



For Lease



4307 W Vine St, Kissimmee, FL 34746

Brand-New Retail Space for LEASE in High Traffic, Kissimmee FL



\$46.00-\$50.00 SF/YR (NNN) + Estimated CAM \$8.24-\$10.50



Retail Center/
Retail Restaurant



Expected Delivery
by Early 2026



Contiguous SF from
1,000 to 7,260 SF



1.41 Acres

Presented by

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Senior Associate

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FL #SL3302939

KW Commercial

11 S Bumby Ave.

Suite 200

Orlando, FL 32803



Property Highlights

- End-Cap Drive-Thru Units Available, Ranging From 1,990 To 3,420 SF Contiguous.
- Flexible Leasing Options With Unit Sizes Ranging From 1,000 To 7,260 SF, Tailored To Tenant Requirements.
- Modern And Brand-New Building With Expected Delivery In Early 2026.
- Signage Opportunities Visible Along A High-Traffic Street.
- Vine Street Has An Average Daily Traffic Count (ADT) Of 64,390.
- Surrounded By National Retail Brands Such As Dunkin’ Donuts, Wawa, Walmart, Chick-Fil-A, Dollar Tree, Marco’s Pizza, Chipotle, Steak ‘N Shake, T-Mobile, Aldi, And More.
- Expected 82+/- Parking Spaces Are Available For Shoppers And Employees

Offering Summary

Lease Rate:	\$46.00-\$50.00 SF/yr (NNN)
Estimated CAM:	\$8.50-\$10.50
Estimated Number of Units:	9
Available SF:	1,000 - 7,260 SF
Estimated Building Size:	10,680 SF
Lot Size:	1.41 Acre
Estimated Parking:	82+/-
Traffic Count on Vine St:	64,390+/-
Address:	4307 W Vine St, Kissimmee, FL 34746



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Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,000 - 1,990 SF	Estimated CAM:	\$8.50-\$10.50

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate
UNIT 1	Available	1,990 SF	NNN	\$50.00 SF/yr
UNIT 2	Available	1,430 SF	NNN	\$47.00 - 49.00 SF/yr
UNIT 3	Available	1,030 SF	NNN	\$47.00 - 49.00 SF/yr
UNIT 4	Available	1,000 SF	NNN	\$46.00 - 50.00 SF/yr
UNIT 5	Available	1,100 SF	NNN	\$46.00 - 50.00 SF/yr
UNIT 6	Available	1,100 SF	NNN	\$46.00 - 50.00 SF/yr
UNIT 7	Available	1,000 SF	NNN	\$46.00 - 50.00 SF/yr
UNIT 8	Available	1,000 SF	NNN	\$46.00 - 50.00 SF/yr
UNIT 9	Available	1,030 SF	NNN	\$47.00 - 49.00 SF/yr



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Property Description

Discover the ideal setting to elevate your business at this prestigious property! This modern and brand-new building, with expected delivery in early 2026, offers flexible leasing options ranging from 1,000 to 7,260 SF, tailored to tenant requirements, and includes end-cap drive-thru units ranging from 1,990 to 3,420 SF contiguous. Positioned along Vine Street, which boasts an impressive average daily traffic count (ADT) of 64,390, the property features excellent signage opportunities on a high-traffic street. These spaces would be an ideal location for a restaurant, bar, retail store, boutique shop, tanning salon, coffee shop, or any similar business. Surrounded by national retail brands such as Dunkin’ Donuts, Wawa, Walmart, Chick-fil-A, Dollar Tree, Marco’s Pizza, Chipotle, Steak 'n Shake, T-Mobile, Aldi, and more, the center ensures high visibility and customer draw. Additionally, an estimated 82+/- parking spaces are available to accommodate shoppers and employees, making this an ideal location for a variety of businesses.

Location Information

Building Type	Retail Center
Street Address	4307 W Vine St
City, State, Zip	Kissimmee, FL 34746
County	Osceola

