

Vine Street Retail Center

New Construction Class A Retail Center 192 Tourist Corridor
Kissimmee, FL



FROM WEST VINE STREET

New Construction Class A Retail Center 192 Tourist Corridor • Kissimmee, FL

Offering Highlights



ASKING RATE

\$46 - \$47/SF/Yr



PROPERTY TYPE

Shopping Center



TOTAL BUILDING SF

10,746 sq ft



YEAR BUILT

2026/2027



AVAILABLE SPACES

8 Spaces Available



TOTAL SF AVAILABLE

6,159 SF



VIEW FROM REAR PARKING LOT

ICEPTUAL RENDERING

Offering Summary

Vine Street Retail Center offers prime leasing opportunities in a high-traffic location with 64,390 daily vehicle exposures. Flexible units from 980 to 7,250 SF, including end-cap drive-thrus, are available. Join established brands like Walmart and Chick-fil-A in a modern development with strong co-tenancy. Lease rates start at \$46/SF NNN.

About Us

Company Summary

Gandhi Commercial is a premier boutique commercial real estate advisory firm delivering concierge-level service and objective strategic counsel to a select group of VIP clients. Operating with complete independence thanks to a robust pipeline, the team prioritizes long-term client outcomes over transactional volume and is known for providing candid guidance—often advising against opportunities that do not serve their clients’ best interests. With deep expertise across all major property types, Gandhi Commercial specializes in investment sales and acquisitions involving retail, multifamily, and net-leased (NNN) assets, while offering specialized, operationally informed advisory in healthcare real estate, including senior living communities, assisted living facilities, and skilled nursing properties.

Your Listing Agent



Sunny Gandhi

Listing Agent

Email: Sgandhi@KWCommercial.com

Phone: 321-945-4477

Experience

Sunny is a Computer Software Engineer with extensive business and financial experience. He has 10 years of Commercial Real Estate sales experience with a specialty focus on Investment Properties, Business and Senior Living Sales. Sunny adds significant value to our clients with his commercial sales experience, technology and business background.

Parks Commercial Business Group, LLC

3657 Maguire Blvd, Suite 100 · Orlando, Florida 32803 · 321-945-4477 · License: SL 3082473

Executive Summary

KW Commercial is exclusively offering Vine Street Retail Center. This brand-new, modern retail development offers a rare opportunity to secure space in a high-visibility, high-traffic location on Vine Street. With an average daily traffic count of **64,390 vehicles**, the property delivers exceptional exposure and accessibility, supported by prominent signage opportunities along one of the area's busiest corridors.

The development features flexible leasing options ranging from **1104 to 3152 SF** max contiguous. Approximately **83 parking spaces** will serve customers and employees, ensuring convenience and ease of access.

Positioned among established national retailers—including **Walmart, Chick-fil-A, Wawa, Dunkin' Donuts, Chipotle, Aldi, Dollar Tree, Marco's Pizza, Steak 'n Shake, and T-Mobile**—the center benefits from strong co-tenancy and proven customer draw. Pre-leased tenants already committed include **Church's Chicken Drive-Thru, Verizon Wireless, and Ava Nails**, providing immediate synergy and foot traffic.

Ideal uses include restaurants, quick-service concepts, retail stores, boutique shops, coffee shops, service businesses, and similar tenants seeking a high-profile location.

Lease Terms

- Starting at **\$46.00/SF NNN**
- Estimated CAM: **\$8.00-\$10.00/SF**

This is a turnkey opportunity to join a thriving retail environment with strong visibility, modern construction, and a proven tenant mix. Flexible configurations allow spaces to be tailored to specific tenant requirements.

