

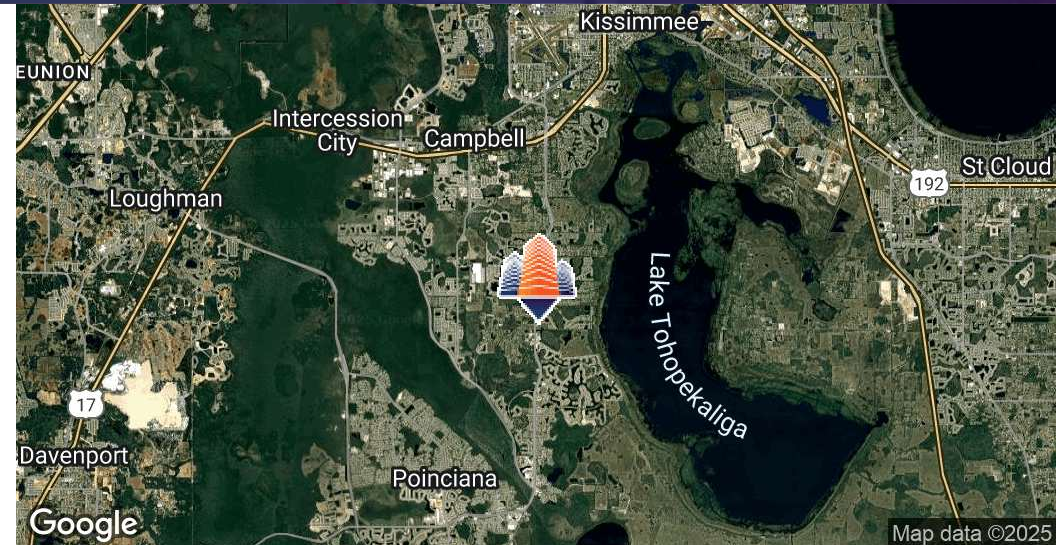
Pleasant Hill Retail Pads

3175 Pleasant Hill Road, Kissimmee, FL 34746



EQUITY
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PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Outparcel Available with approx 285 ft of frontage to Pleasant Hill Rd
- Median Break offering full access to the site coming soon!
- Across the street from Brand New Valencia Campus and College Station community
- Rapidly growing submarket with new residential and commercial developments
- Pleasant Hill Rd sees over 43,000+ cars per day
- Just North of Reeves Rd which connects to S Poinciana Blvd
- Ideal Uses: QSR, FSR, Medical, Daycare, Financial Institutions, Gas, Auto, and Traditional Retail

[CLICK HERE TO VIEW ON GOOGLE MAPS](#)

[QSR CONCEPT PLAN 1](#)

[MULTI-TENANT RETAIL CONCEPT PLAN 2](#)

OFFERING SUMMARY

Lease Rate:	Negotiable
Lot Size:	0.75 - 5 Acres
Square Feet Available:	1,400 - 15,000 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	10,943	27,777	119,319
Total Population	36,265	89,559	355,057
Average HH Income	\$107,635	\$89,112	\$79,008