Building Information

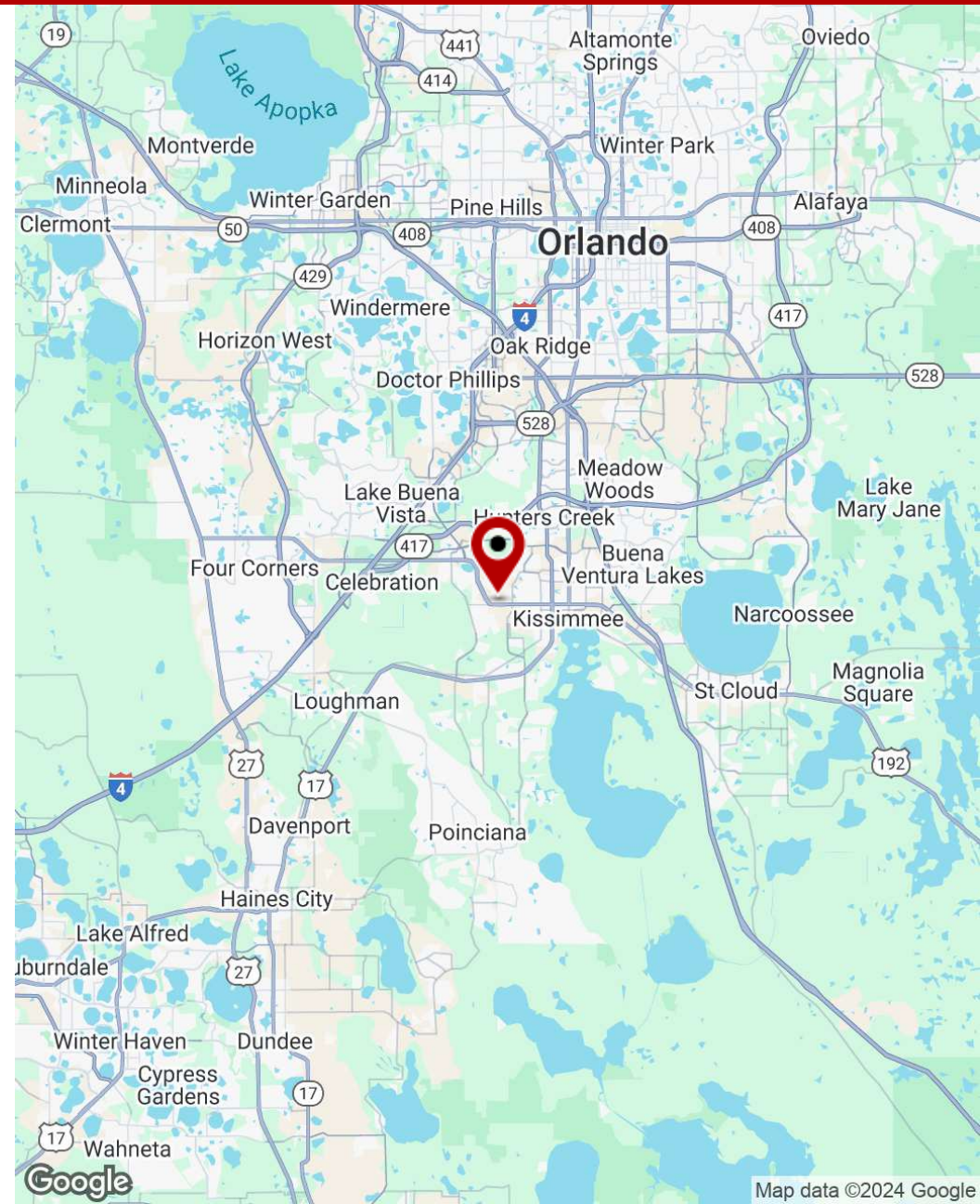
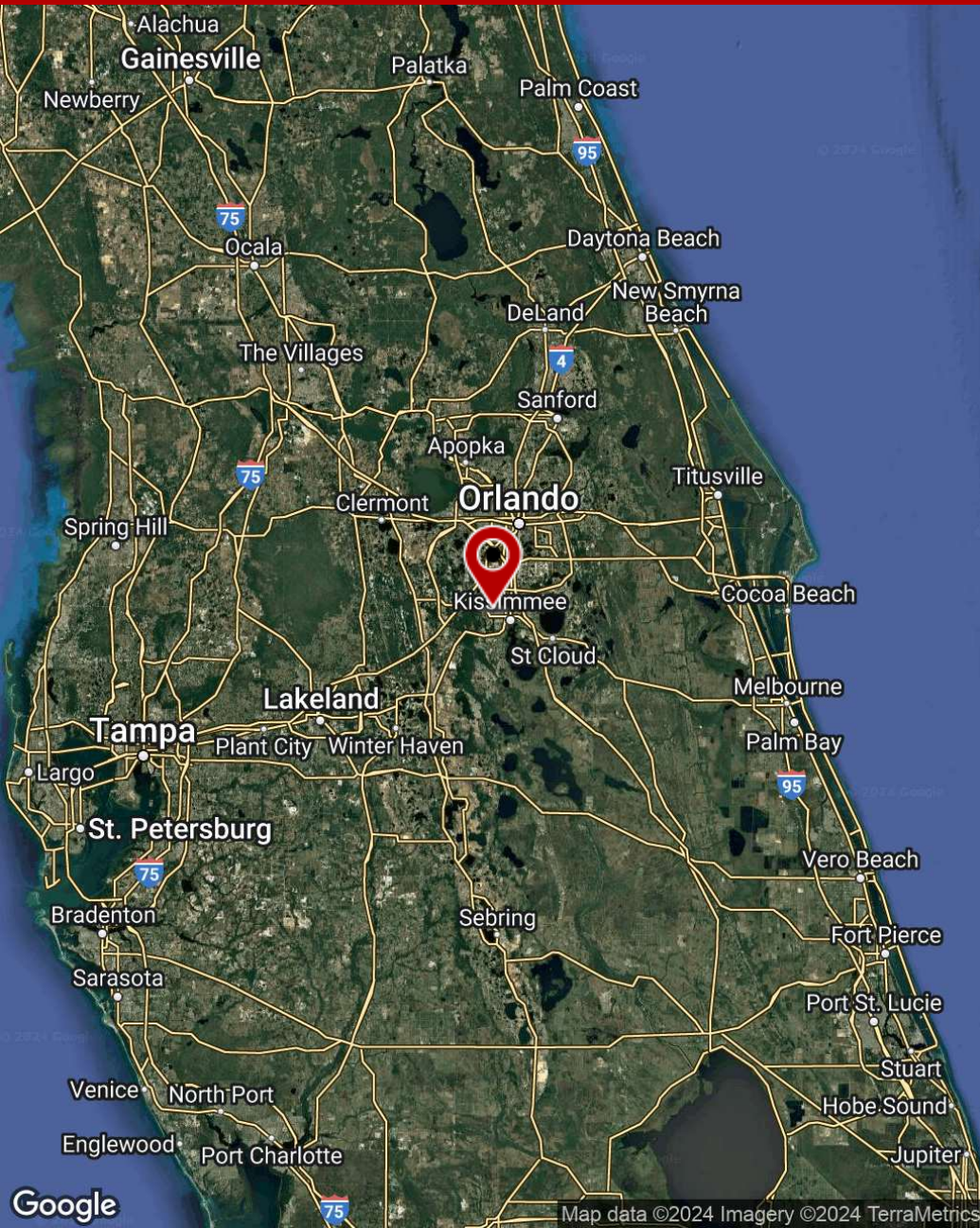
Estimated Year Built	2026
Estimated Number of Buildings	2
Estimated Number of Floors	1



