

# RETAIL FOR LEASE

± 1,214 SF — ± 6,108 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

# Available Spaces & Lease Rates

Suite	Size (SF)	Lease Type	Lease Rate	Description
101	1,234	NNN	\$39.50 psf	Available
102	1,216	NNN	\$39.50 psf	Available
103	3,643	NNN	\$39.50 psf	Pending
106	3,030	NNN	\$39.50 psf	Leased to Wine & Spirits
107	1,215	NNN	\$39.50 psf	Available
108	1,214	NNN	\$39.50 psf	Available
109	2,431	NNN	\$39.50 psf	Available
111	1,248	NNN	\$39.50 psf	Available

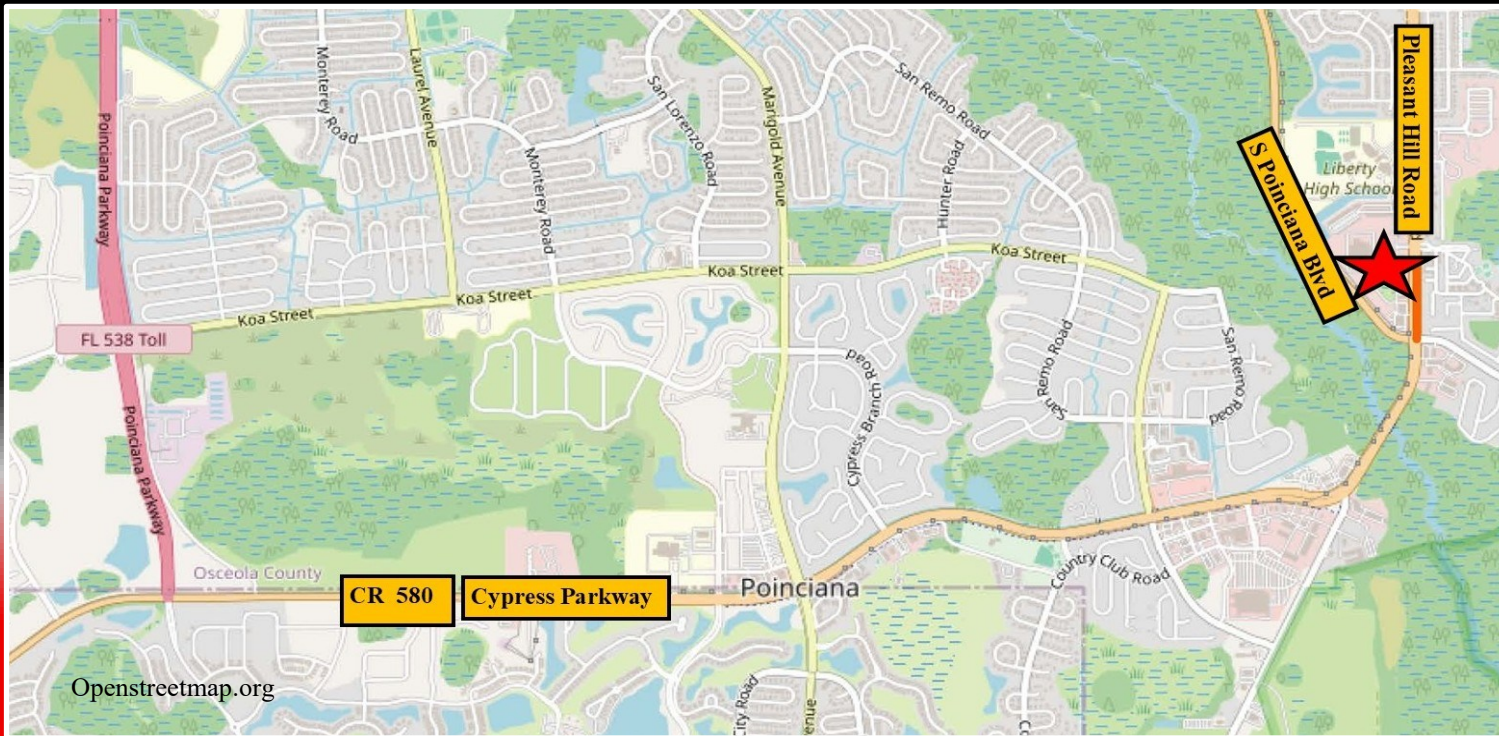
Suites 107-111 Can be combined to make up to 6,108

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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