

SHOPPES OF KISSIMMEE

3205 S. John Young Parkway, Kissimmee, FL 34746

FOR LEASE



PROPERTY OVERVIEW

- » Space available for lease:
 - Second gen. restaurant (available soon): 1,600 SF
 - Second gen. veterinary/medical office: 1,600 SF
 - *Spaces can be combined for a total of 3,200 SF
- » Newly renovated shopping center anchored by Bealls Outlet, Ross Dress for Less, and Dollar Tree
- » Located at the signalized hard corner of S. John Young Parkway and Pleasant Hill Road with a combined traffic volume of 70,700 vehicles per day
- » Pylon and monument signage with frontage along S. John Young Parkway
- » Site access includes two dedicated turn lanes on S. John Young Parkway and a side entrance on Pleasant Hill Rd.
- » Center draws in 887K visits annually (Source: Placer.ai)

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	6,718	37,308	12,789
Households	2,553	13,147	40,461
Daytime Pop.	5,103	30,113	80,825
Ave. HH Income	\$57,906	\$52,149	\$54,395





UNIT	TENANT	SF
1	Greenberg Dental	5,000
2	Bealls Outlet	25,000
3	Ross Dress for Less	30,000
4*	Coming Available Soon 2nd Gen. Restaurant	1,600
5*	Available 2nd Gen. Veterinary Clinic	1,600
6	State Farm	1,600
7	Wingstop	1,600
8	Dollar Tree	5,000
9	Amscot	3,120

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RETAIL AERIAL