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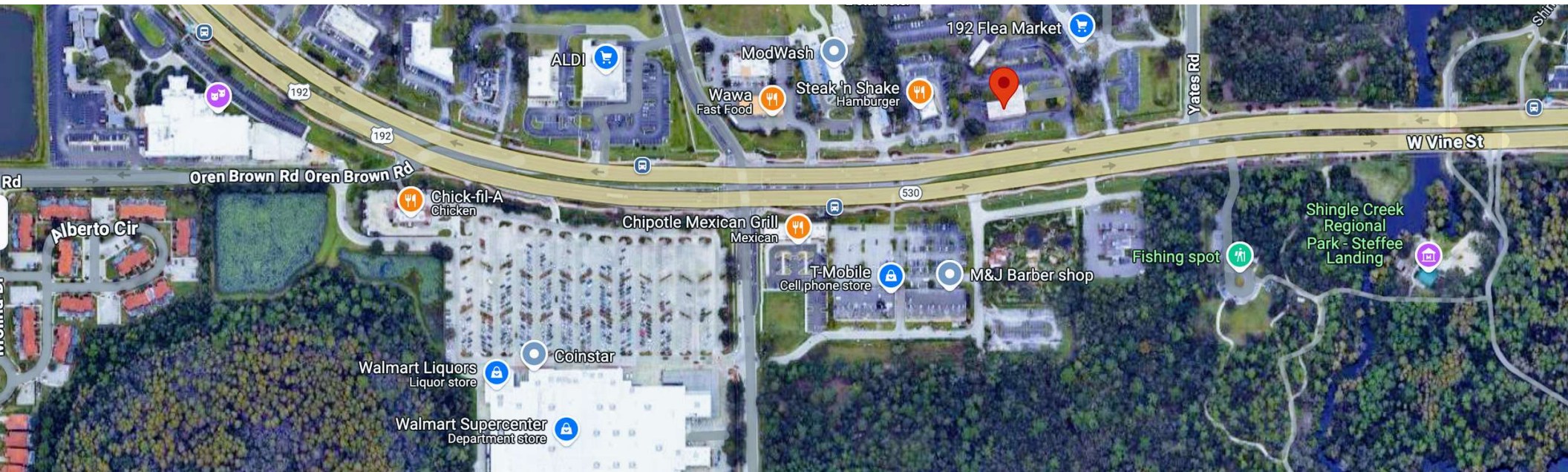
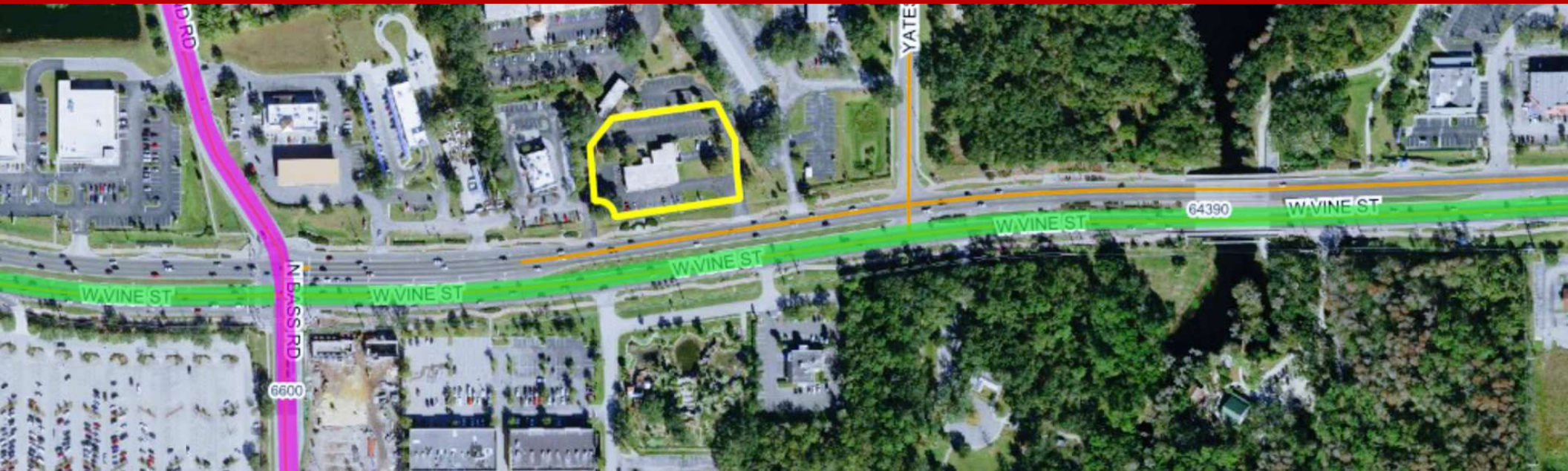
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Aerial Map



