

Kissimmee Commons Retail

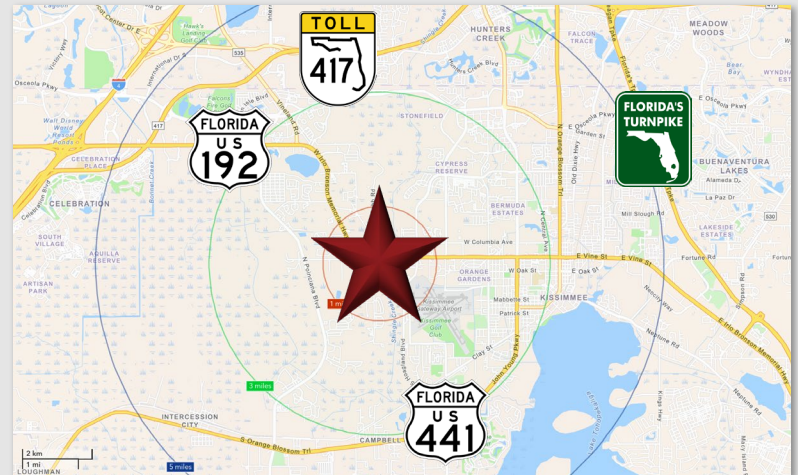
4340-4386 W Vine St. Kissimmee, FL 34746

Palkiper
Commercial Real Estate Services
Licensed Real Estate Broker



LOCATION HIGHLIGHTS

Situated next to Walmart Supercenter at the lighted intersection of US-192 (67,390+ AADT) and N Bass Rd. The area offers a variety of dining, shopping, and entertainment options, 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. It also provides quick access to major routes, with John Young Pkwy less than 3 miles away and SR-417 and I-4 less than 6 miles away.



LISTING HIGHLIGHTS

- Two **end-cap** retail spaces available:
 - Ste 4340 | **4,250 SF** | **\$28 NNN**
 - Ste 4386 | **2,890 SF** | **\$26 NNN**
- Located in a 30,000+ SF Neighborhood Shopping Center. **Existing tenants** include FedEx, T-Mobile, Chipotle, Marco's Pizza, and GameStop
- Ample shared parking** (180 spaces) with easy access from Walmart
- Signage facing US-192 for **maximum visibility**

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

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4340 W Vine St



SUITE 4340 HIGHLIGHTS

- **±4,250 SF end-cap** retail space available
- Lease Rate: **\$28psf NNN**
- Previously used as a daycare center
- **Flexible uses permitted** for a variety of retail and service tenants
- Storefront and monument signage on US-192



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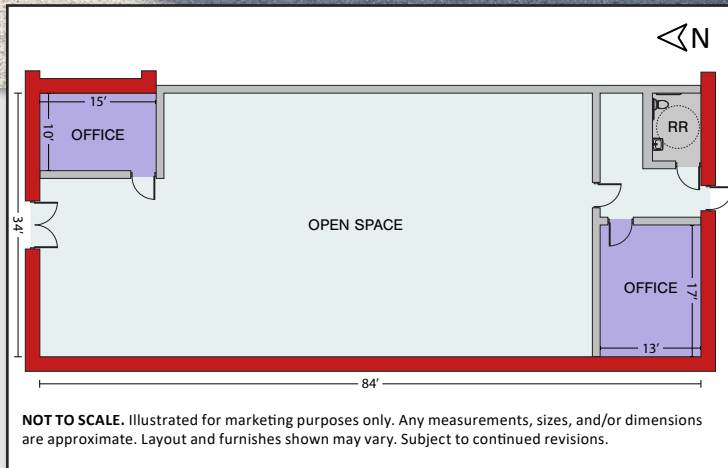
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4386 W Vine St



SUITE 4386 HIGHLIGHTS

- **±2,890 SF end-cap** retail space available
- Lease Rate: **\$26psf NNN**
- Mostly open layout with small office, back room, and private restroom
- **Flexible uses permitted** for a variety of retail and service tenants
- Storefront and monument signage on US-192



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