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AERIAL



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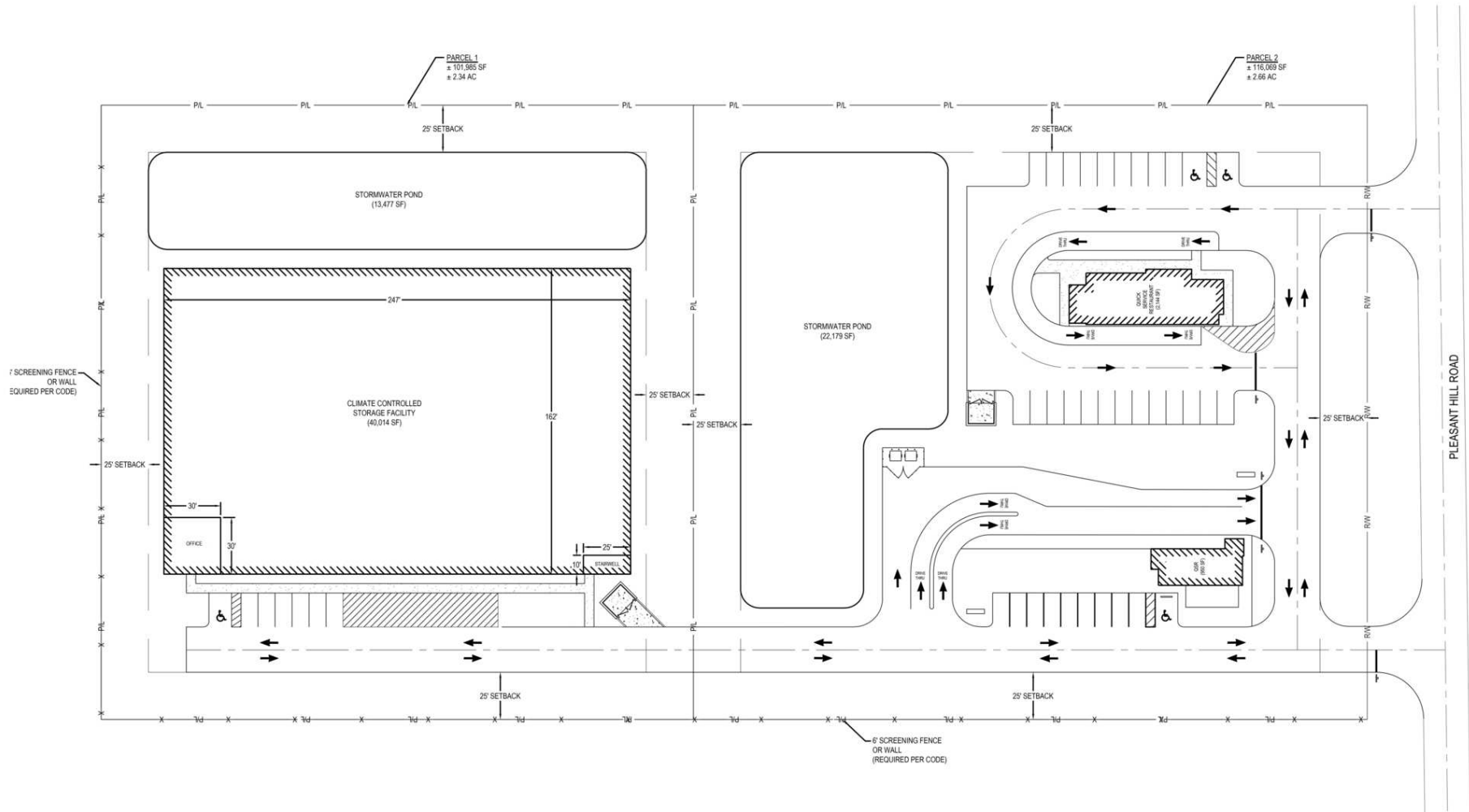
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QSR CONCEPT PLAN 1