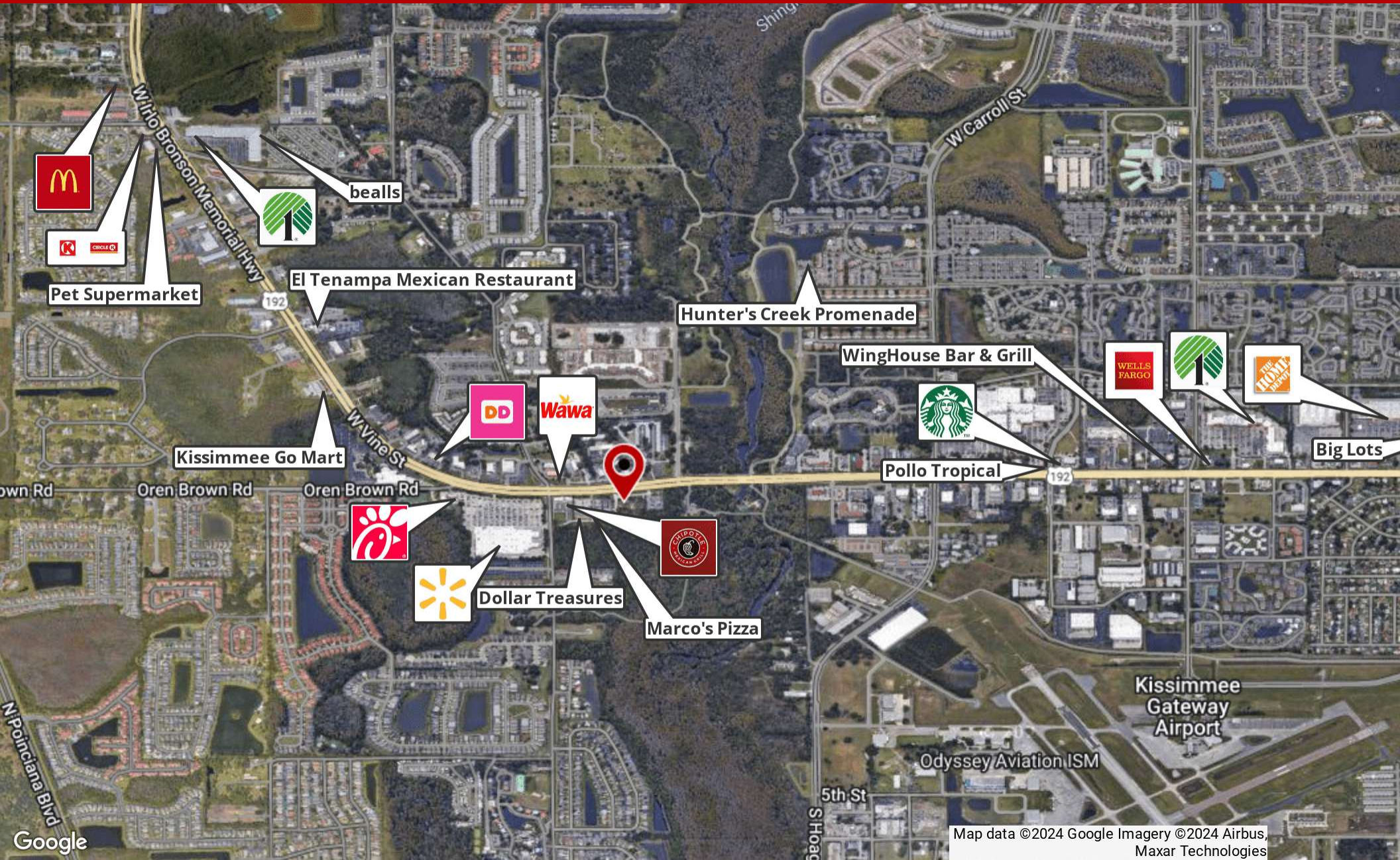
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- 8 - RENDERING - VIEW PARKING
- 9 - RENDERING - WEST SIDE
- 10 - ELEVATIONS



