

Lago Vista Plaza

3581 Pleasant Hill Rd. Kissimmee, FL 34746

Palkiper
Commercial Real Estate Services
Licensed Real Estate Broker



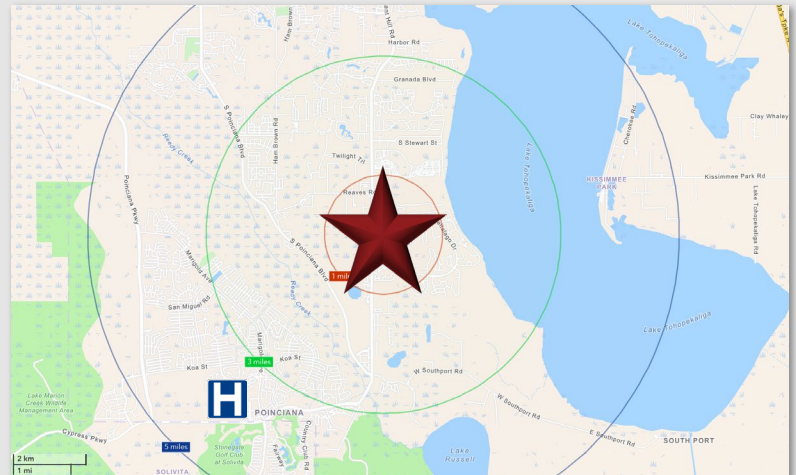
FOR LEASE: \$40-45 NNN

LOCATION HIGHLIGHTS

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 HIGHLIGHTS

- **1,200 SF – 6,000 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



2026 DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
Population	5,290	38,918	92,820
Median HH Income	\$102,573	\$82,602	\$77,742
Average HH Income	\$149,297	\$112,712	\$101,292

CONTACT FOR MORE INFORMATION

Marie Shorey, CCIM

(407) 383-8142

Marie@palkiper.com

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Current Use	Vacant	Building 1	5,400 SF	Building Depth	60'
Proposed Use	Office & Retail	Building 2	5,400 SF	Parking Spaces	115
Proposed Gross Floor Area	16,800 SF	Building 3	6,000 SF		

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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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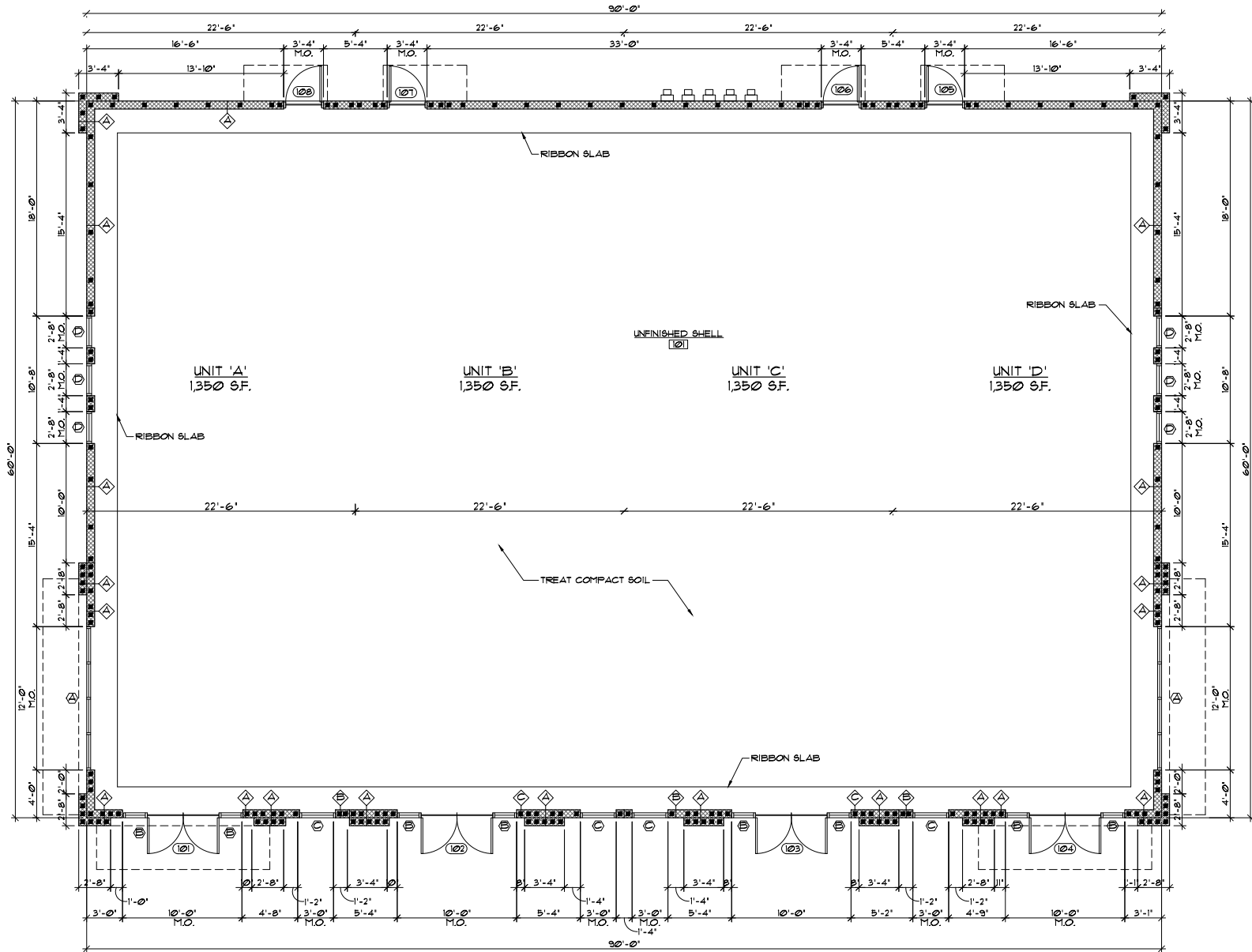
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BUILDING 1 & 2



