

FOR LEASE

KISSIMMEE, FL 34746

3480 Polynesian Isle Boulevard



OFFERING SUMMARY

Lease Rate:	Please Inquire
Building Size:	12,000 SF
Available SF:	2,044 SF
Year Built:	2020

PROPERTY OVERVIEW

First generation office space available in Kissimmee near the busy intersection of Polynesian Isle Blvd and Vineland Road. Second floor space available. Co-tenant is Florida Lung Asthma & Sleep Specialists. The property is 5 minutes from Walt Disney World, a couple minutes from Poinciana Blvd and Osceola Parkway. Great location in the heart of the tourist corridor and in close proximity to W Irlo Bronson Memorial Hwy, Central Florida Greenway 417, and World Drive.

PROPERTY HIGHLIGHTS

- Shell space ready for build out
- Second Floor suite
- Fantastic location in the heart of the tourist corridor - minutes to Disney, Osceola Parkway, W Irlo Bronson Memorial Hwy, & the 417.
- Signage on Polynesian Isle Blvd
- Class A Building

PRESENTED BY
ASHLEY WALKER
407.430.3462
awalker@millenia-partners.com

MARCOS PERES
407.913.1199
mperes@millenia-partners.com

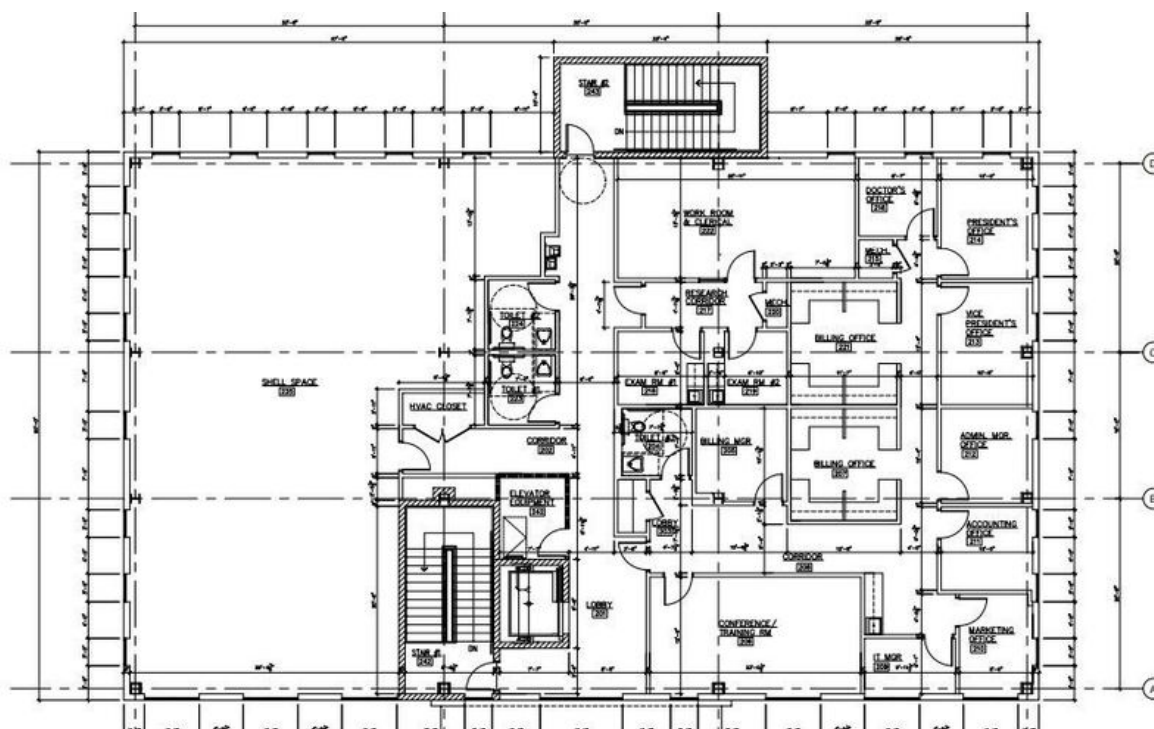
OFFICE BUILDING

For Lease

ADDITIONAL PHOTOS

KISSIMMEE, FL 34746

3480 Polynesian Isle Boulevard



PRESENTED BY
ASHLEY WALKER
407.430.3462
awalker@millenia-partners.com

MARCOS PERES
407.913.1199
mperes@millenia-partners.com

OFFICE BUILDING
For Lease

ADDITIONAL PHOTOS

KISSIMMEE, FL 34746

3480 Polynesian Isle Boulevard



PRESENTED BY
ASHLEY WALKER
407.430.3462
awalker@millenia-partners.com

MARCOS PERES
407.913.1199
mperes@millenia-partners.com

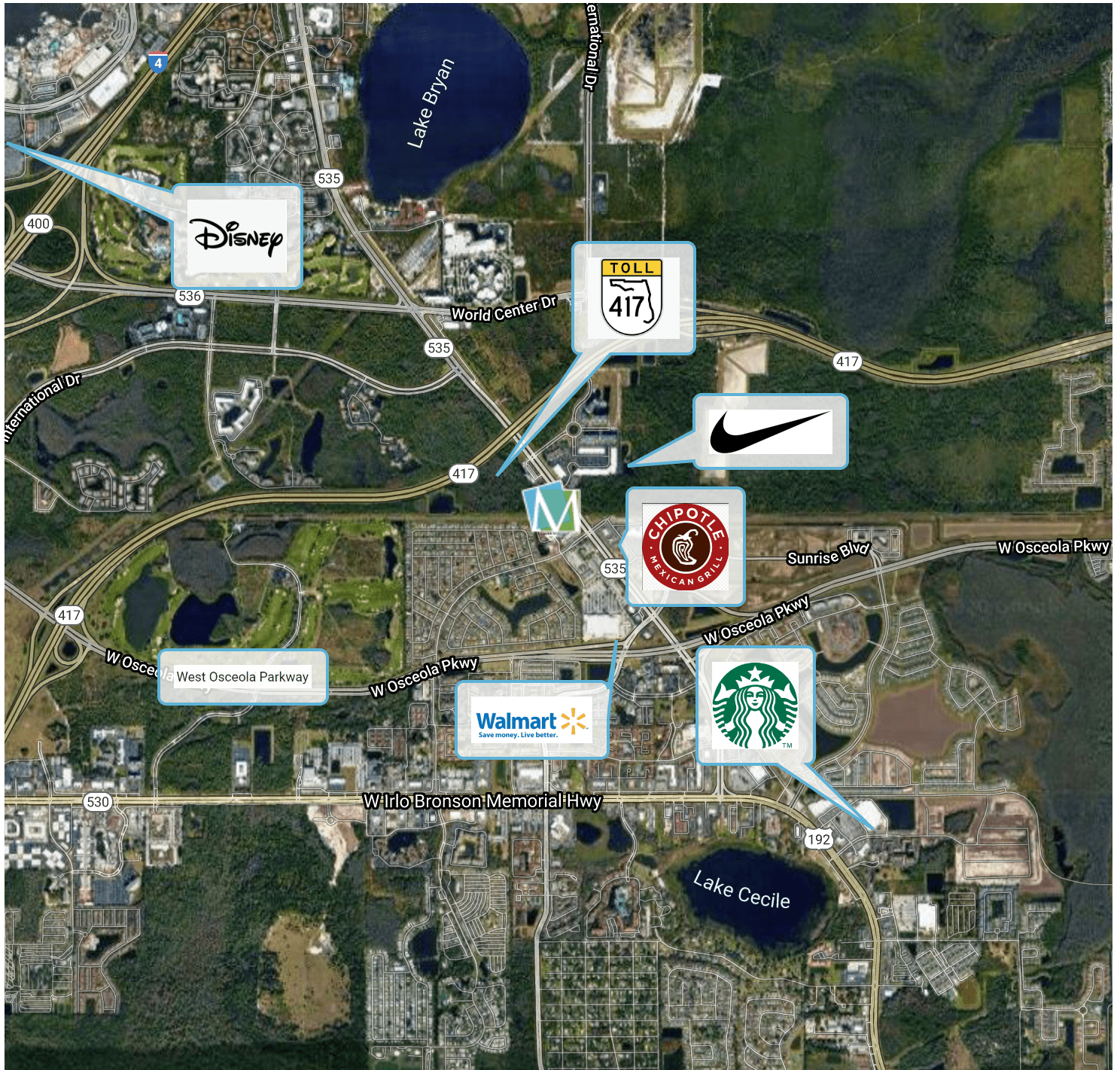
OFFICE BUILDING

For Lease

LOCATION MAPS

KISSIMMEE, FL 34746

3480 Polynesian Isle Boulevard



Google

Map data ©2021 Google Imagery ©2021 , CNES / Airbus, Lake County, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey

