

The Loop

3208 N John Young Parkway
Kissimmee, FL 34741
Lat 28.346, Long -81.419

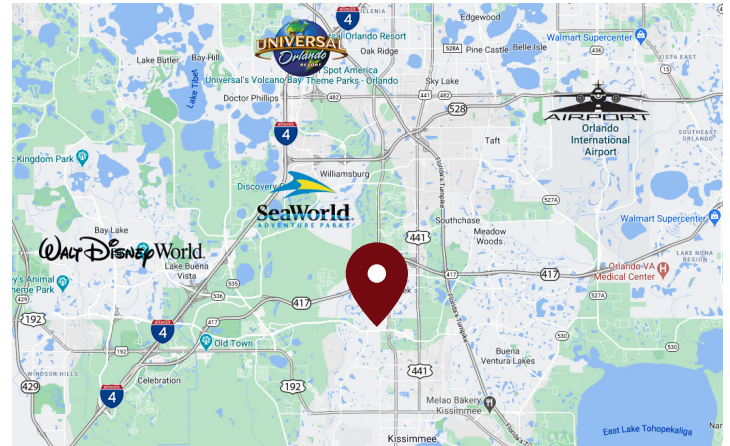
FOR LEASE



1,800 - 35,000 SF & ±1 ACRE OP AVAILABLE

PROPERTY HIGHLIGHTS

- Orlando MSA
- Located in the Fast-Growing Tourist Market of Kissimmee
- Nearly 435,000 SF Power Center Anchored by Kohl's, Regal Cinema, Ross, Michael's, Old Navy, Petco, Five Below, and More
- Highly Visible Along the Highly-Trafficked John Young Parkway and Osceola Parkway
- Multiple Access Points Including Two Signalized Intersections
- Two Monument Signs as Well as Additional Signage Throughout the Center



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	12,503	105,842	240,813
Daytime Population	13,374	92,690	222,646
Total Households	4,663	35,810	81,464
Avg. HH Income	\$77,115	\$74,986	\$76,131

Data provided by Placer Labs Inc. (www.placer.ai) & Esri

Rochelle DuBrule

407.581.6248 | rdubrue@crossmanco.com

3333 South Orange Avenue, Suite 201, Orlando, FL

Licensed Real Estate Broker. No warranty expressed or implied has been made to the accuracy of the information provided herein, no liability assumed for error or omission.



Crossman & Company

www.crossmanco.com

The Loop

3208 N John Young Parkway

Kissimmee, FL 34741

Lat 28.346, Long -81.419



Suite	Tenant	Size	Suite	Tenant	Size	Suite	Tenant	Size	Suite	Tenant	Size
A1	Kohl's	88,303	B24	Ameriuno	1,035	D1	ABC	9,464	H17	Lenscrafters	4,325
B1	Ross Dress for Less	30,174	B25	Claire's	1,201	E1	CVS	13,013	H20	FH Jewelry and Watch Repair	750
B3	Five Below	8,065	B27	Johnny Rockets	2,200	F1	Wendy's	3,065	H22	Studio Blue Suites	6,000
B5	Yankee Candle	1,600	B29	Regal Cinemas	70,685	H1	Chipotle	2,760	H25	Michaels	23,715
B9	AVAILABLE	10,751	B31	Ben & Jerry's	1,210	H3	Old Navy	14,945	H27	Jennifer's Fashion	1,891
B11	AVAILABLE	24,897	B33	PIEzza	1,210	H5	Uniform Advantage	3,991	H29	Famous Footwear	8,051
B12	AVAILABLE	35,000	B35	Planet Smoothie	1,100	H6	Torrid	3,862	J1	Chilis Bar and Grill	5,697
B13	Kay Jewelers	2,000	B37	Lee Nails	1,105	H7	5.11 Tactical	5,210	K1	Chick-fil-A	6,820
B15	Sunglass Hut	1,000	B38	Milk Tea Café	1,937	H8	AVAILABLE	1,800	OP1	AVAILABLE	1 Acre
B17	Aeropostale	3,353	B39	Polkadotz Jewelry	1,563	H9	T Mobile	2,600	TOTAL 434,909		
B21	Little Greek	1,446	B41	Nature's Wax	2,800	H11	Noodles & Co.	3,000			
B23	Lids	1,364	B43	Petco	14,951	H15	KPOT Korean BBQ & Hot Pot	5,000			

Rochelle DuBrule

407.581.6248 | rdubrue@crossmanco.com

3333 South Orange Avenue, Suite 201, Orlando, FL

Licensed Real Estate Broker. No warranty expressed or implied has been made to the accuracy of the information provided herein, no liability assumed for error or omission.