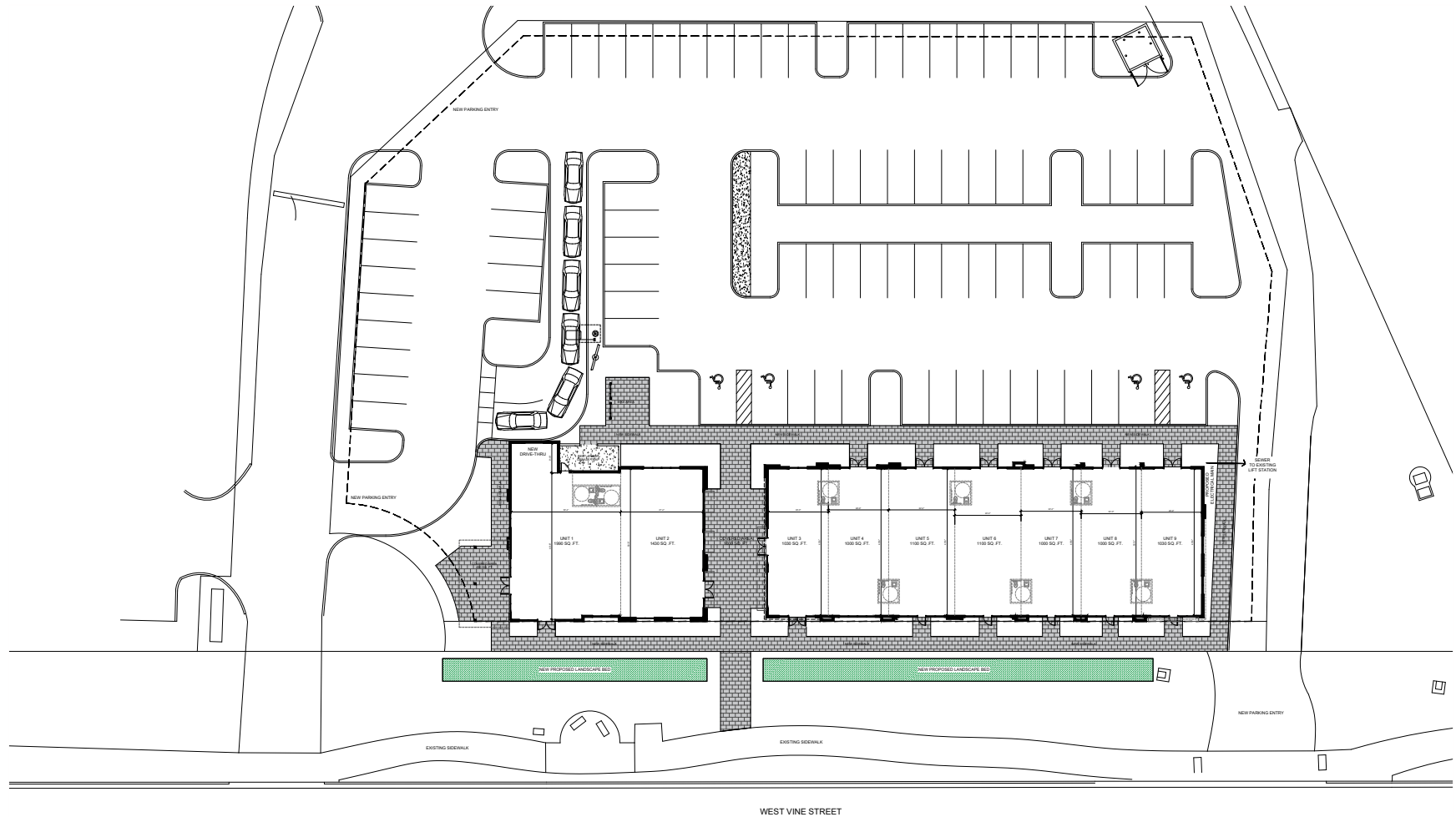


AREA CALCULATIONS	
UNITS 1 AND 2	3,420 SQ. FT.
UNITS 3 THRU 9	7,250 SQ. FT.
OUTSIDE COVERED AREA 1	1,000 SQ. FT.



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VIEW FROM WEST VINE STREET



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VIEW FROM WEST VINE STREET



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VIEW FROM REAR PARKING LOT



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VIEW FROM REAR PARKING LOT



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VIEW FROM REAR PARKING LOT



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VIEW FROM THE WEST



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1 SECTION THRU COVERED AREA
SCALE: NTS



2 SECTION THRU COVERED AREA
SCALE: NTS



3 ELEVATION - W. VINE STREET
SCALE: NTS



4 ELEVATION - PARKING LOT
SCALE: NTS



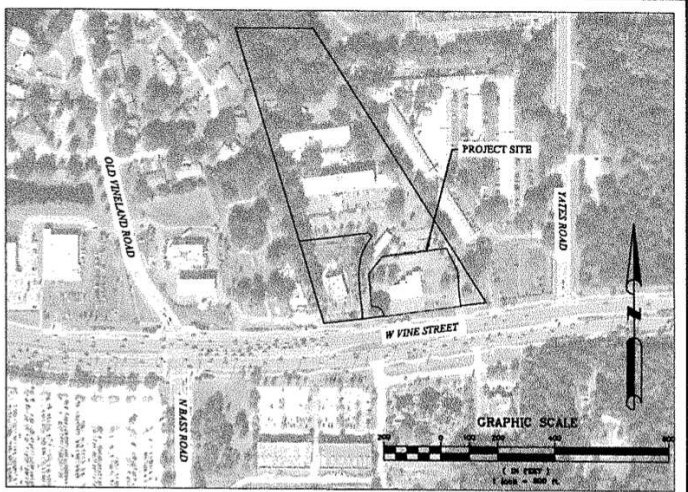
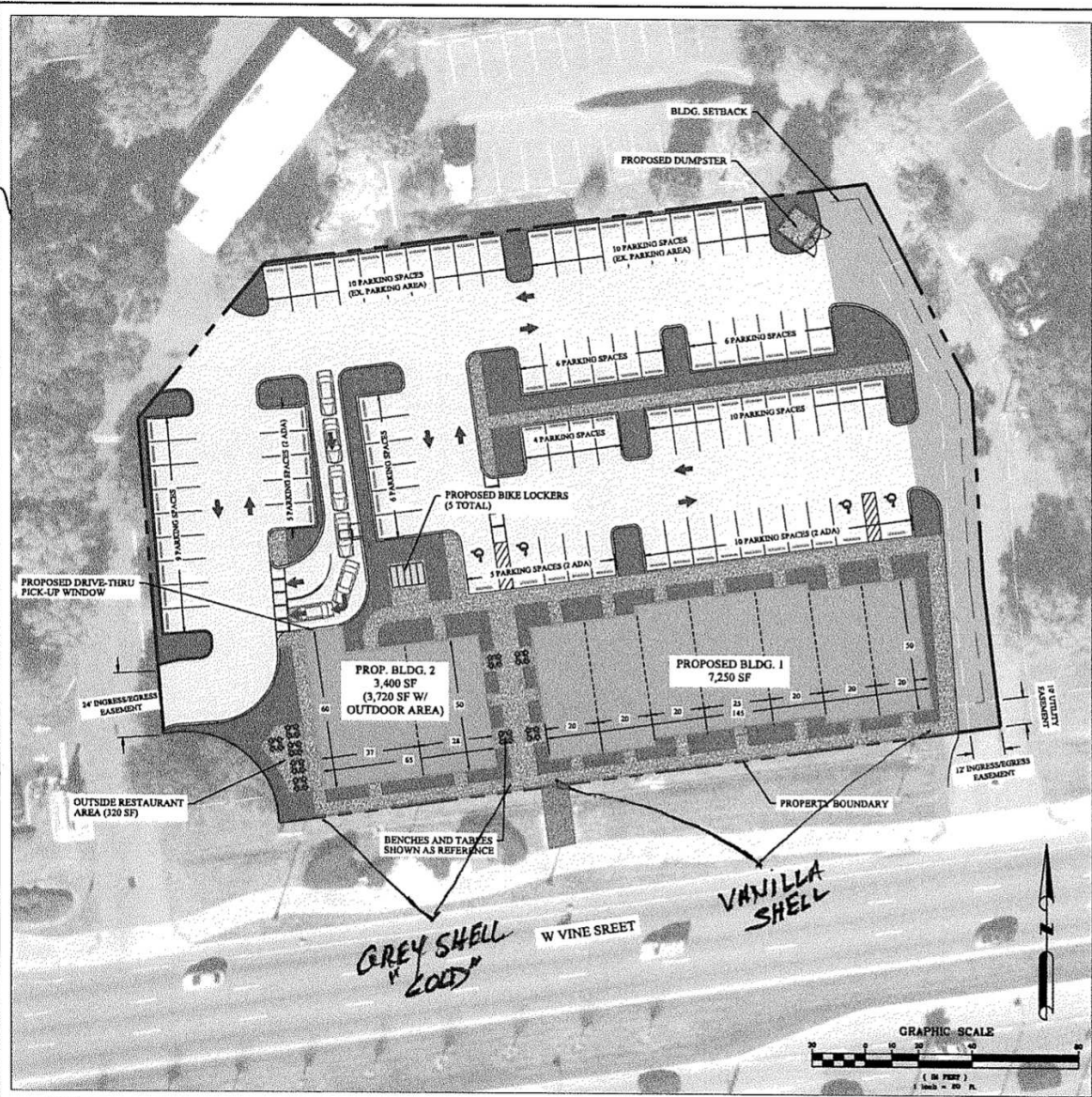
5 ELEVATION - EAST
SCALE: NTS



