

RETAIL FOR LEASE

± 1,216SF

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!

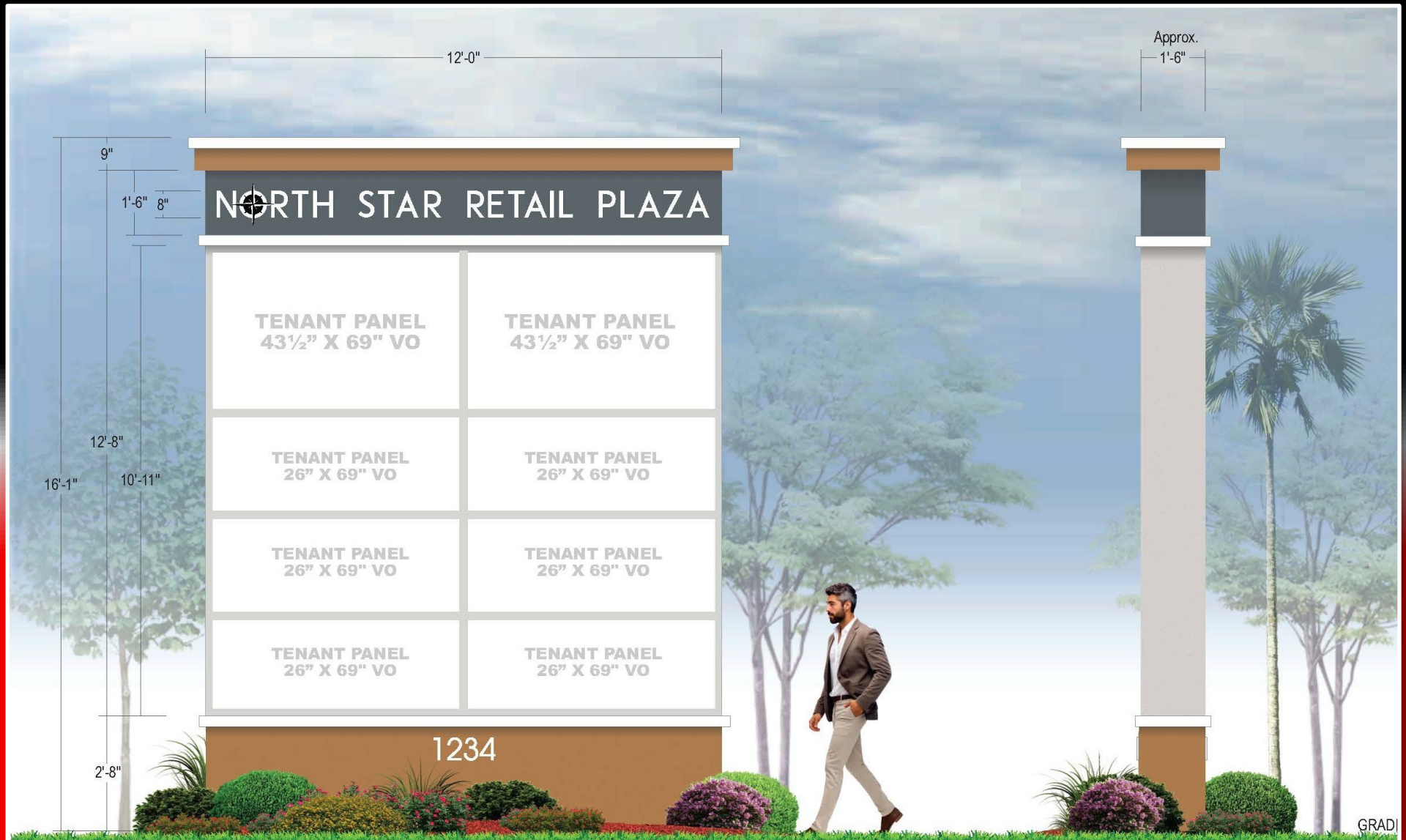
49,000+ cars per day at the intersection of Poinciana Blvd and Pleasant Hill Rd