FLOOR PLAN
SUBJECT TO CHANGE

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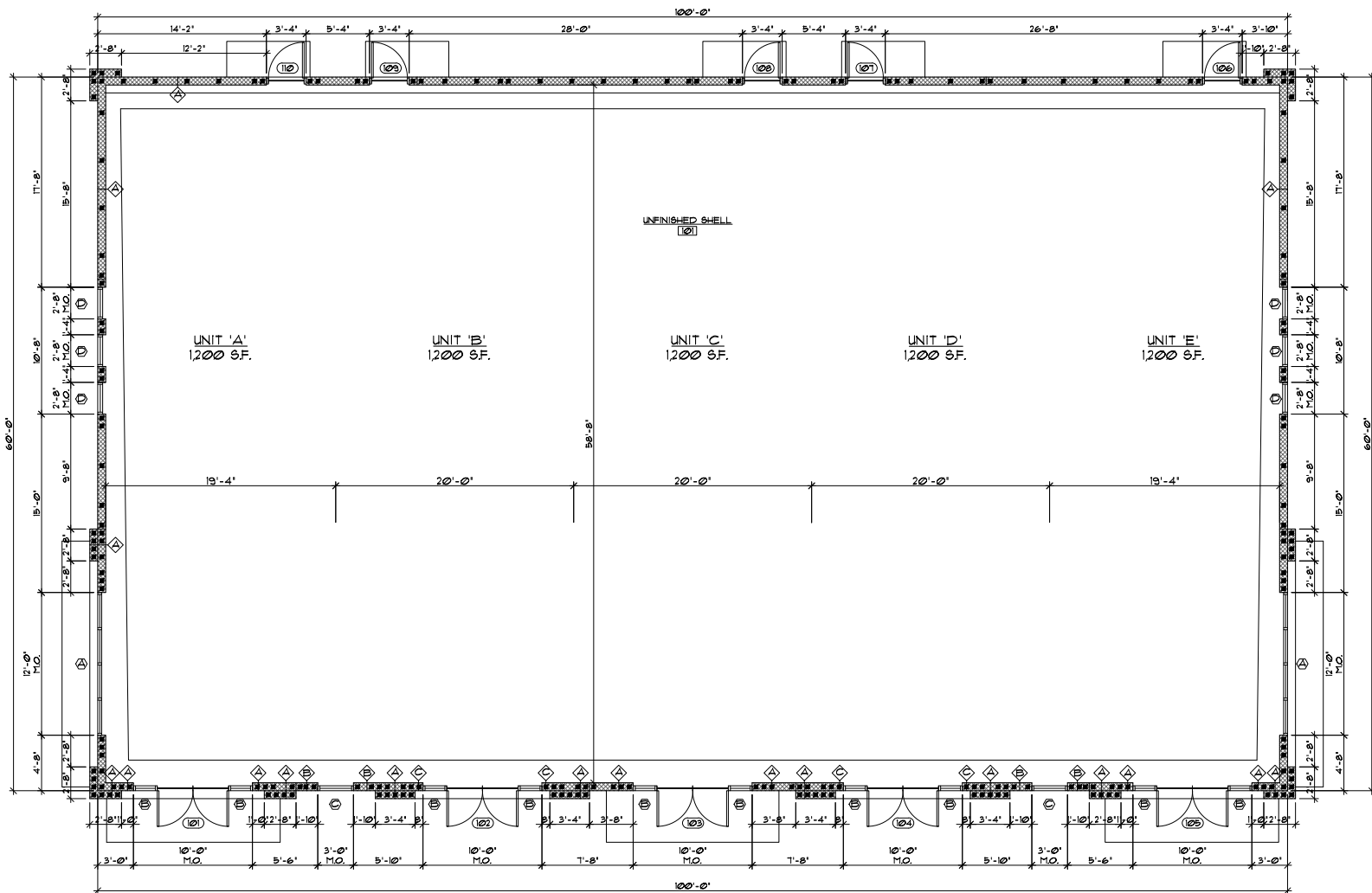
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BUILDING 3



FLOOR PLAN
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