PRESENTED BY
ASHLEY WALKER

407.430.3462

awalker@millenia-partners.com

MARCOS PERES

407.913.1199

mperes@millenia-partners.com

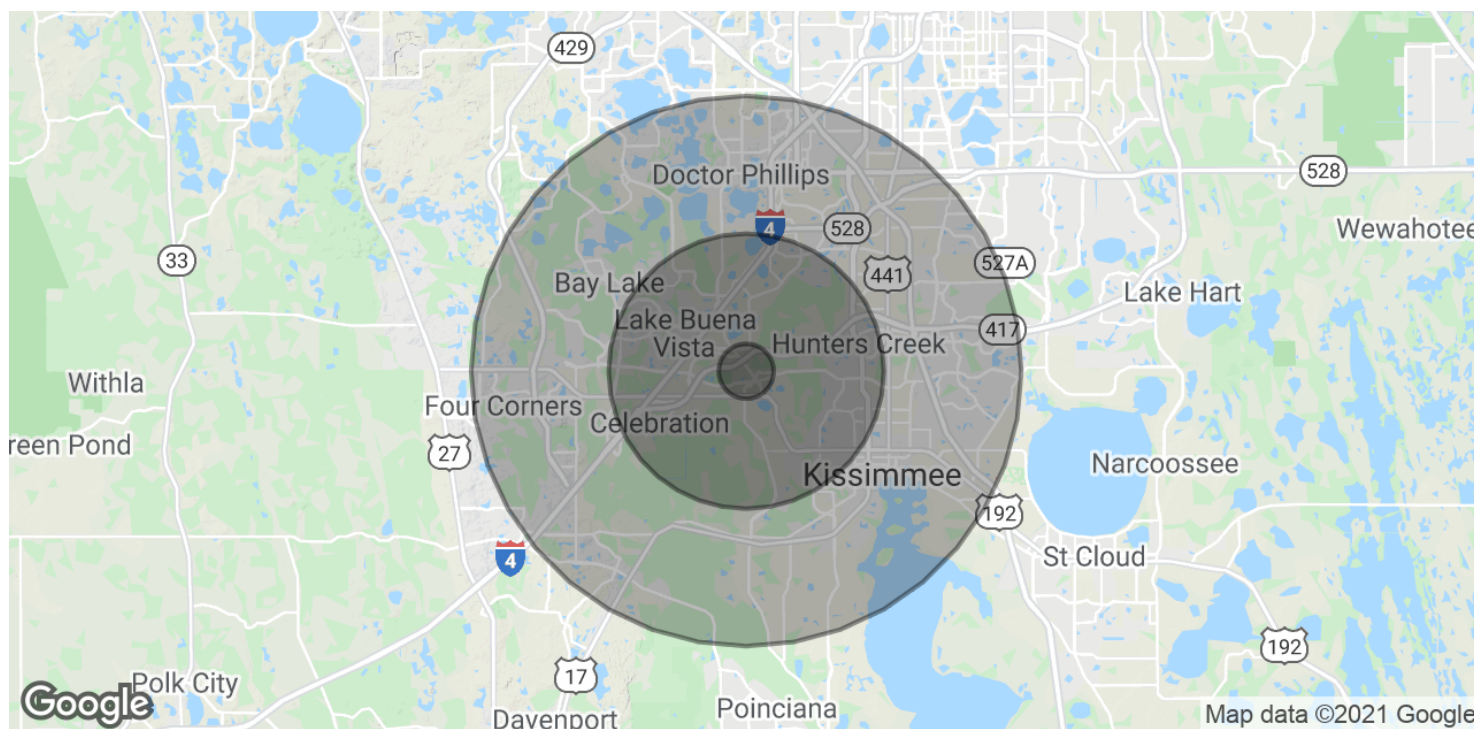
OFFICE BUILDING

For Lease

DEMOGRAPHICS MAP & REPORT

KISSIMMEE, FL 34746

3480 Polynesian Isle Boulevard



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	2,605	71,043	318,768
Average age	35.8	34.9	34.8
Average age (Male)	36.4	34.5	33.9
Average age (Female)	36.1	35.6	35.7

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	951	27,220	113,072
# of persons per HH	2.7	2.6	2.8
Average HH income	\$73,038	\$70,149	\$67,569
Average house value	\$358,225	\$372,448	\$341,137

* Demographic data derived from 2010 US Census

PRESENTED BY
ASHLEY WALKER
407.430.3462
awalker@millenia-partners.com

MARCOS PERES
407.913.1199
mperes@millenia-partners.com

OFFICE BUILDING

For Lease