

RETAIL FOR LEASE

± 1,214 SF — ± 4,893 SF
4451 S Poinciana Blvd, Kissimmee, FL 34758



New Construction in Rapidly Developing Retail Corridor

Opportunity Overview

Join leading retailers such as Lowe's, CVS, Chipotle, Auto Zone, 7-11 and many others in capitalizing on this rapidly expanding market.



Highlights

Poinciana Blvd has been recently expanded due to traffic demands

Exclusive Parking Available with cross access

Located in booming area of Poinciana Kissimmee

Multiple Access Points from Poinciana Blvd and Pleasant Hill Rd

National Co-Tenancy – join Chipotle, CVS, Lowe's, and more!

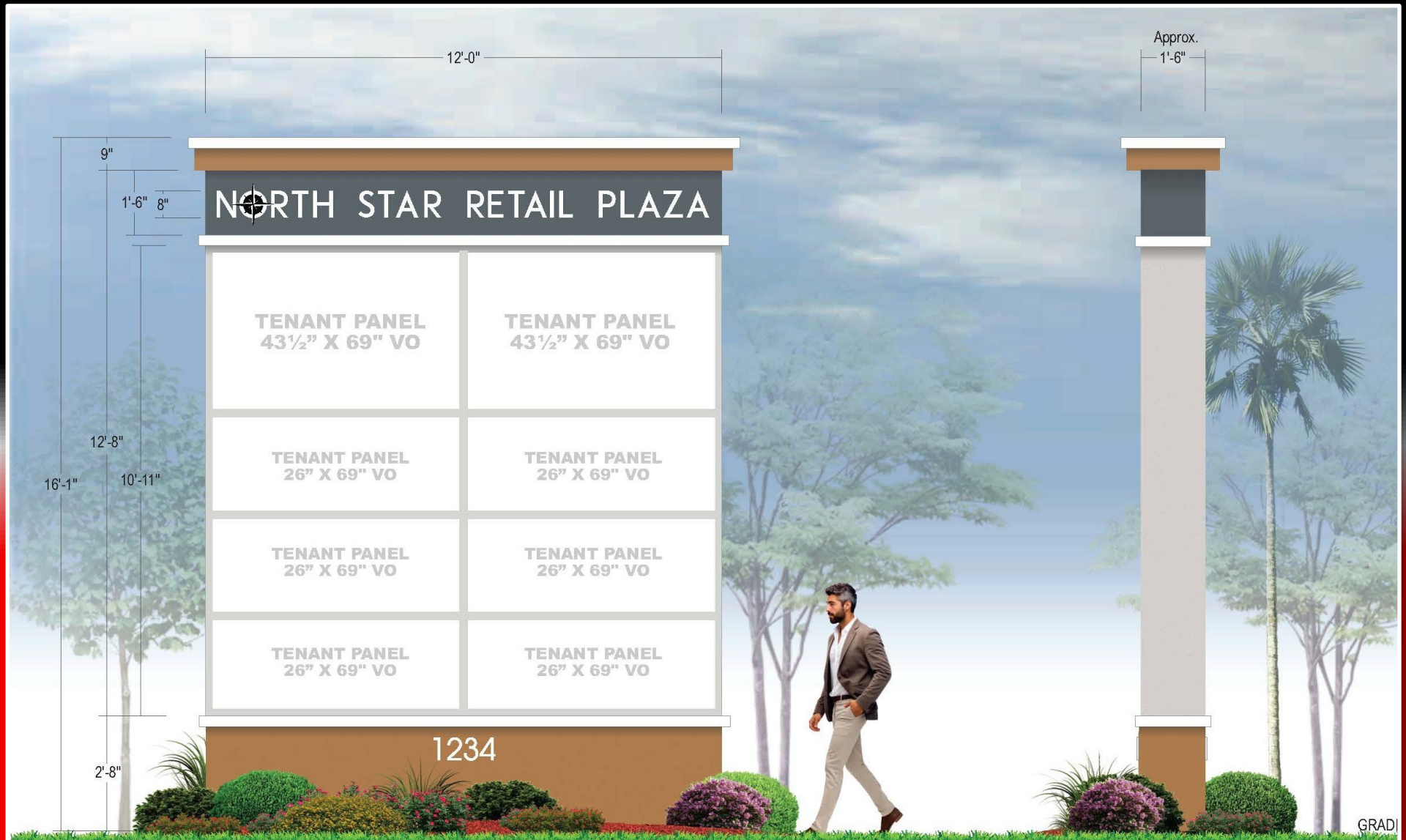
49,000+ cars per day at the intersection of Poinciana Blvd and Pleasant Hill Rd