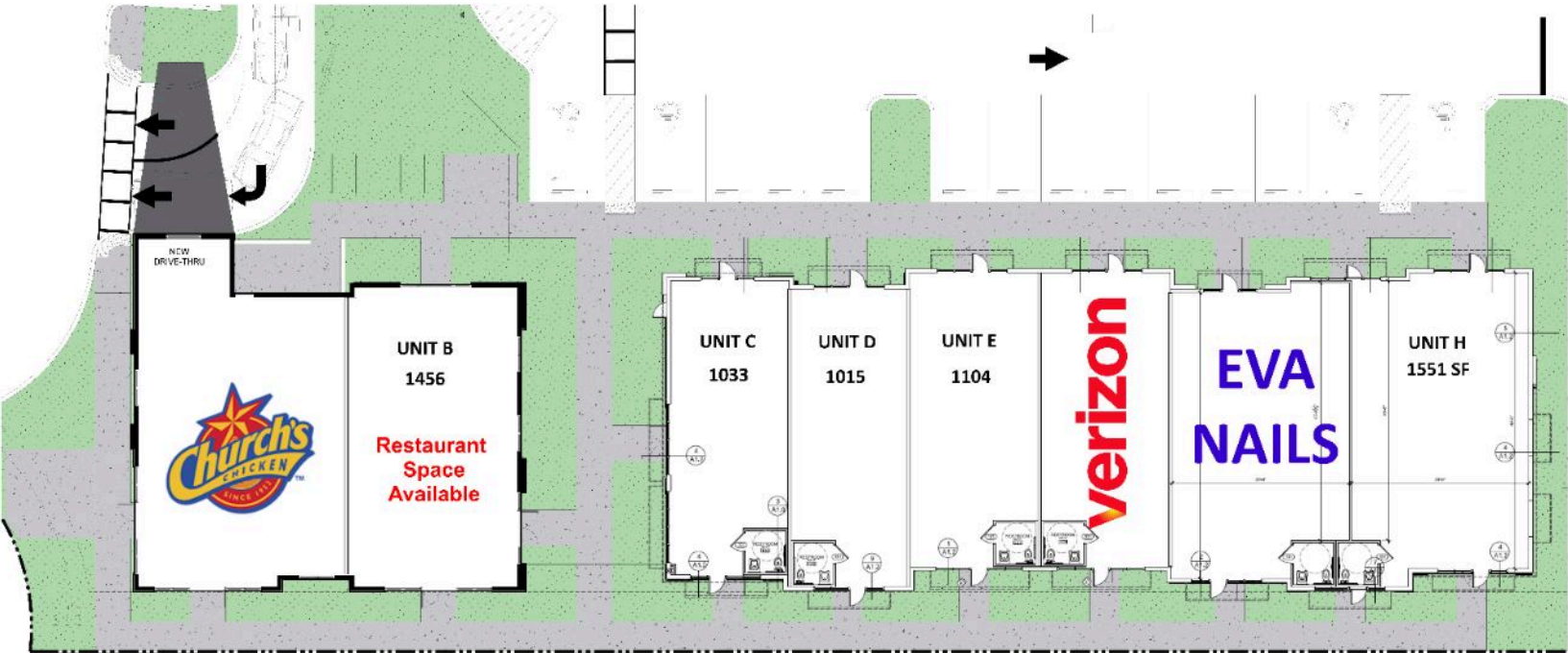


VIEW FROM REAR PARKING LOT

PTUAL RENDERING

Site Plan

Floor plan for Vine Street Retail Center



BUILDING	UNIT #	TENANT	TENANT SQ. FT.
A	UNIT A	CHURCH'S	1964
A	UNIT B	AVAILABLE	1456
Total Building A SQ. FT.			3420

BUILDING	UNIT #	TENANT	TENANT SQ. FT.
B	UNIT C	AVAILABLE	1033
B	UNIT D	AVAILABLE	1015
B	UNIT E	AVAILABLE	1104
B	UNIT F	VERIZON	1103
B	UNIT G	AVA NAILS	1520
B	UNIT H	AVAILABLE	1551
Total Building B SQ. FT.			7326

AREA CALCULATIONS

UNITS 1 AND 2	3,420 SQ. FT.
UNITS 3 THRU 9	7,326 SQ. FT.
OUTSIDE COVERED AREA 1	1,000 SQ. FT.
OUTSIDE COVERED AREA 1	490 SQ. FT.

PROPOSED FLOOR PLAN

Available Spaces



Unit	Size (SF)	Use Type/Tenant	Structure	Asking Rate	Status
Unit A	1,964	Restaurant / Food Service <i>Church's Chicken</i>	NNN	\$55.00/SF/yr	Lease Signed
Unit B	1,456	Restaurant / Food Service, Retail	NNN	\$47.00/SF/yr	Available
Unit C	1,033	Retail	NNN	\$47.00/SF/yr	Available
Unit D	1,015	Retail	NNN	\$46.00/SF/yr	Available
Unit E	1,104	Retail	NNN	\$46.00/SF/yr	Available
Unit F	1,103	Retail <i>Verizon</i>	NNN	\$46.00/SF/yr	Lease Signed
Unit G	1,520	Retail <i>Ava Nails</i>	NNN	\$46.00/SF/yr	Lease Signed
Unit H	1,551	Retail	NNN	\$46.00/SF/yr	Available

Tenant Mix

Current co-tenants in this property.