www.crossmanco.com

The Loop

3208 N John Young Parkway
Kissimmee, FL 34741
Lat 28.346, Long -81.419

FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY

 **931,500**

EST. # OF VISITS ANNUALLY

 **3.8 Million**

AVG. VISITS / CUSTOMER

 **4.11**

AVG. LENGTH-OF-STAY / VISIT

 **68 MIN**

TOP 3 DAYS



Saturday	826,281
Friday	646,665
Sunday	574,964

OF VISITS

TOP 3 HOURS

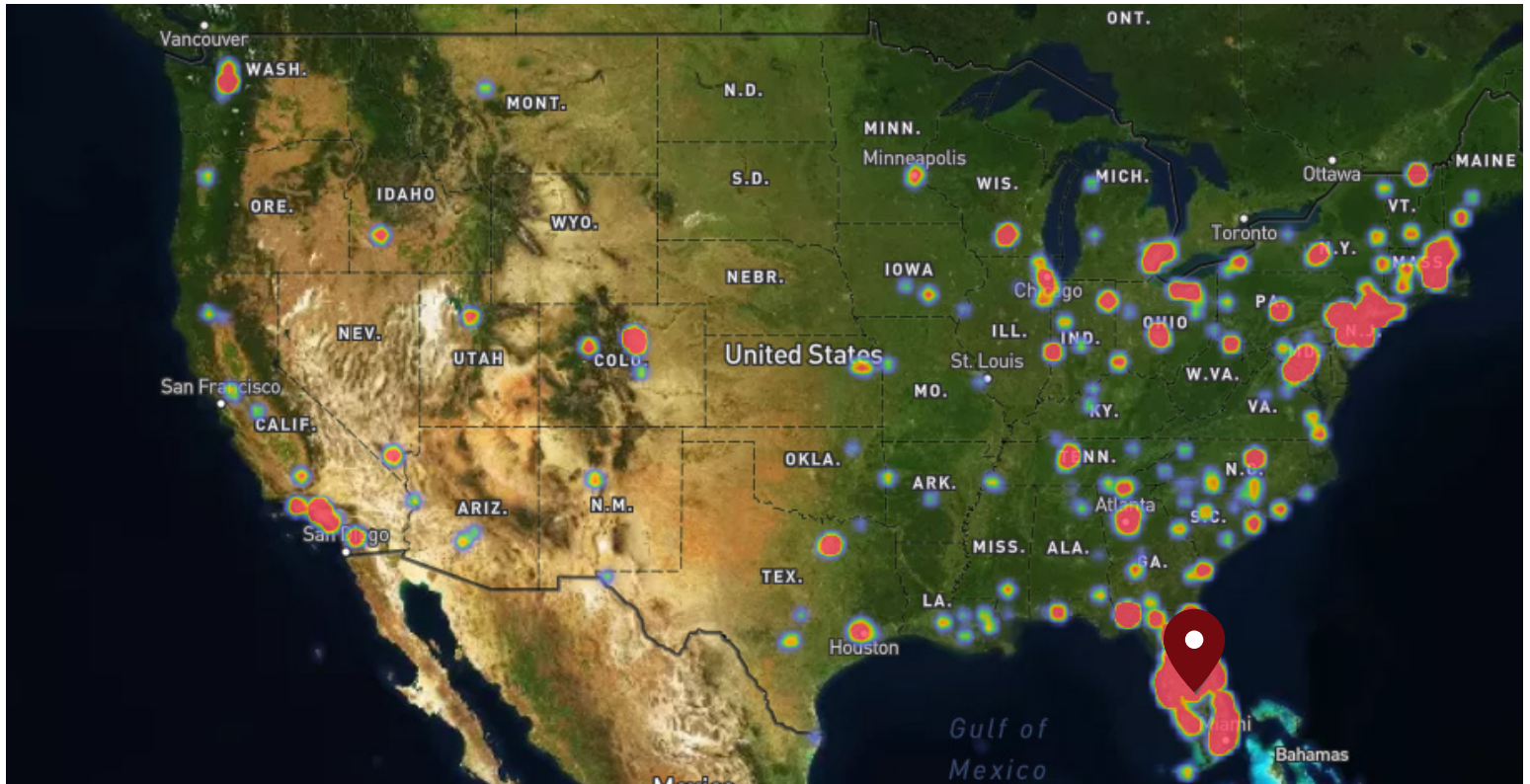


6-7 PM	813,018
7-8 PM	811,220
5-6 PM	763,633

OF VISITS

Data provided by Placer Labs Inc. (www.placer.ai) March 1, 2022 - February 28, 2023

SITE VISIT DENSITY



Red, orange, and yellow colors represent the location of 60% of site visitors

Data provided by Placer Labs Inc. (www.placer.ai)

Rochelle DuBrule

407.581.6248 | rdubrue@crossmanco.com

3333 South Orange Avenue, Suite 201, Orlando, FL

Licensed Real Estate Broker. No warranty expressed or implied has been made to the accuracy of the information provided herein, no liability assumed for error or omission.