Ideal Uses: Medical, Retail, Restaurant. (Plumbed for Grease Trap)



DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	14,002	28,894	75,218
Total Population	43,100	90,450	228,326
Total HH Income	\$ 82,939	\$ 87,205	\$ 84,519

Monument Signage Available

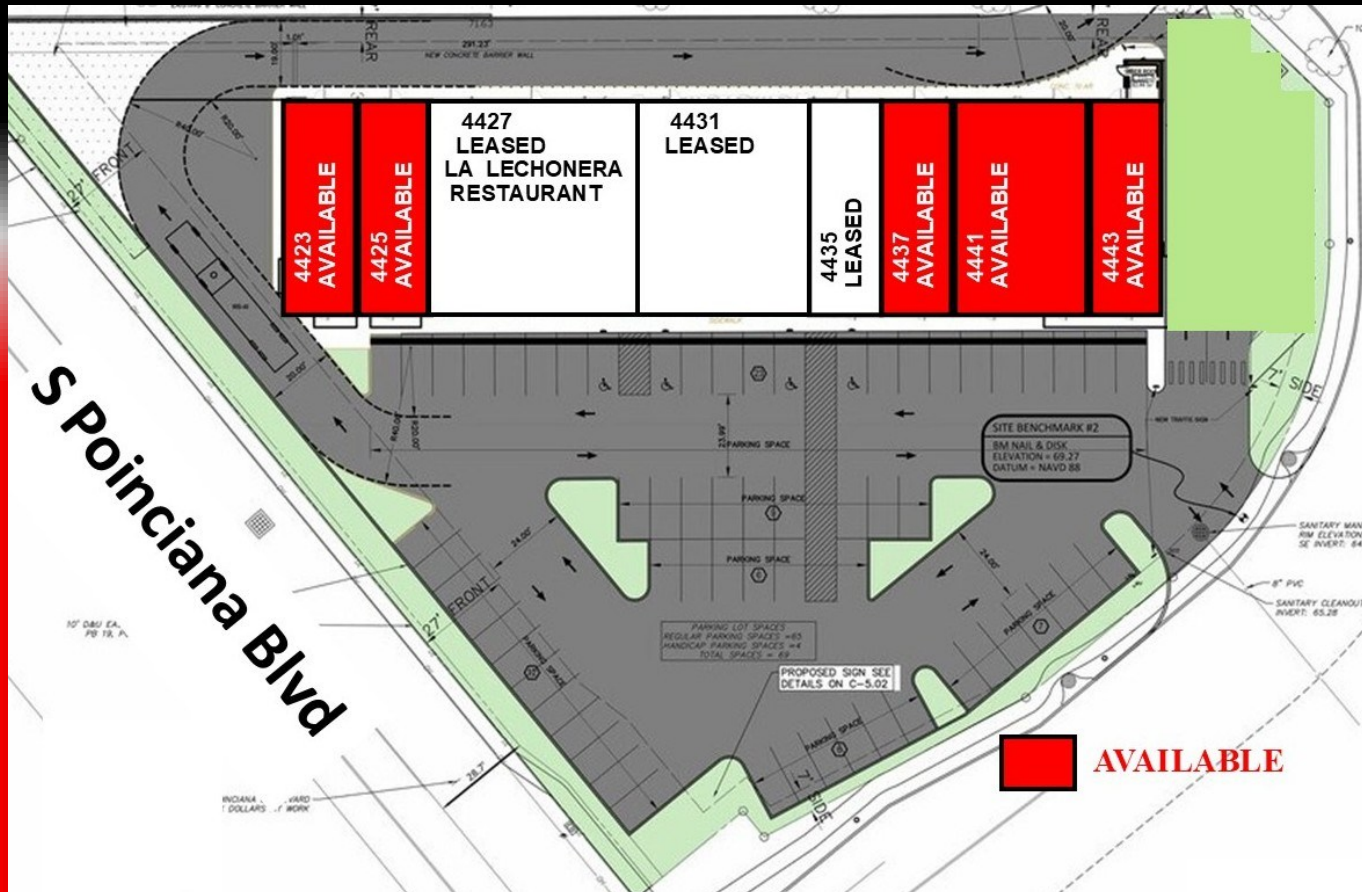


Available Spaces & Lease Rates

Suite	Size (SF)	Lease Type	Lease Rate	Description
4423	1,234	NNN	\$39.50 psf	Available
4425	1,216	NNN	\$39.50 psf	Available
4427	3,643	NNN	\$39.50 psf	Leased to La Lechonera Restaurant
4431	3,030	NNN	\$39.50 psf	Leased
4435	1,215	NNN	\$39.50 psf	Leased
4437	1,214	NNN	\$39.50 psf	Available
4441	2,431	NNN	\$39.50 psf	Available
4443	1,248	NNN	\$39.50 psf	Available