Verizon Retail

Verizon Wireless is a leading U.S. telecommunications provider, formed in 2000 as a joint venture between Bell Atlantic and Vodafone. Headquartered in Basking Ridge, New Jersey, it operates under its parent company, Verizon Communications (NYSE: VZ), and serves over 146 million connections.



Church's Chicken Restaurant / Food Service

Founded in San Antonio, Texas in 1952, Church's Texas Chicken (known globally as Texas Chicken) is one of the world's largest quick-service chicken chains. Renowned for its hand-battered fried chicken and Honey-Butter Biscuits, the brand operates over 1,500 locations across 23 countries. It is currently owned by High Bluff Capital Partners.



Ava Nails Salon / Beauty

Ava Nail Lounge LLC is a premium nail and beauty salon offering a range of high-quality services, including pedicures, manicures, nail enhancements, waxing, and lash treatments, all with a strong commitment to hygiene, inclusivity, and customer satisfaction.

Property Summary



The Vine Street Retail Center is a brand-new, modern retail development offering flexible leasing options from 980 to 7,250 SF, including end-cap drive-thru units ranging from 1,990 to 3,420 SF contiguous. The property features approximately 83 parking spaces, ensuring convenience and accessibility. Positioned on a high-visibility, high-traffic corridor with an average daily traffic count of 64,390 vehicles, the center provides exceptional exposure and prominent signage opportunities. The development's modern construction supports a variety of tenant configurations tailored to specific requirements.



W FROM WEST VINE STREET

Property Specifications

Property Address:

[4307 West Vine Street, Kissimmee, FL, 34746](#)

Property Type:	Shopping Center
Year Built:	2026/2027
Parking Spaces:	83+/-

Building Size:	10746 sq ft
Stories:	Single Story

Location Summary

Vine Street Retail Center offers prime accessibility with its strategic position on a high-traffic corridor, achieving an average daily vehicle count of 64,390. The center's location ensures exceptional visibility and ease of access, supported by 83 parking spaces. Surrounded by established national retailers such as Walmart, Chick-fil-A, and Aldi, the development benefits from strong co-tenancy advantages and proven customer attraction. The presence of pre-leased tenants, including Church's Chicken and Verizon Wireless, enhances foot traffic. Ideal for businesses seeking a prominent, high-exposure setting in a thriving market area.

