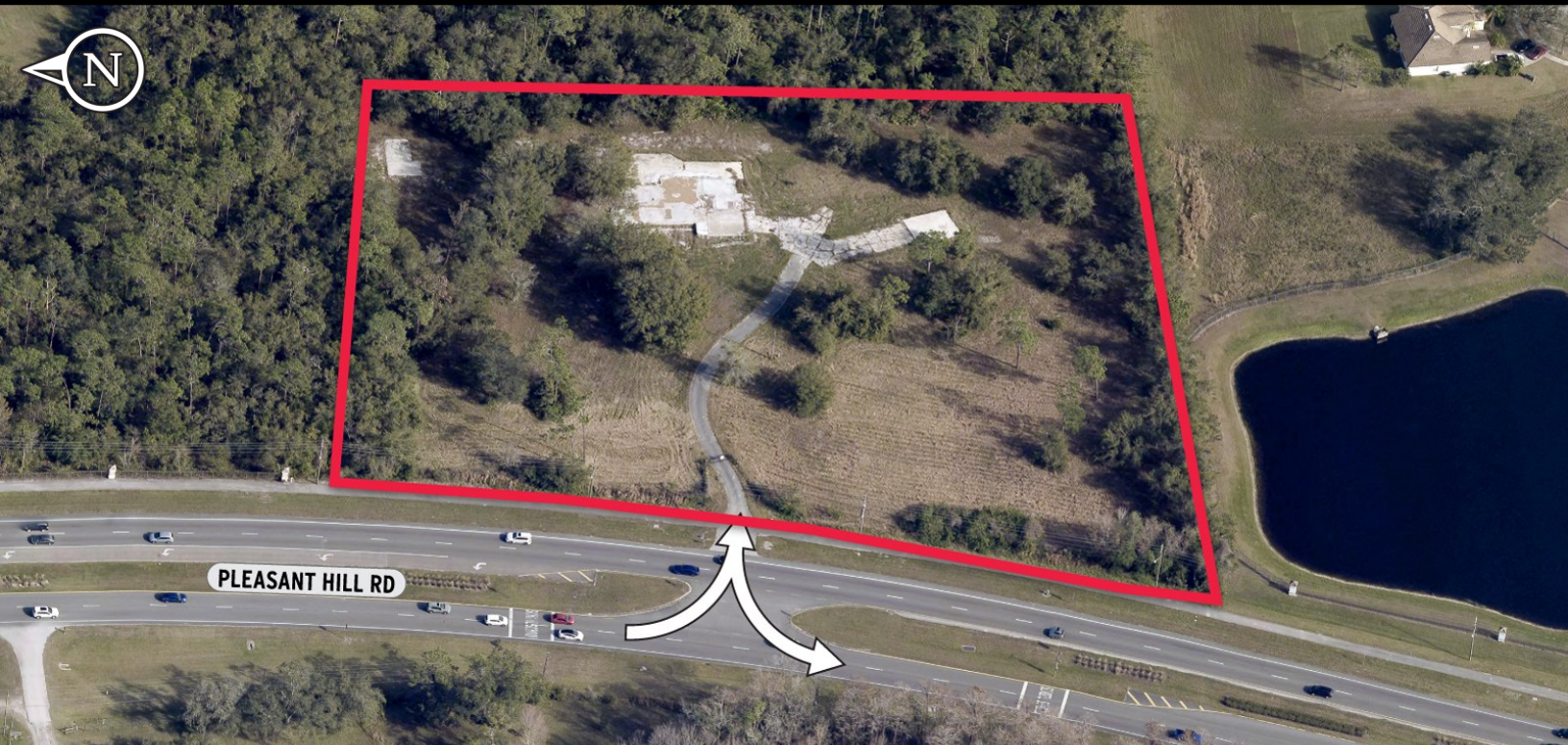
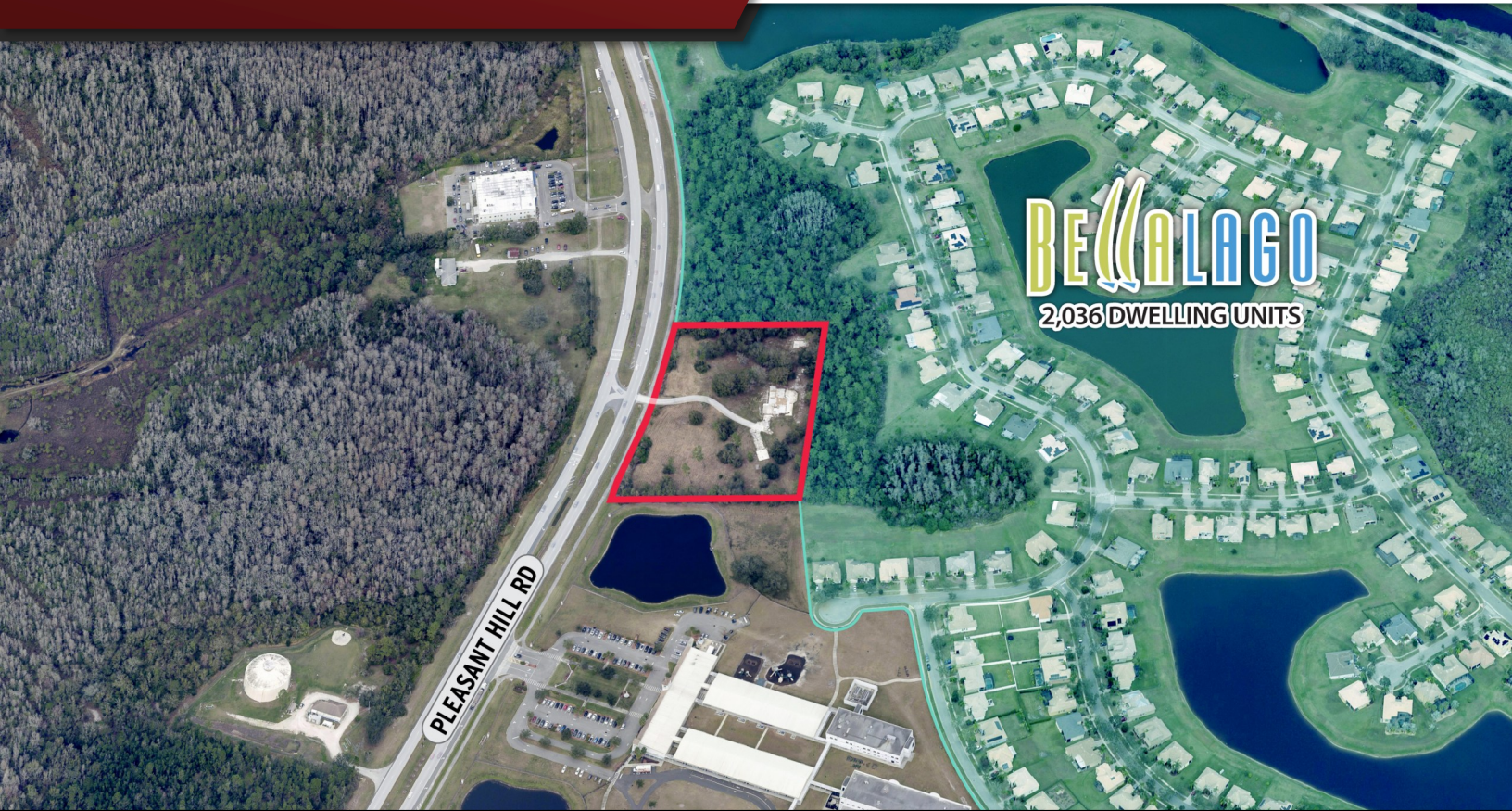
CONTACT FOR MORE INFORMATION

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

Lago Vista Plaza

3581 Pleasant Hill Rd. Kissimmee, FL 34746

 **Palkiper**
Commercial Real Estate Services
Licensed Real Estate Broker



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.
Licensed Real Estate Broker.

03/11/26 10:59

Lago Vista Plaza

3581 Pleasant Hill Rd. Kissimmee, FL 34746

 **Palkiper**
Commercial Real Estate Services
Licensed Real Estate Broker



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.
Licensed Real Estate Broker.

03/11/26 10:59