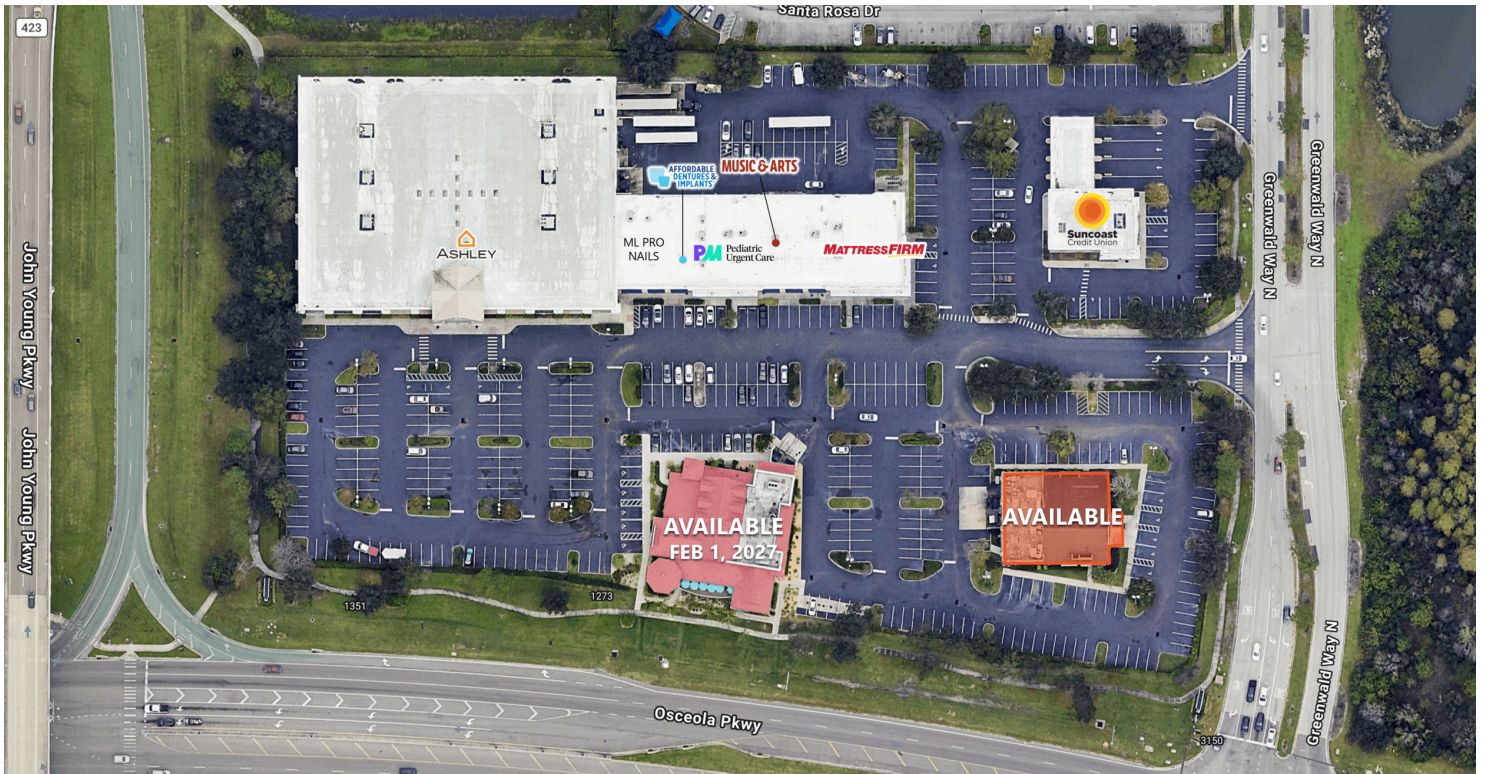


Property Summary



DAILY TRAFFIC CONDITIONS

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

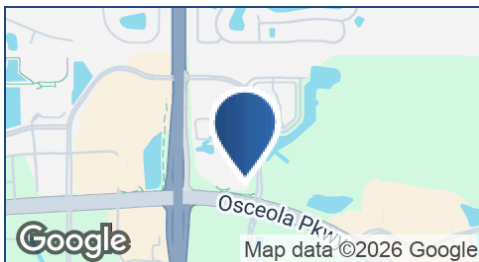
DEMOGRAPHICS - 2025

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

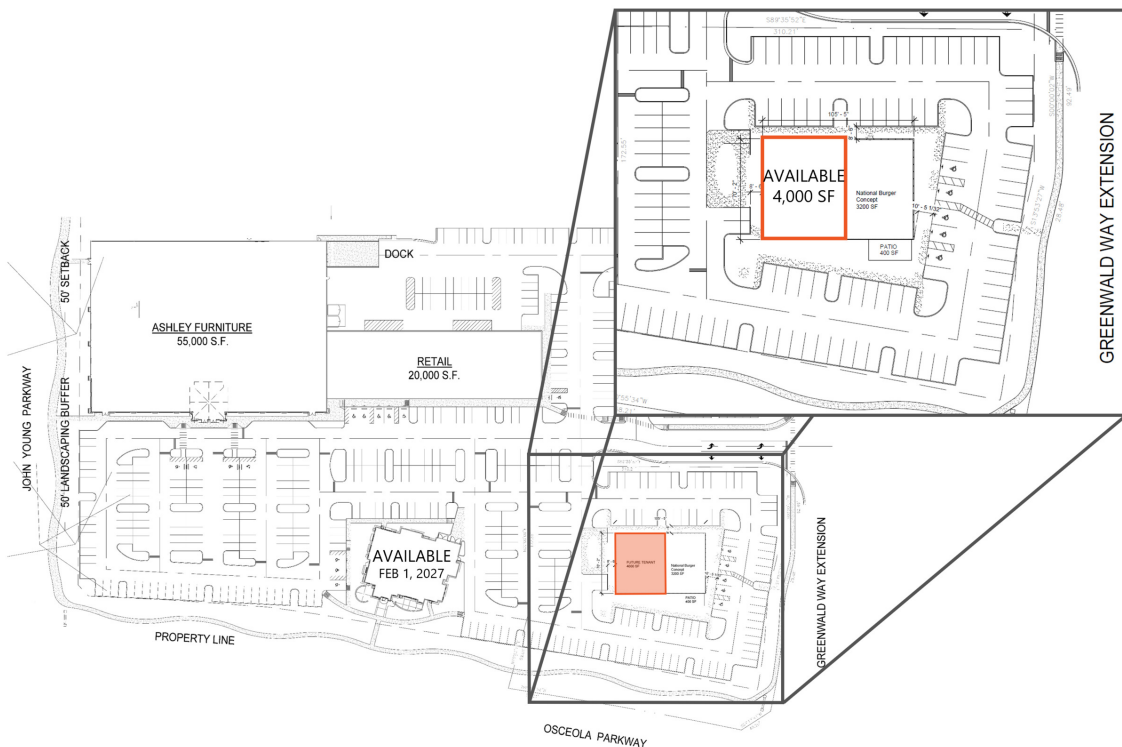
- Up to 4,000 SF available for lease (see site plan on page two)
- Estimated Q2 2027 delivery
- Join Ashley Furniture, Mattress Firm, Affordable Dental, Suncoast Credit Union, PM Pediatric Urgent Care, ML Pro Nails, and Music & Arts in the Osceola Corporate Center
- Other area retailers include BJ's 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
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	Available	1,600 SF	Negotiable
F	Mattress Firm	5,200 SF	-
1201A	National Burger Concept	3,200 SF	-
1201B	Available	4,000 SF	Negotiable
1221	Suncoast Credit Union	3,600 SF	-
1251	Available February 1, 2027	7,127 SF	-

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