Road Map

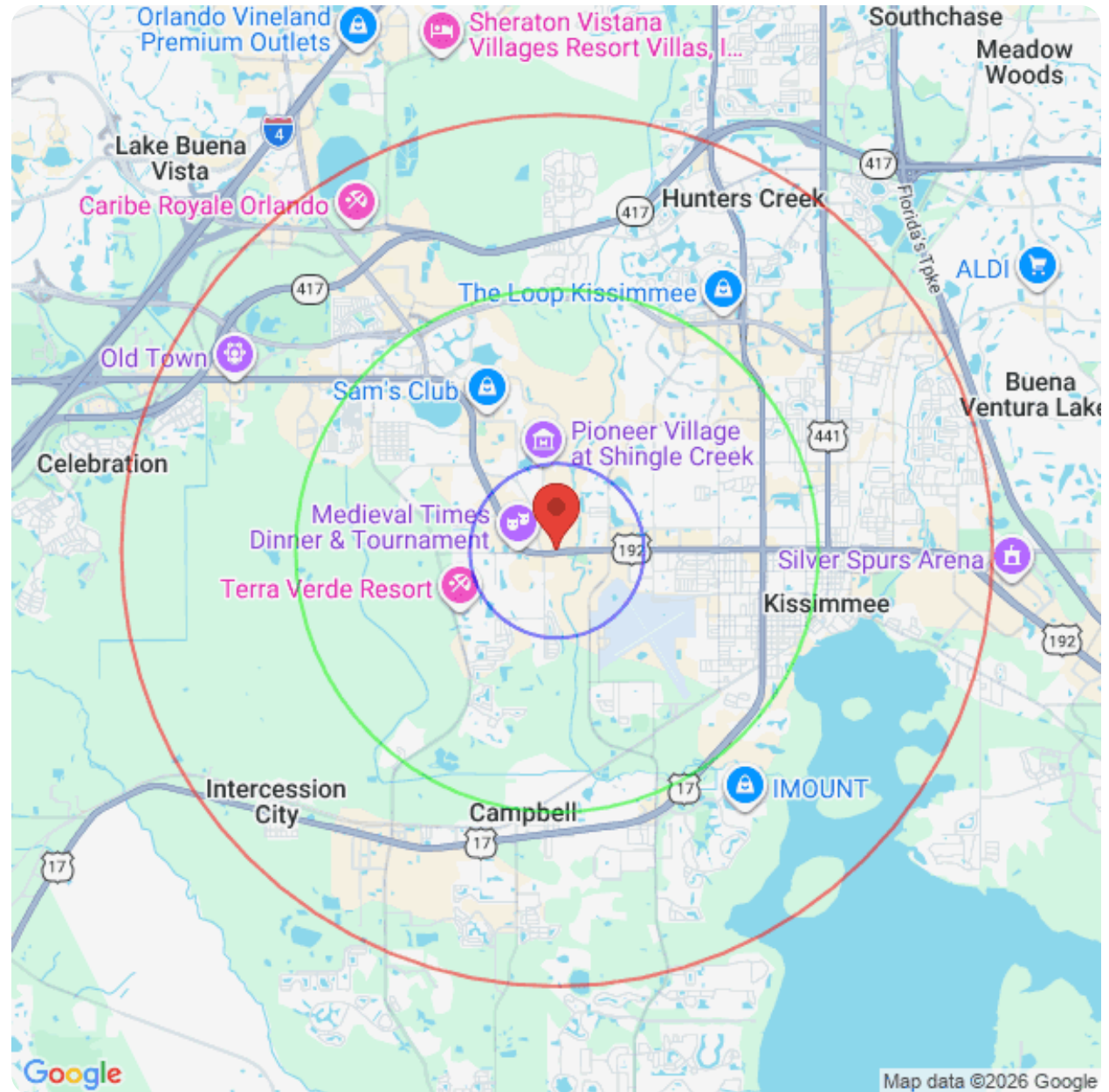


Aerial Map



Demographic Summary

The target market for Vine Street Retail Center encompasses a diverse demographic with a strong propensity for retail and dining expenditures. The location is ideal for businesses aiming to capture a broad consumer base, including young professionals, families, and commuters, due to its strategic positioning along a major traffic artery with 64,390 vehicles passing daily. The presence of established national retailers such as Walmart and Chick-fil-A enhances the appeal, drawing consistent foot traffic and providing a synergistic environment for new tenants. The area's robust economic activity and consumer traffic patterns make it a prime locale for retail and service-oriented businesses seeking high visibility and accessibility.



● 1 Mile ● 3 Miles ● 5 Miles

Demographics Table

Demographic Metric	1 Mile	3 Mile	5 Mile
Total Population	3,148	28,331	78,697
Median Income	\$48,859	\$52,883	\$55,757
Average Household Income	\$62,440	\$67,582	\$71,255
Median Age	38.6	37.5	37.2
Total Households	1,102	9,917	27,546
Average Household Size	2.78	2.78	2.78
Median Home Value	\$220,170	\$236,280	\$252,390
Home Ownership Rate	56.1%	57.9%	58.5%
Unemployment Rate	5.3%	5.0%	4.7%
Poverty Rate	20.3%	18.1%	17.0%
Bachelor's Degree+	17.0%	18.0%	19.0%

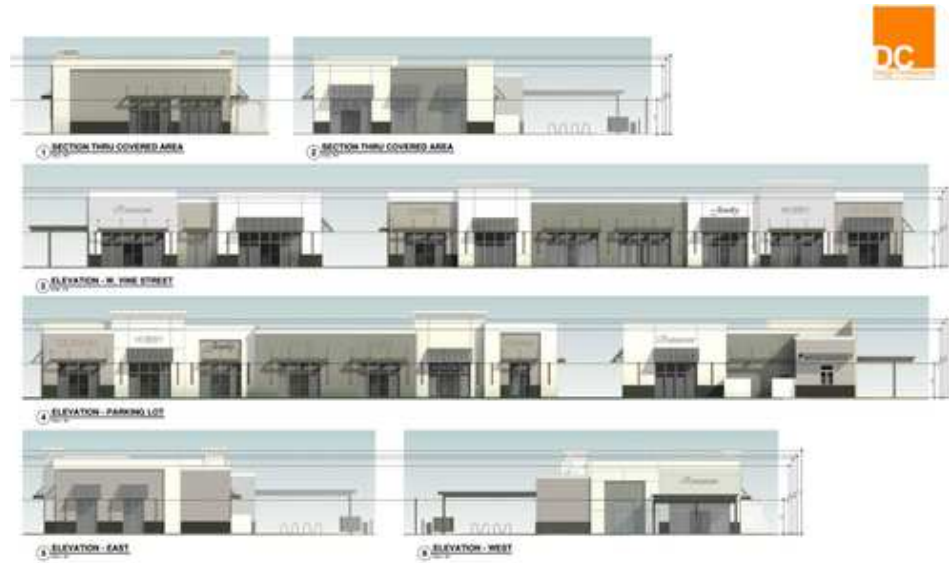
Note: Demographic data sourced from U.S. Census Bureau estimates. with average household incomes of \$71,255 in the 5-mile radius, indicating a financially stable market.

