

Property Summary



DAILY TRAFFIC CONDITIONS

TRAFFIC COUNT	DAILY TRAFFIC
COUNT	33,532
STREET	W Osceola Parkway
COUNT 2	35,902
STREET 2	John Young Parkway

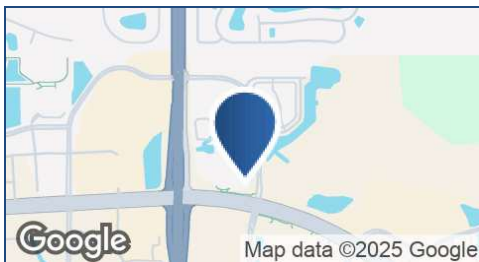
DEMOGRAPHICS - 2025

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Estimated Population	9,705	109,323	252,669
Average HH Income	\$87,157	\$89,780	\$88,843
Estimated Households	3,634	37,739	86,319

PROPERTY HIGHLIGHTS

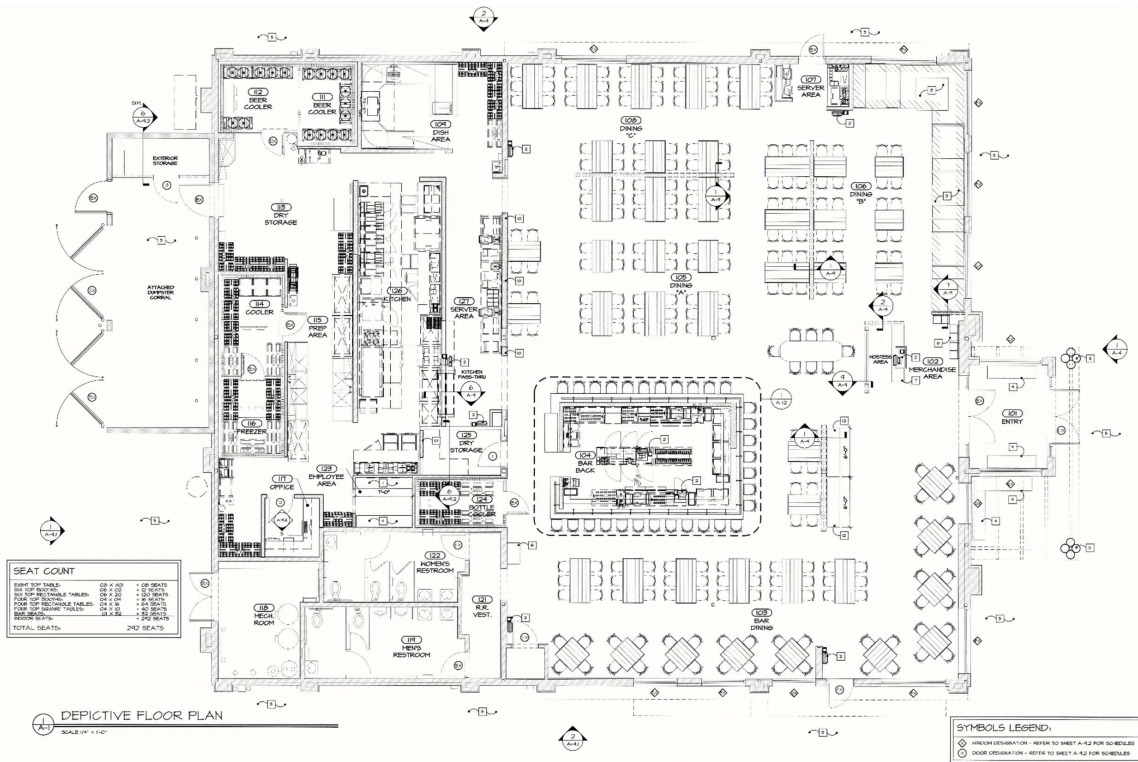
- 7,240 SF building for lease
- Former restaurant
- Join Ashley Furniture, Mattress Firm, Affordable Dental, Suncoast Credit Union, PM Pediatric Urgent Care, ML Pro Nails, Music & Arts, and All Italian Cafe in the Osceola Corporate Center
- Other area retailers include BJ's Wholesale Club, Lowe's, Hobby Lobby, Academy Sports + Outdoors, Marshalls, Ross Dress For Less, HomeGoods, Burlington, Nike, Bed Bath & Beyond, Old Navy, Michael's, Dick's Sporting Goods, and many more

* Figures shown represent estimates



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Location Map



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SITE PLAN
SCALE: 1" = 100'-0"



AVAILABLE SPACES

SUITE	TENANT	SIZE	RATE
1221	Suncoast Credit Union	3,600 SF	-
Anchor	Ashley Furniture	55,000 SF	-
A	ML Pro Nails	1,600 SF	-
B	ML Pro Nails	1,600 SF	-
C1	Affordable Dental	3,200 SF	-
C2	Night Light Pediatrics	3,200 SF	-
D	Music & Arts	3,200 SF	-
E	All Italian Cafe	1,600 SF	-
F	Mattress Firm	5,200 SF	-
1251	Bahama Breeze	7,127 SF	-
1201	Available	7,240 SF	Negotiable

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