

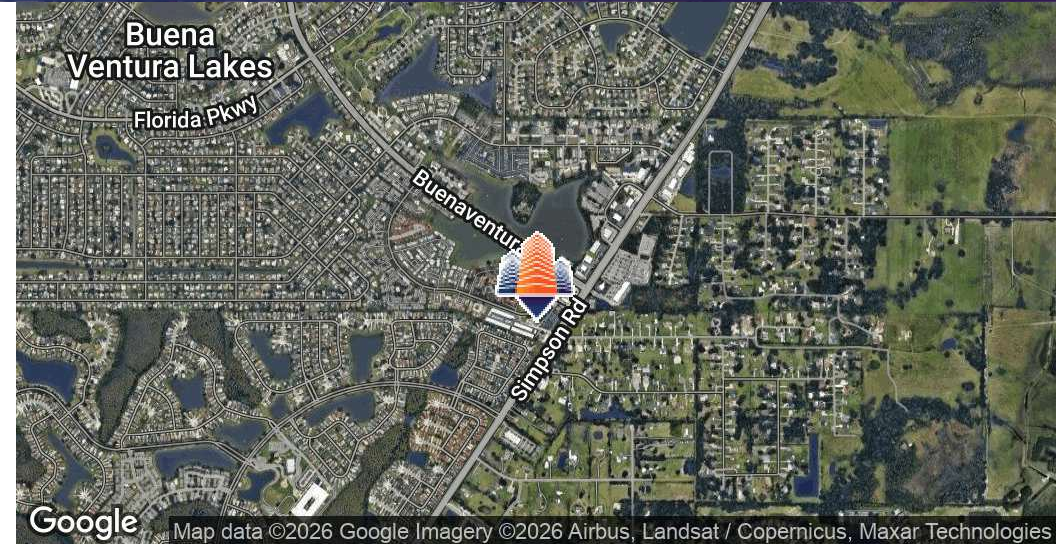
Buenaventura Lakes Shopping Center

2534 Simpson Rd, Kissimmee, FL 34744



EQUITY
INVESTMENT
SERVICES

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Property sits in Buena Ventura Lakes, home to over 11,000 units
- 1,200 SF available
- Retail & Medical co-tenancy seeking related uses
- Located in high growth trade area with close proximity to Osceola Pkwy & Turnpike
- Left in Access from Simpson Rd which sees over 31,000 cars per day
- Left In/Rear and signalized access from Buenaventura Blvd which sees over 25,000 cars per day
- Multiple Pylon Signs fronting Simpson Rd
- Ample parking

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,200 SF
Lot Size:	3.68 Acres
Building Size:	25,413 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,478	28,296	64,303
Total Population	13,534	88,287	197,221
Average HH Income	\$69,788	\$79,718	\$82,845