6 ELEVATION - WEST
SCALE: NTS



WHERE ARE GARAGE TRAPS FOR RESTAURANTS?



SITE DATA

PARCEL ID: 18-25-29-1582-0001-0020
 ADDRESS: 4307 W VINE STREET, KISSIMMEE, FL 32712
 FUTURE LAND USE: VINE STREET MIXED-USE (MU-1)
 ZONING: MIXED-USE URBAN CORRIDOR (T5-U)
 SITE AREA: 81,437 SF (1.41 AC)
 PROPOSED USE: RESTAURANT: 1,000 SF (BLDG. 1) + 3,400 SF (BLDG. 2) + 320 SF (BLDG. 2 OUTDOOR) = 4,720 SF
 RETAIL: 6,250 SF (BLDG. 1)

BUILDING AREAS:
 BUILDING 1: 7,250 SF
 BUILDING 2: 3,400 SF
 TOTAL: 10,650 SF

MIN. FAR REQUIRED: 0.15
FAR PROVIDED: 0.17

PARKING

REQUIRED:
RESTAURANT:
 1 SPACE PER 80 SF GFA
 (4,720 SF) / (80 SF) 1 SPACE = 59 SPACES
RETAIL:
 1 SPACE PER 200 SF GFA
 (6,250 SF) / (200 SF) 1 SPACE = 32 SPACES
TOTAL:
 59 SPACES + 32 SPACES = 91 SPACES
 (4 OF THE 91 SPACES ARE REQUIRED TO MEET ADA STANDARDS)

NOTE: PER CITY OF KISSIMMEE LDC, SEC. 14-7-22-E-1, FOR EACH BICYCLE LOCKER PROVIDED ON SITE, THE TOTAL NUMBER OF VEHICULAR PARKING SPACES REQUIRED MAY BE REDUCED BY TWO, NO GREATER THAN 10 PARKING SPACES OR 10% OF THE TOTAL PARKING SPACES, WHICHEVER IS GREATER.

PROVIDED:
 77 STANDARD SPACES
 4 ADA COMPATIBLE SPACES
 5 BICYCLE LOCKERS (ACCOUNTS FOR 10 STANDARD PARKING SPACES)
 81 TOTAL PARKING SPACES PROVIDED + 5 BICYCLE LOCKERS

SITE STANDARDS

SETBACKS	FRONT:	10'	REAR:	5'	SIDE:	5'
MAX. HEIGHT:	5 STORIES					
MIN. OPEN SPACE:	20%					
GROSS PROJECT AREA:			61,437 SF			
BLDG. 1 AREA (5 UNITS):			7,250 SF			
BLDG. 2 AREA (2 UNITS):			3,400 SF			
PAVEMENT AREA:			30,849 SF			
SIDEWALKS AREA:			5,969 SF			
OPEN SPACE AREA:			14,189 SF			

STORYBOOK DEVELOPMENT SERVICES, LLC
 1200 PINE BLVD SUITE 100
 KISSIMMEE, FL 32741
 407-591-1111

JOSE A. CHAVES STATE OF FLORIDA
 PROFESSIONAL ENGINEER LICENSE NO. 78818
 THIS PLAN HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY
 JOSE CHAVES, P.E. ON THE DATE AND FOR THE REASON SHOWN
 USING A DIGITAL SIGNATURE.
 PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED
 SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON
 ANY ALL-GUARANTEE COPY.