www.crossmanco.com

The Loop

3208 N John Young Parkway

Kissimmee, FL 34741

Lat 28.346, Long -81.419

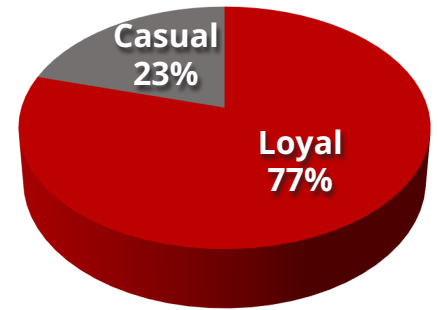
RANKING PERCENTILE - FOOT TRAFFIC

Area Shopping Centers	State	15 Miles	5 Miles
The Loop	93%	86%	100%

Area Apparel Stores	State	15 Miles	5 Miles
Kohl's	70%	100%	100%

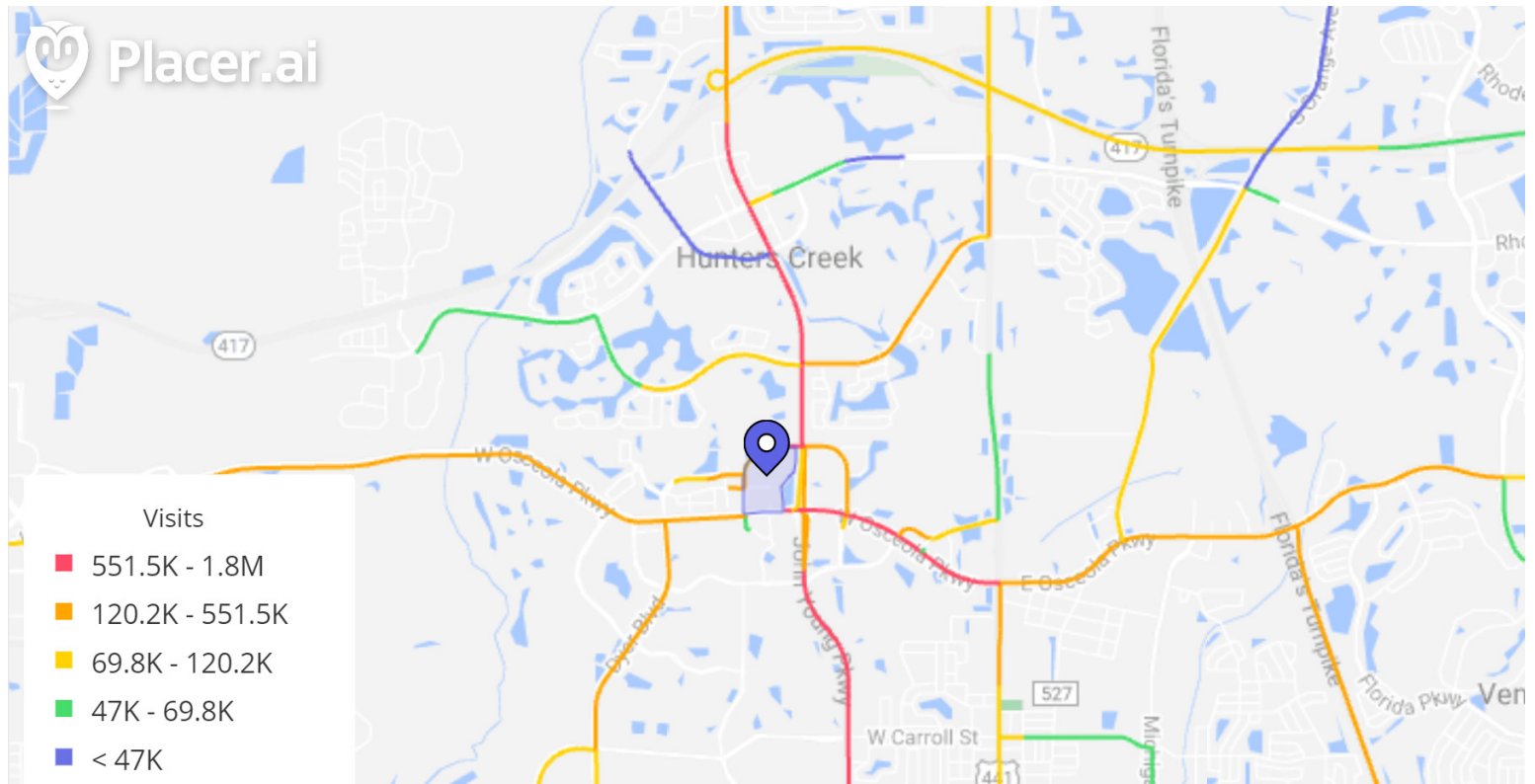
Area Leisure	State	15 Miles	5 Miles
Regal Cinemas	52%	100%	100%

CUSTOMER LOYALTY



Data provided by Placer Labs Inc. (www.placer.ai)

CUSTOMER JOURNEY



Data provided by Placer Labs Inc. (www.placer.ai)

Rochelle DuBrule

407.581.6248 | rdubrue@crossmanco.com

3333 South Orange Avenue, Suite 201, Orlando, FL

Licensed Real Estate Broker. No warranty expressed or implied has been made to the accuracy of the information provided herein, no liability assumed for error or omission.



www.crossmanco.com