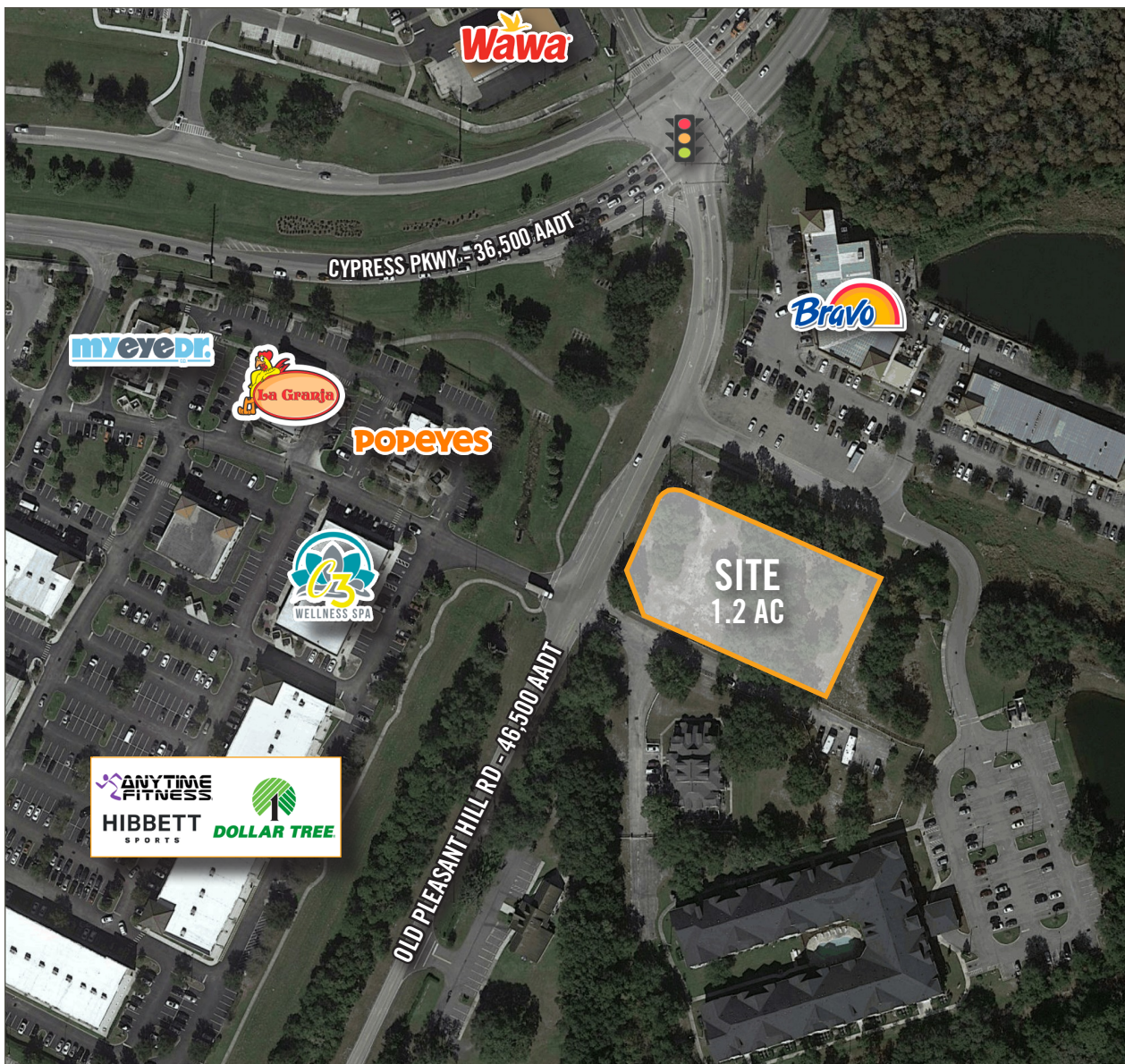


# POINCIANA COMMERCIAL LAND

4699 Old Pleasant Hill Road, Kissimmee, FL 34759

FOR SALE



## PROPERTY HIGHLIGHTS

- » 1.2-acre site for sale
- » Zoned for commercial
- » Located in Kissimmee on Old Pleasant Hill Road, just south of Cypress Parkway
- » Ideal site for retail, office, medical, and storage uses
- » Site has 120' of frontage on Old Pleasant Hill Road, with a traffic count of 46,500 vehicles per day
- » Situated within a dense residential area
- » Surrounded by numerous major retailers including Walmart Supercenter, Publix, Aldi, Bravo, Wawa, Popeyes, Dollar Tree, and Anytime Fitness

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	3,032	43,069	76,976
Households	1,005	14,122	25,486
Daytime Population	2,494	20,616	35,180
Ave. HH Income	\$60,581	\$71,936	\$76,673



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RETAIL AERIAL



Liberty High School  
1,836 students

ExtraSpace Storage

LOWE'S

CVS

tropical CAFE Auto Zone  
TACO BELL petsense by Tractor Supply

O'Reilly AUTO PARTS

DOLLAR GENERAL  
Domino's

The Promenade

Wendy's

radiant express car wash  
Wawa TAKE 5

Poinciana Marketplace

Great Clips verizon  
MATTRESSFIRM

New Construction Stepping Stone  
252 homes

New Construction Osprey Park  
383 units

HCA Florida Poinciana Hospital

ExtraSpace Storage  
FAMILY DOLLAR

36,500 AADT

CYPRESS PARKWAY

Vance Harmon Park

ALDI MINDFUL STORAGE

Walmart Supercenter

SITE

ZAXBY'S BURGER KING  
DOLLAR TREE HIBBETT SPORTS  
ANYTIME FITNESS AspenDental

Walgreens

46,500 AADT

OLD PLEASANT HILL RD



LOCATION

