

POINCIANA OFFICE SPACE

Pleasant Hill Rd. & Reaves Rd., Poinciana, FL

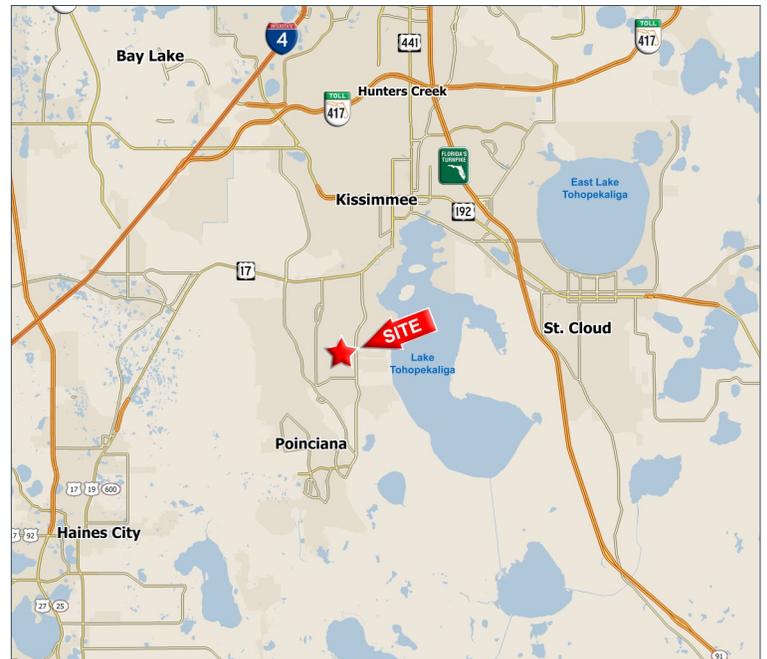


PROPERTY HIGHLIGHTS

- 1,980– 9,225 SF Available
- Possible ground lease or BTS
- Class A building perfect for medical, office, or retail
- 0.98 Acre Site
- Cross access with 7/11 & Starbucks at signalized intersection
- Infront of Valencia Community College
- Traffic Counts: 43,000± VPD on Pleasant Hill Rd.

6,600± VPD on Reaves Rd.

Demographics	1-Mile	3-Mile	5-Mile
Population	3,657	35,418	85,786
Average HH Income	\$99,779	\$91,755	\$76,812



Drew Shofner

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PLEASANT HILL COMMONS



ORLANDO
30 MILES

ORLANDO INTERNATIONAL
AIRPORT

OSCEOLA COUNTY
PROPOSED 370 ACRE MIXED
USE DEVELOPMENT

VALENCIA
COLLEGE
3,500+ STUDENTS

DOLLAR GENERAL

TACO
BELL

7-ELEVEN

STARBUCKS

4,700 VPD

REAVES RD

STORAGE UNITS

Wendy's

SUBJECT
PROPERTY

BELLA PARC TOWNHOMES
100+ UNITS

HEARTLAND

42,056 VPD

PLEASANT HILL RD

RESIDENTIAL
COMMUNITIES
133,275 RESIDENTS IN
PRIMARY TRADE AREA



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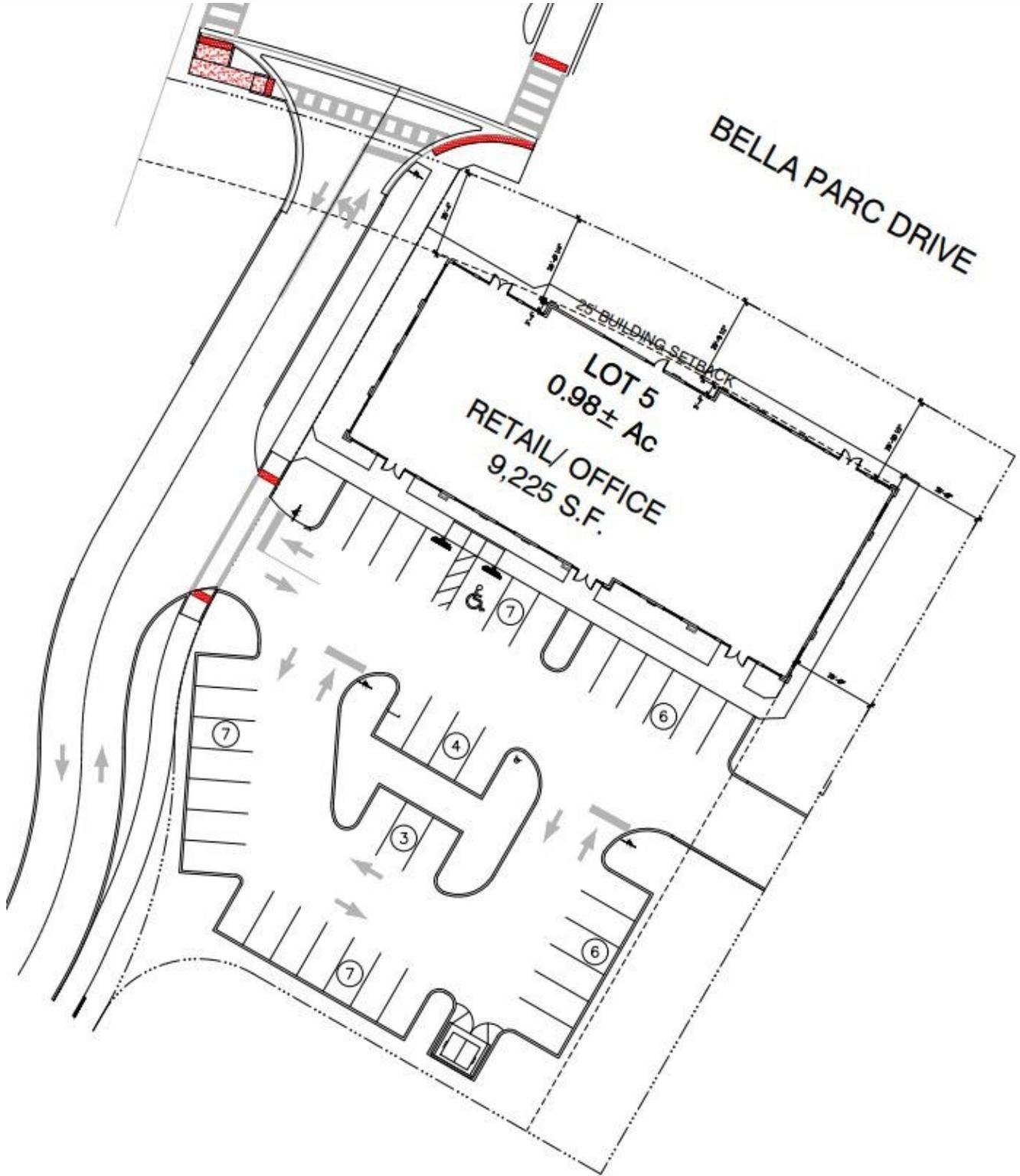
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SITE PLAN
SCALE: 1/8" = 1'-0"



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