REVISIONS					
#	DATE	BY	DESCRIPTION	#	DATE

4307 W VINE STREET
 CONCEPT PLAN
 CITY OF KISSIMMEE, FLORIDA
 PREPARED BY: STORYBOOK DEVELOPMENT SERVICES, LLC

DATE: 09/11/2024
 PROJECT NO.:
 DRAWN BY: JAC
 CHECKED BY: JAC
 SCALE: VARIES
 SHEET:



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Demographic Detail Report

4307-4309 W Vine St, Kissimmee, FL 34746

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **6,041 SF**
 Year Built: **1973**

Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: **-**



Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	13,861	100,019	188,230
2024 Estimate	11,379	82,519	158,974
2020 Census	9,329	70,597	140,017
Growth 2024 - 2029	21.81%	21.21%	18.40%
Growth 2020 - 2024	21.97%	16.89%	13.54%
2024 Population by Age			
	11,379	82,519	158,974
Age 0 - 4	757 6.65%	5,497 6.66%	9,791 6.16%
Age 5 - 9	730 6.42%	5,219 6.32%	9,363 5.89%
Age 10 - 14	829 7.29%	5,759 6.98%	10,633 6.69%
Age 15 - 19	786 6.91%	5,493 6.66%	10,467 6.58%
Age 20 - 24	797 7.00%	5,596 6.78%	10,748 6.76%
Age 25 - 29	839 7.37%	6,045 7.33%	11,374 7.15%
Age 30 - 34	909 7.99%	6,474 7.85%	11,827 7.44%
Age 35 - 39	966 8.49%	6,711 8.13%	12,151 7.64%
Age 40 - 44	961 8.45%	6,636 8.04%	12,446 7.83%
Age 45 - 49	833 7.32%	5,848 7.09%	11,415 7.18%
Age 50 - 54	717 6.30%	5,065 6.14%	10,231 6.44%
Age 55 - 59	605 5.32%	4,404 5.34%	9,115 5.73%
Age 60 - 64	524 4.60%	3,868 4.69%	8,202 5.16%
Age 65 - 69	383 3.37%	2,935 3.56%	6,398 4.02%
Age 70 - 74	310 2.72%	2,576 3.12%	5,625 3.54%
Age 75 - 79	214 1.88%	1,986 2.41%	4,216 2.65%
Age 80 - 84	126 1.11%	1,299 1.57%	2,696 1.70%
Age 85+	92 0.81%	1,106 1.34%	2,276 1.43%
Age 65+	1,125 9.89%	9,902 12.00%	21,211 13.34%
Median Age	35.20	35.90	37.20
Average Age	35.40	36.40	37.50



Demographic Detail Report

4307-4309 W Vine St, Kissimmee, FL 34746

Radius	1 Mile	3 Mile	5 Mile
2024 Population By Race	11,379	82,519	158,974
White	2,741 24.09%	20,554 24.91%	45,796 28.81%
Black	1,245 10.94%	8,641 10.47%	16,998 10.69%
Am. Indian & Alaskan	138 1.21%	1,073 1.30%	1,722 1.08%
Asian	513 4.51%	2,890 3.50%	6,716 4.22%
Hawaiian & Pacific Island	5 0.04%	58 0.07%	255 0.16%
Other	6,737 59.21%	49,302 59.75%	87,487 55.03%
Population by Hispanic Origin	11,379	82,519	158,974
Non-Hispanic Origin	3,998 35.13%	27,385 33.19%	62,224 39.14%
Hispanic Origin	7,381 64.87%	55,134 66.81%	96,750 60.86%
2024 Median Age, Male	34.50	35.00	36.30
2024 Average Age, Male	34.40	35.20	36.50
2024 Median Age, Female	35.90	36.80	38.20
2024 Average Age, Female	36.30	37.50	38.60
2024 Population by Occupation Classification	8,906	64,944	127,088
Civilian Employed	5,362 60.21%	39,837 61.34%	79,641 62.67%
Civilian Unemployed	198 2.22%	1,494 2.30%	2,621 2.06%
Civilian Non-Labor Force	3,346 37.57%	23,603 36.34%	44,744 35.21%
Armed Forces	0 0.00%	10 0.02%	82 0.06%
Households by Marital Status			
Married	1,824	12,124	25,193
Married No Children	951	6,710	14,433
Married w/Children	873	5,414	10,761
2024 Population by Education	8,581	64,667	126,656
Some High School, No Diploma	868 10.12%	7,923 12.25%	13,748 10.85%
High School Grad (Incl Equivalency)	2,136 24.89%	16,409 25.37%	29,794 23.52%
Some College, No Degree	2,510 29.25%	17,856 27.61%	35,041 27.67%
Associate Degree	1,102 12.84%	9,713 15.02%	18,684 14.75%
Bachelor Degree	1,417 16.51%	9,225 14.27%	20,182 15.93%
Advanced Degree	548 6.39%	3,541 5.48%	9,207 7.27%