Casey Dorner
407.404.4017
CDorner@eisre.com

Eric Portnoy
954.242.2010
EPortnoy@eisre.com



7575 Dr. Phillips Blvd, Ste 390
Orlando, FL 32819
www.eisre.com

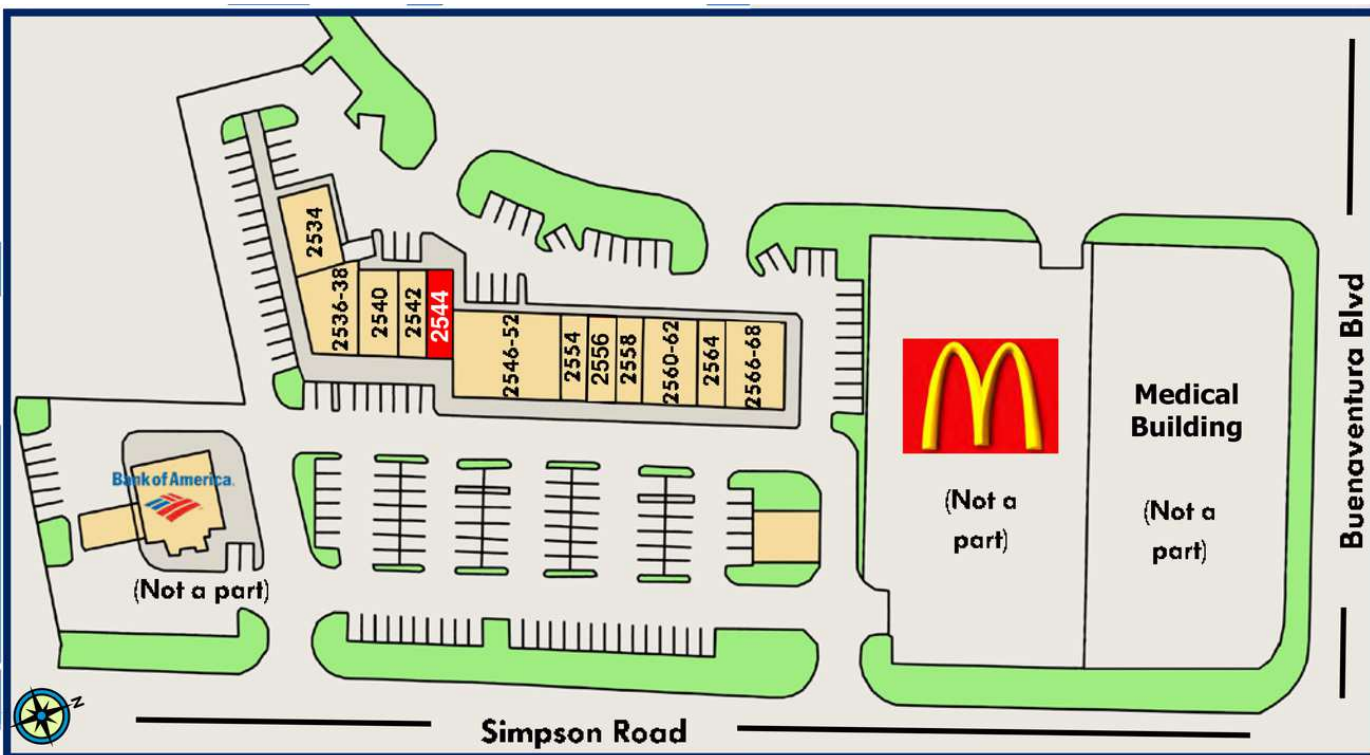
Buenaventura Lakes Shopping Center

2534 Simpson Rd, Kissimmee, FL 34744



EQUITY
INVESTMENT
SERVICES

SITE PLAN



TENANT ROSTER

2534	Adamyan Vet Clinic	2,118 SF
2536-38	T-Mobile	2,610 SF
2540	Delicias Café	1,800 SF
2542	Cobe's Barber Shop	1,200 SF
2544	AVAILABLE	1,200 SF
2546-52	Florida Medical Consultants	4,800 SF
2554	Lou's Pizza, Pasta & Subs	1,200 SF
2556	Vape Shop	1,200 SF
2558	Amai Sweet & Salty	1,200 SF
2560-62	Bakery	2,400 SF
2564	Dollar Land	1,200 SF
2568	TLC Laundry	2,700 SF