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

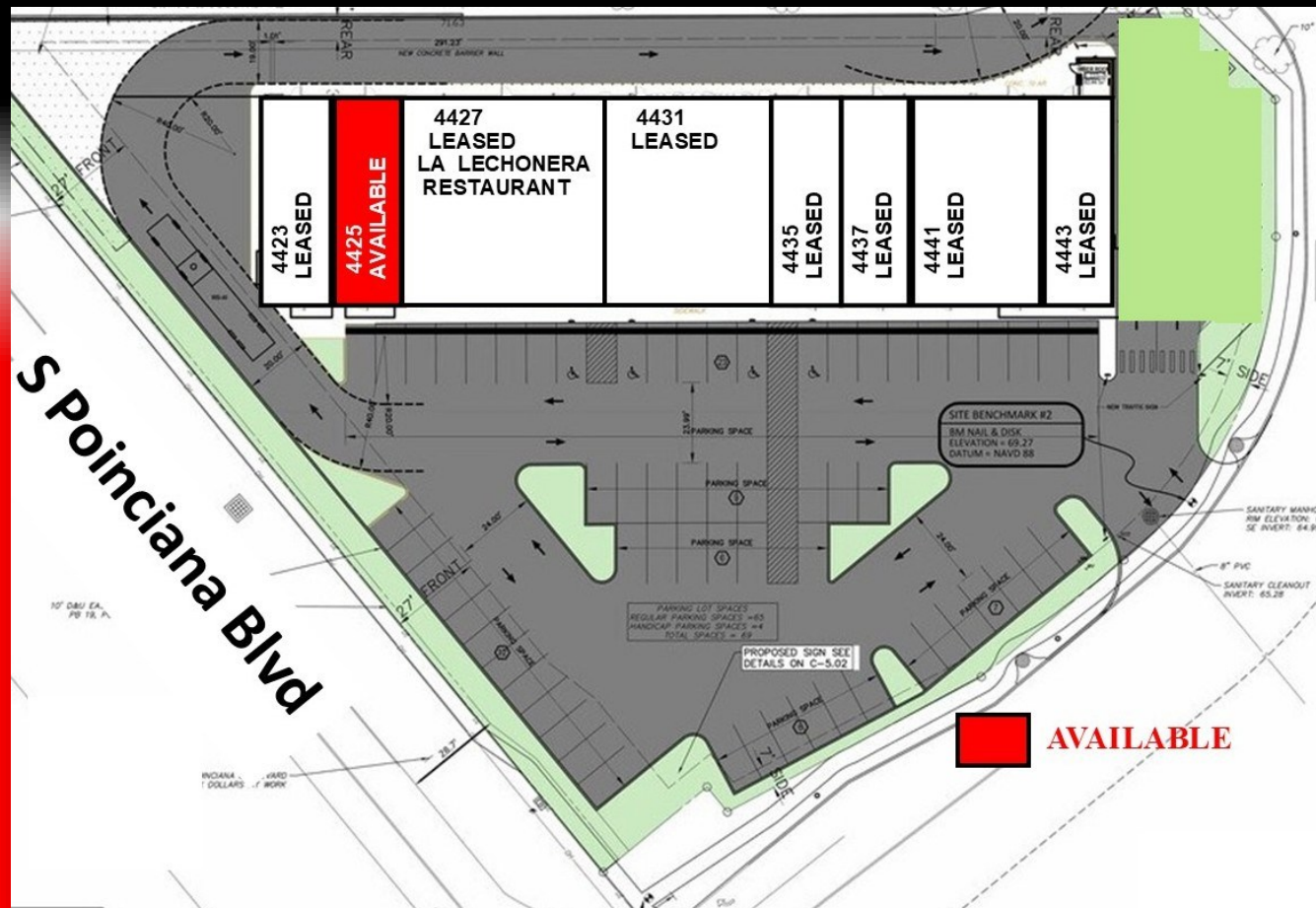
Monument Signage Available



Available Spaces & Lease Rates

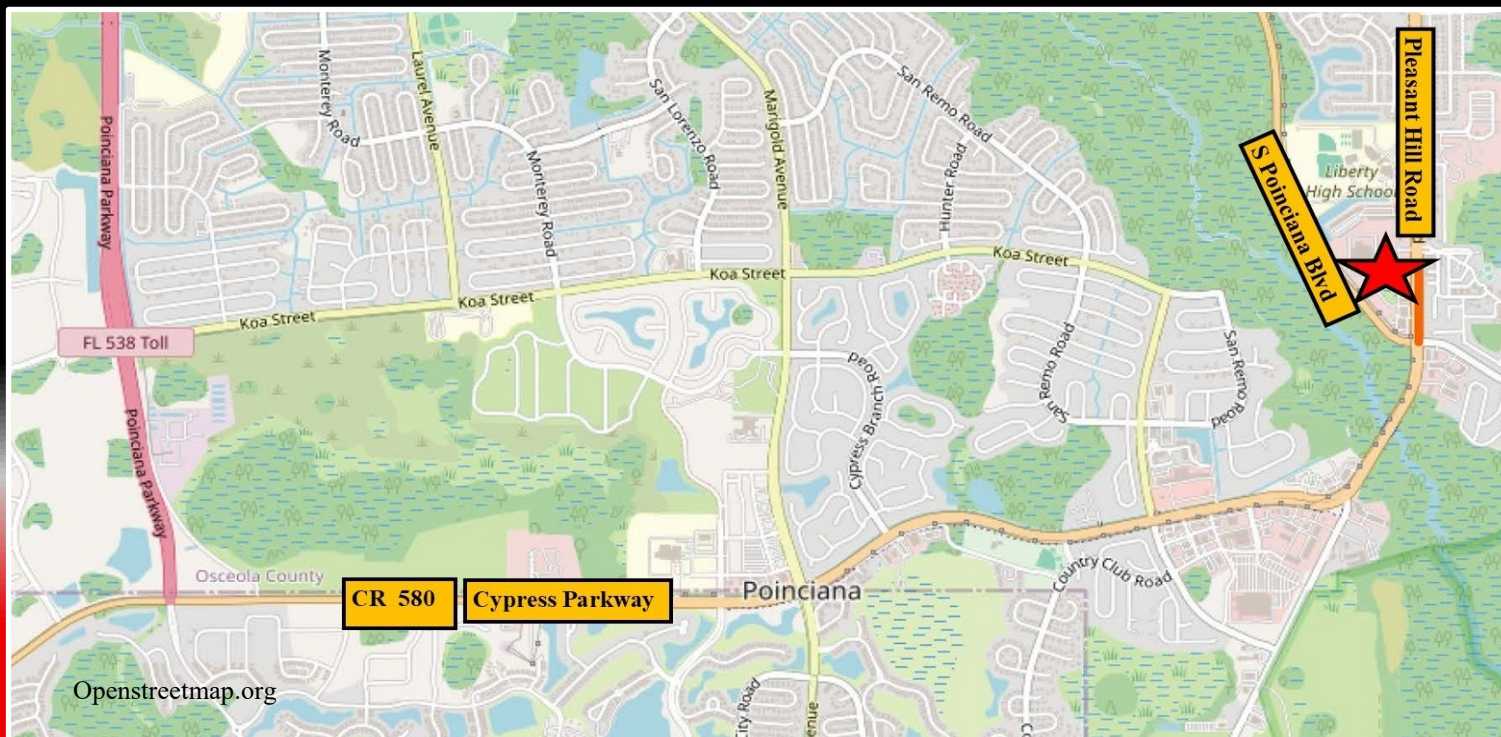
Suite	Size (SF)	Lease Type	Lease Rate	Description
4423	1,234	NNN	\$39.50 psf	Leased
4425	1,216	NNN	\$39.50 psf	Available
4427	3,643	NNN	\$39.50 psf	Leased to La Lechonera Restaurant
4431	3,030	NNN	\$39.50 psf	Leased
4435	1,215	NNN	\$39.50 psf	Leased
4437	1,214	NNN	\$39.50 psf	Leased
4441	2,431	NNN	\$39.50 psf	Leased
4443	1,248	NNN	\$39.50 psf	Leased

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



Greg Kainz
(407) 310-2718
gkainz@cepadvisors.com



David Lundberg
(407) 701-4400
dlundberg@cepadvisors.com

LEGAL DISCLAIMER:

INFORMATION GIVEN HEREWITH IS OBTAINED FROM SOURCES CONSIDERED RELIABLE; HOWEVER, WE ARE NOT RESPONSIBLE FOR MISSTATEMENT OF FACTS, ERRORS, OMISSIONS, PRIOR SALE, AND WITHDRAWAL FROM MARKET, CHANGE IN PRICE OR AVAILABILITY WITHOUT NOTICE. THE INFORMATION SUPPLIED HEREIN IS FOR INFORMATION PURPOSES ONLY AND SHALL NOT CONSTITUTE A WARRANTY OR ASSURANCE THAT SAID INFORMATION IS CORRECT. ANY PERSON INTENDING TO RELY UPON THE INFORMATION SUPPLIED HEREIN SHOULD VERIFY SAID INFORMATION INDEPENDENTLY.