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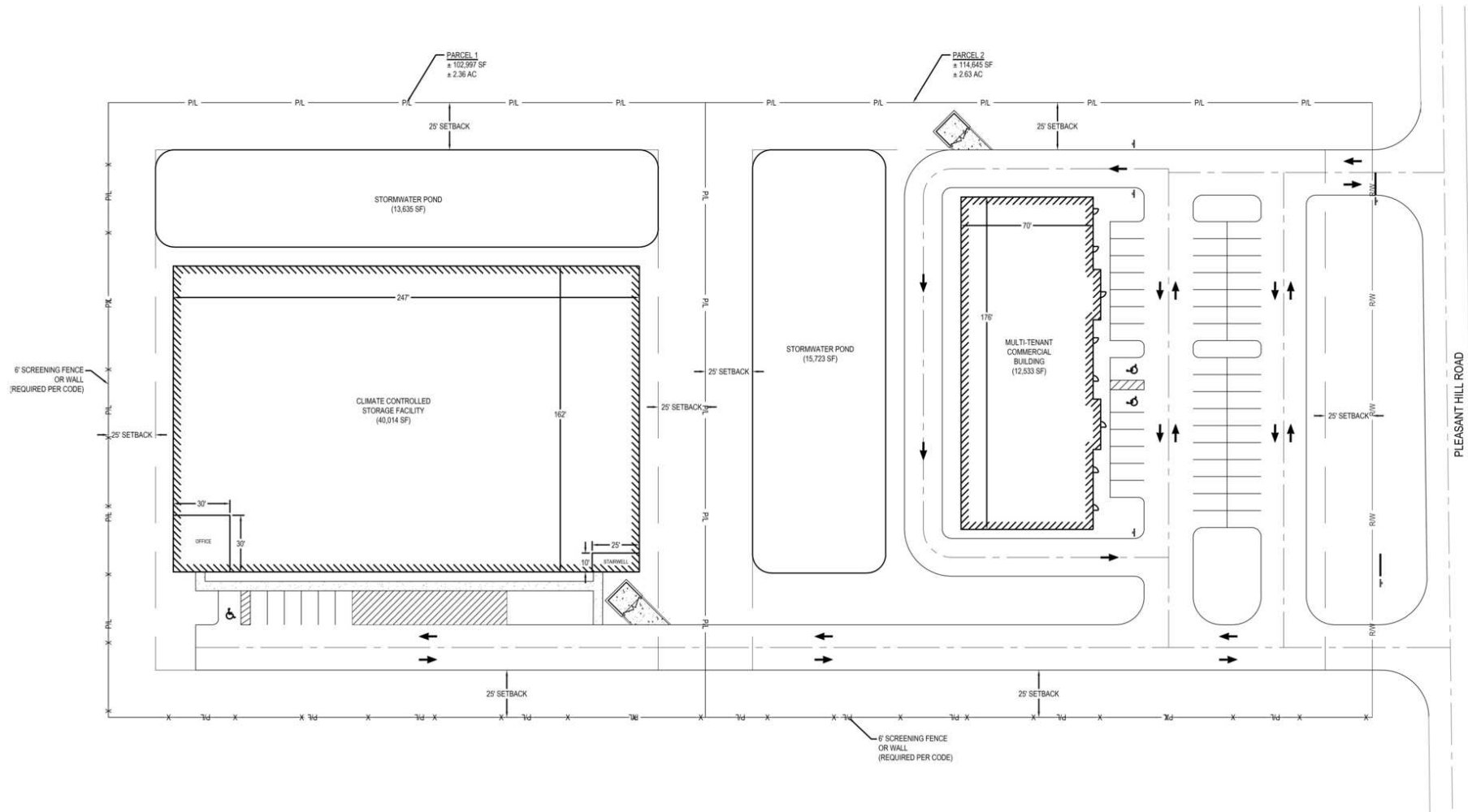
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MULTI-TENANT RETAIL CONCEPT PLAN 2



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RETAILER MAP



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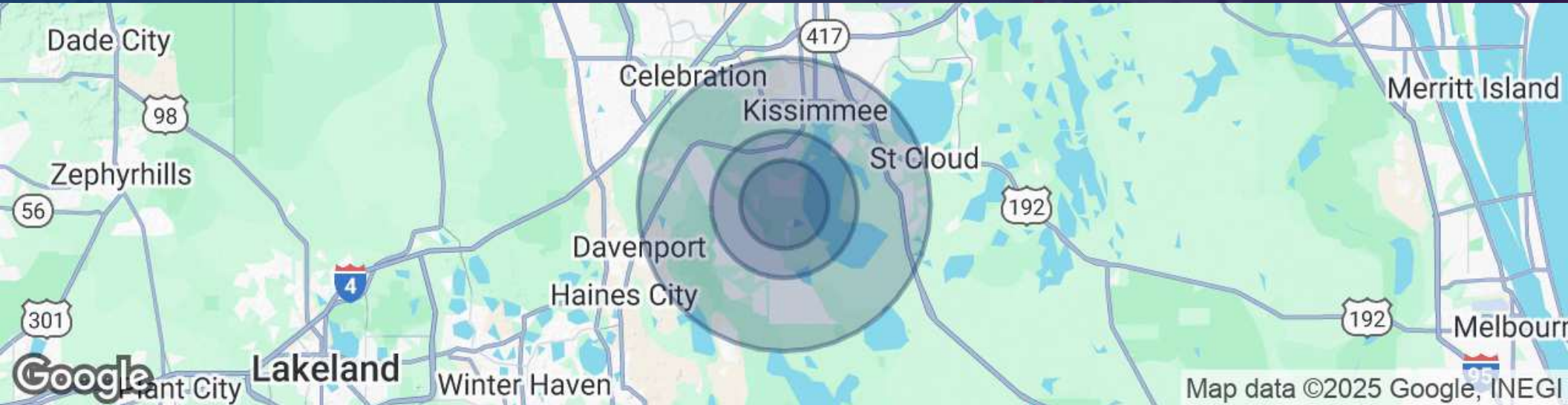
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EQUITY
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DEMOGRAPHICS MAP & REPORT



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	36,265	89,559	355,057
Average Age	39	40	40
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	10,943	27,777	119,319
# of Persons per HH	3.3	3.2	3
Average HH Income	\$107,635	\$89,112	\$79,008
Average House Value	\$371,042	\$325,097	\$331,646

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