Casey Dorner

407.404.4017

CDorner@eisre.com

Eric Portnoy

954.242.2010

EPortnoy@eisre.com



7575 Dr. Phillips Blvd, Ste 390

Orlando, FL 32819

www.eisre.com

Buenaventura Lakes Shopping Center

2534 Simpson Rd, Kissimmee, FL 34744



EQUITY
INVESTMENT
SERVICES

RETAILER MAP



Casey Dornier
407.404.4017
CDornier@eisre.com

Eric Portnoy
954.242.2010
EPortnoy@eisre.com



7575 Dr. Phillips Blvd, Ste 390
Orlando, FL 32819
www.eisre.com

Buenaventura Lakes Shopping Center

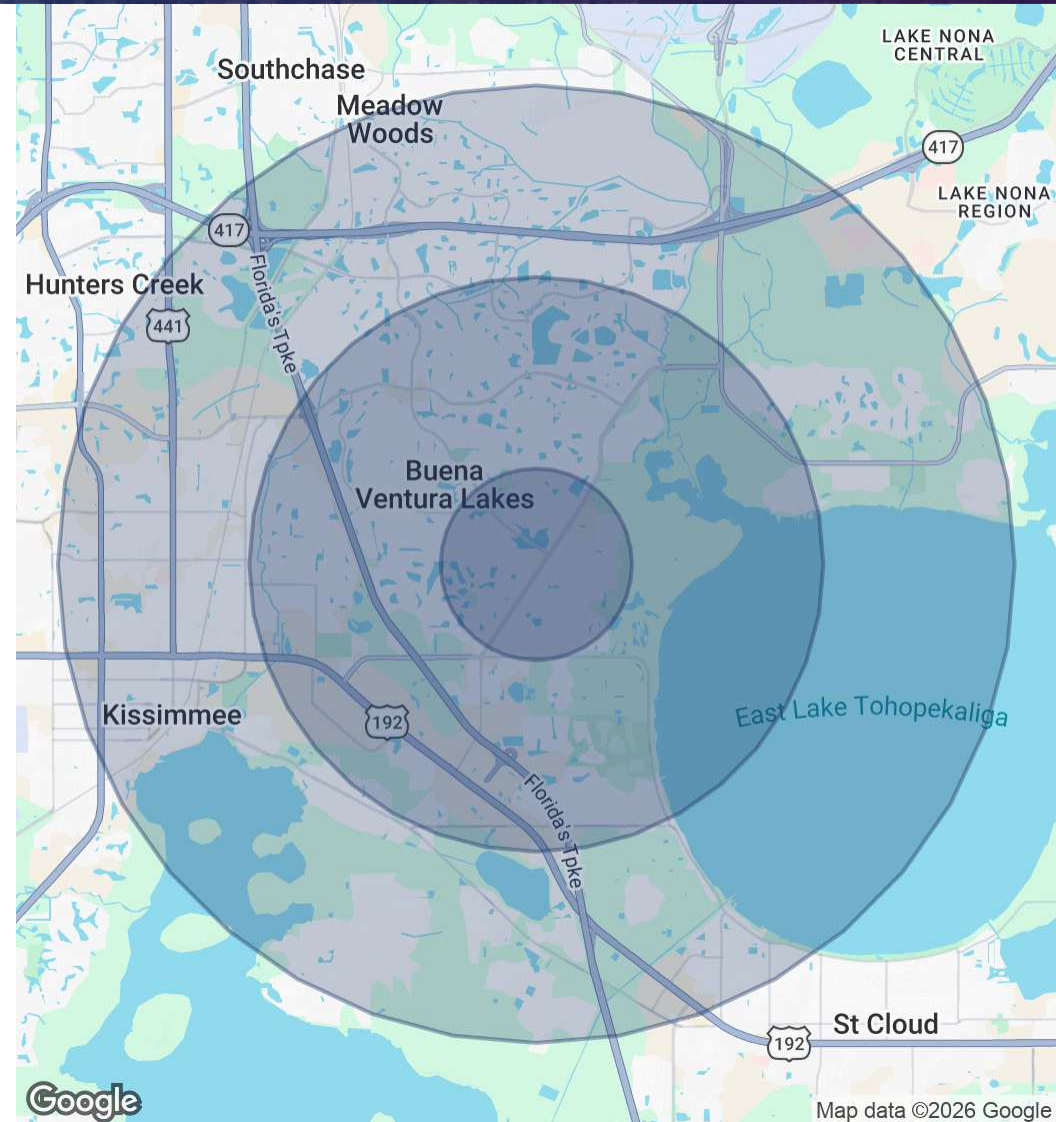
2534 Simpson Rd, Kissimmee, FL 34744



EQUITY
INVESTMENT
SERVICES

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,534	88,287	197,221
Average Age	40	40	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,478	28,296	64,303
# of Persons per HH	3	3.1	3.1
Average HH Income	\$69,788	\$79,718	\$82,845
Average House Value	\$290,769	\$328,854	\$335,055



Casey Dorner
407.404.4017
CDorner@eisre.com

Eric Portnoy
954.242.2010
EPortnoy@eisre.com



7575 Dr. Phillips Blvd, Ste 390
Orlando, FL 32819
www.eisre.com