

Osceola Parkway Plaza

1600 W. OSCEOLA PARKWAY, KISSIMMEE, FL 34741



Central Florida



Center Highlights

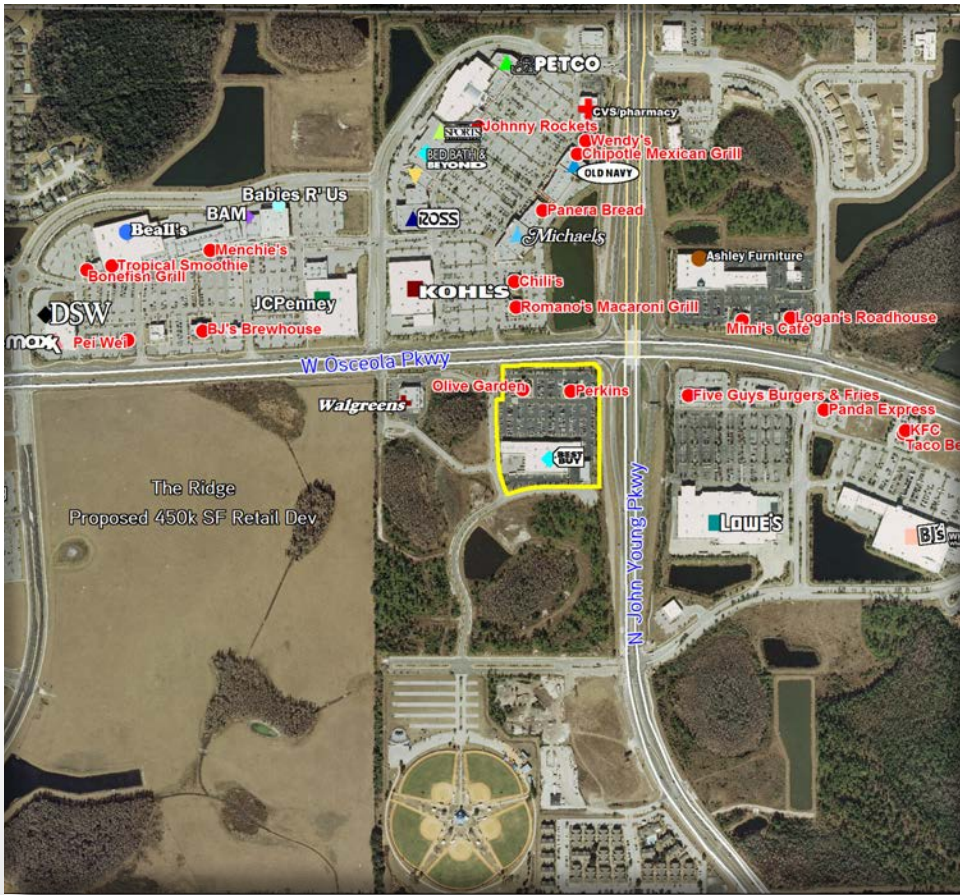
- > Price: \$16,500,000
 - Debt Must be Assumed
 - \$2.7M Equity Required
- > NOI \$1,349,659
- > Cap Rate 8.18%
- > 79,146± SF
- > Best Buy Lease - 5 Years Remaining
- > 88% Leased
- > 15,007 SF of Small Shop Space
- > 3 Ground Leases:
 - Perkins Restaurant..... 4,800 SF
 - Olive Garden 7,770 SF
 - Discount Tires 6,569 SF

Center Overview

This investment opportunity is anchored by Best Buy and has three outparcels including Olive Garden, Perkins and Discount Tires. Great upside with 12% vacancy. Located 20 miles from downtown Orlando in the middle of a busy retail hub. The site is directly across from "The Loop" which is a major regional retail draw for the area with over 430,000 square feet of retail with an outdoor theme. Immediately adjacent is The Loop West with over 412,000 square feet and both have limited vacancy. The market contains many traffic generators such as: BJ's, Lowes, Ross, Publix, HH Gregg, Ashley's Furniture, JC Penny's, Belk's, Petco, Kohl's and more. The traffic on Osceola Parkway is 30,126± and John Young has 40,167± cars per day.



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DEMOGRAPHIC SNAPSHOT	1 Mile	3 Mile	5 Mile
Total Population	6,700	82,499	198,459
Daytime Population	2,600	32,958	75,149
Population Density	2,883.9	3,264.2	2,204.3
Average Household Income	\$56,407	\$56,364	\$56,242
Median Household Income	\$38,097	\$41,019	\$42,807
Business Establishments	397	4,890	10,334

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