Demographic Detail Report

4307-4309 W Vine St, Kissimmee, FL 34746						
Radius	1 Mile		3 Mile		5 Mile	
2024 Population by Occupation	9,170		67,419		135,869	
Real Estate & Finance	368	4.01%	2,528	3.75%	5,143	3.79%
Professional & Management	2,152	23.47%	14,621	21.69%	33,723	24.82%
Public Administration	52	0.57%	831	1.23%	1,884	1.39%
Education & Health	534	5.82%	4,316	6.40%	11,027	8.12%
Services	1,044	11.38%	10,059	14.92%	17,378	12.79%
Information	80	0.87%	617	0.92%	1,106	0.81%
Sales	1,450	15.81%	9,544	14.16%	18,731	13.79%
Transportation	47	0.51%	992	1.47%	1,317	0.97%
Retail	862	9.40%	6,038	8.96%	12,098	8.90%
Wholesale	80	0.87%	648	0.96%	1,631	1.20%
Manufacturing	310	3.38%	1,436	2.13%	2,980	2.19%
Production	809	8.82%	6,175	9.16%	11,298	8.32%
Construction	741	8.08%	4,874	7.23%	8,626	6.35%
Utilities	274	2.99%	2,356	3.49%	4,850	3.57%
Agriculture & Mining	23	0.25%	148	0.22%	343	0.25%
Farming, Fishing, Forestry	1	0.01%	23	0.03%	171	0.13%
Other Services	343	3.74%	2,213	3.28%	3,563	2.62%
2024 Worker Travel Time to Job	4,761		36,711		73,670	
<30 Minutes	2,072	43.52%	17,441	47.51%	35,855	48.67%
30-60 Minutes	2,375	49.88%	15,019	40.91%	30,634	41.58%
60+ Minutes	314	6.60%	4,251	11.58%	7,181	9.75%
2020 Households by HH Size	3,089		24,339		48,531	
1-Person Households	485	15.70%	4,834	19.86%	9,453	19.48%
2-Person Households	870	28.16%	6,915	28.41%	14,234	29.33%
3-Person Households	645	20.88%	4,916	20.20%	9,601	19.78%
4-Person Households	601	19.46%	4,160	17.09%	8,349	17.20%
5-Person Households	286	9.26%	2,098	8.62%	4,075	8.40%
6-Person Households	129	4.18%	882	3.62%	1,740	3.59%
7 or more Person Households	73	2.36%	534	2.19%	1,079	2.22%
2024 Average Household Size	3.00		2.90		2.80	
Households						
2029 Projection	4,506		33,956		64,558	
2024 Estimate	3,707		28,067		54,614	
2020 Census	3,090		24,339		48,531	
Growth 2024 - 2029	21.55%		20.98%		18.21%	
Growth 2020 - 2024	19.97%		15.32%		12.53%	



Demographic Detail Report

4307-4309 W Vine St, Kissimmee, FL 34746						
Radius	1 Mile		3 Mile		5 Mile	
2024 Households by HH Income	3,706		28,068		54,614	
<\$25,000	871	23.50%	7,763	27.66%	13,001	23.81%
\$25,000 - \$50,000	908	24.50%	7,414	26.41%	12,931	23.68%
\$50,000 - \$75,000	796	21.48%	6,278	22.37%	12,538	22.96%
\$75,000 - \$100,000	354	9.55%	2,696	9.61%	6,511	11.92%
\$100,000 - \$125,000	227	6.13%	1,374	4.90%	3,710	6.79%
\$125,000 - \$150,000	95	2.56%	679	2.42%	1,531	2.80%
\$150,000 - \$200,000	154	4.16%	772	2.75%	1,988	3.64%
\$200,000+	301	8.12%	1,092	3.89%	2,404	4.40%
2024 Avg Household Income	\$76,833		\$61,579		\$68,286	
2024 Med Household Income	\$52,235		\$45,013		\$52,845	
2024 Occupied Housing	3,707		28,067		54,613	
Owner Occupied	1,632	44.02%	11,214	39.95%	25,534	46.75%
Renter Occupied	2,075	55.98%	16,853	60.05%	29,079	53.25%
2020 Housing Units	4,422		30,989		59,261	
1 Unit	2,594	58.66%	15,196	49.04%	33,609	56.71%
2 - 4 Units	288	6.51%	3,026	9.76%	4,762	8.04%
5 - 19 Units	1,303	29.47%	10,356	33.42%	14,899	25.14%
20+ Units	237	5.36%	2,411	7.78%	5,991	10.11%
2024 Housing Value	1,630		11,214		25,535	
<\$100,000	62	3.80%	1,947	17.36%	3,727	14.60%
\$100,000 - \$200,000	149	9.14%	1,767	15.76%	3,594	14.07%
\$200,000 - \$300,000	518	31.78%	2,802	24.99%	7,274	28.49%
\$300,000 - \$400,000	709	43.50%	3,212	28.64%	6,845	26.81%
\$400,000 - \$500,000	62	3.80%	351	3.13%	1,479	5.79%
\$500,000 - \$1,000,000	130	7.98%	1,066	9.51%	2,360	9.24%
\$1,000,000+	0	0.00%	69	0.62%	256	1.00%
2024 Median Home Value	\$312,130		\$267,558		\$274,876	
2024 Housing Units by Yr Built	4,532		33,907		65,054	
Built 2010+	1,286	28.38%	8,393	24.75%	16,461	25.30%
Built 2000 - 2010	1,520	33.54%	6,582	19.41%	14,051	21.60%
Built 1990 - 1999	990	21.84%	6,623	19.53%	14,698	22.59%
Built 1980 - 1989	428	9.44%	6,599	19.46%	11,173	17.17%
Built 1970 - 1979	226	4.99%	2,831	8.35%	4,887	7.51%
Built 1960 - 1969	71	1.57%	1,292	3.81%	1,623	2.49%
Built 1950 - 1959	1	0.02%	784	2.31%	1,173	1.80%
Built <1949	10	0.22%	803	2.37%	988	1.52%
2024 Median Year Built	2003		1996		1998	



Daytime Employment Report

1 Mile Radius

4307-4309 W Vine St, Kissimmee, FL 34746

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **6,041 SF**
 Year Built: **1973**

Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: **-**



Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	431	3,453	8
Retail & Wholesale Trade	93	1,190	13
Hospitality & Food Service	60	1,029	17
Real Estate, Renting, Leasing	23	101	4
Finance & Insurance	25	88	4
Information	12	75	6
Scientific & Technology Services	37	151	4
Management of Companies	1	3	3
Health Care & Social Assistance	39	181	5
Educational Services	7	25	4
Public Administration & Sales	0	0	0
Arts, Entertainment, Recreation	13	66	5
Utilities & Waste Management	21	144	7
Construction	19	102	5
Manufacturing	17	78	5
Agriculture, Mining, Fishing	0	0	0
Other Services	64	220	3