Exterior Photos



VIEW FROM REAR PARKING LOT

CONCEPTUAL RENDERING



CONCEPTUAL ELEVATIONS



Company Information



Gandhi Commercial

Gandhi Commercial is a premier boutique commercial real estate advisory firm delivering concierge-level service to a select group of VIP clients. We function as trusted strategic advisors rather than traditional transaction brokers. Our clients rely on us for candid, objective guidance across all facets of their commercial real estate and business needs. We prioritize long-term outcomes over volume and are selective in the opportunities we endorse—often advising against deals that do not align with our clients’ best interests. With a robust pipeline, we maintain complete independence, allowing us to focus exclusively on protecting and advancing client objectives without commission pressure.

We provide comprehensive advisory services across all major property types, with particular depth in investment properties including retail, multifamily, and net-leased (NNN) assets. Our team offers specialized expertise in healthcare real estate, including senior living communities, assisted living facilities, and skilled nursing properties. Through our integrated business brokerage and M&A advisory services, we also guide clients through business acquisitions, dispositions, and ownership transitions with the same rigorous, client-first approach.

Led by Sunny Gandhi, who brings more than a decade of commercial real estate and business sales experience supported by a strong foundation in software engineering and accounting, the firm benefits from industry-leading standards, systems, and analytical processes that deliver precise due diligence, sophisticated financial analysis, and seamless execution. His partner, Kalei Stockstill, is a licensed real estate professional since 2005 and a serial entrepreneur who has founded and operated multiple businesses, including franchises, commercial properties, and an assisted living facility that he owned and operated for ten years. He also founded and scaled the largest online training platform for the assisted living industry, serving more than 700 communities across multiple states. This combination of operational ownership experience and deep real estate expertise gives clients uncommon insight into facility operations, healthcare properties, and investment strategy.

Together, Sunny and Kalei have expanded their specialized practice in assisted living and healthcare facility transactions to a national platform spanning all 50 states. They lead a curated network of affiliate commercial real estate professionals who provide localized market intelligence and execution excellence while preserving the high-touch, personalized service that defines Gandhi Commercial.

When you work with Gandhi Commercial, you gain more than brokers—you gain objective advisors committed to honest counsel, strategic clarity, and unwavering advocacy for your interests.

Disclaimer



All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates, and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance, or lack of compliance with applicable governmental requirements, developability or suitability, the financial performance of the property, the projected financial performance of the property for any party's intended use or any and all other matters. Any projected renovation, construction and FF&E costs are simply estimates and must be verified by any interested party. Construction prices can vary widely depending on location, finishes, & project specifications.

Neither KW Commercial, its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE: Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All financial performance data, assumptions, and projections, including those used in financial modeling, are estimates and may differ from actual results. Projected rents or market rent estimates do not guarantee achievable rent levels. Parties should assess contractual, governmental, and market factors—such as vacancy rates and property conditions—to determine feasible rents. For legal, tax, title, or property compliance questions, consult an attorney, certified public accountant, title officer, or relevant experts (e.g., engineers, architects, contractors, or governmental agencies) as needed. KW Commercial - Parks Commercial Group, LLC - Orlando markets all properties and services in compliance with applicable fair housing and equal opportunity laws.

Layout, Dimensions, and Conceptual Designs: All square footage & dimensions are approximate and are not to the actual scale. All parties should not rely upon these designs or conceptual designs for decision-making purposes. Exact dimensions can be obtained by retaining the services of a professional architect or engineer. Conceptual designs are possible opportunities & must be independently verified vlocal planning/zoning, health departments, & state agencies.