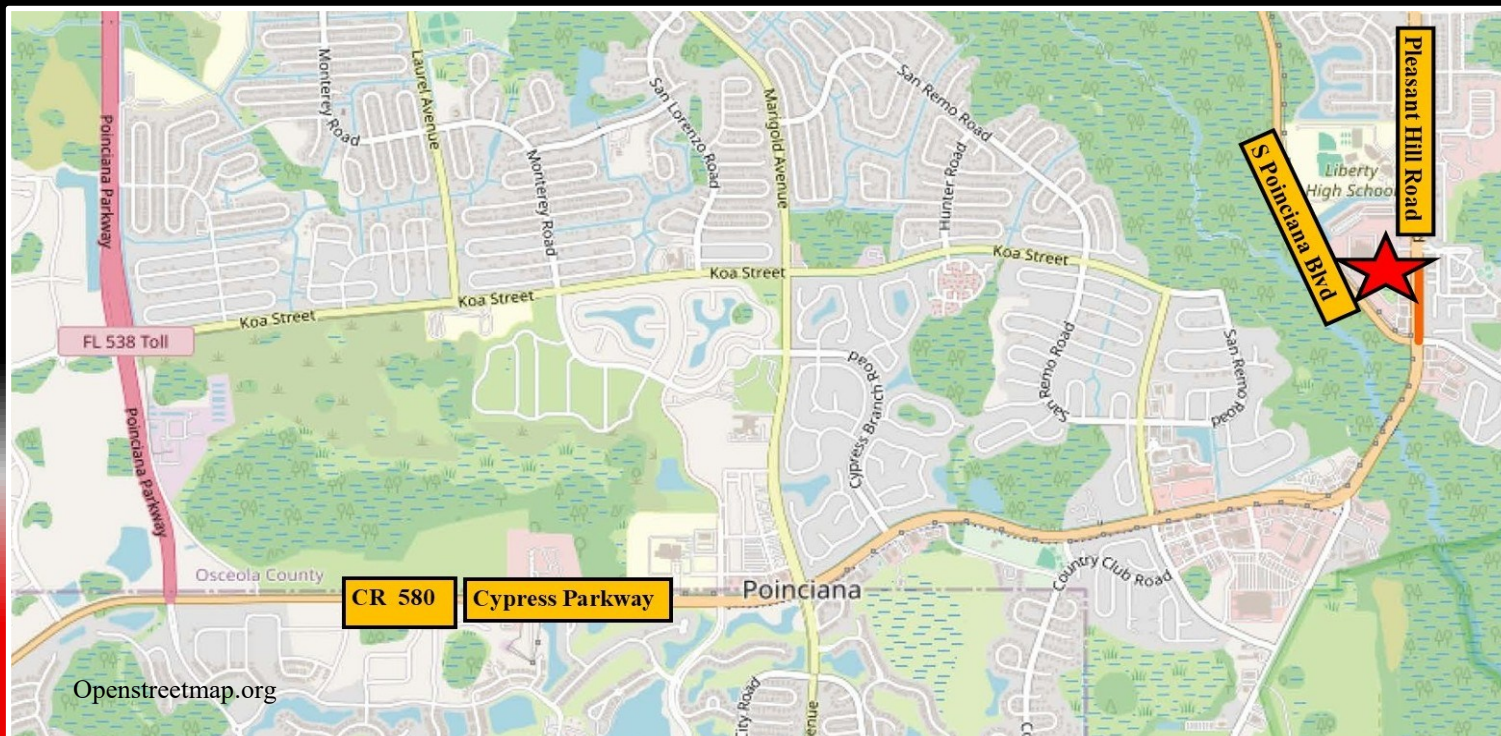
Suites 4437-4443 Can be combined to make up to 4,893 SF

Estimated Expenses \$8.50 psf



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	43,100	90,450	228,326
Average Age	42	42	40

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	14,002	28,894	75,218
# persons per HH	3.1	3.1	3.0
Average HH Income	\$82,939	\$87,205	\$84,519
Average House Value	\$311,141	\$319,713	\$331,048



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