

Property Summary



DAILY TRAFFIC CONDITIONS

| TRAFFIC COUNT | DAILY TRAFFIC |
|---------------|--------------------|
| COUNT | 33,532 |
| STREET | W Osceola Parkway |
| COUNT 2 | 35,902 |
| STREET 2 | John Young Parkway |

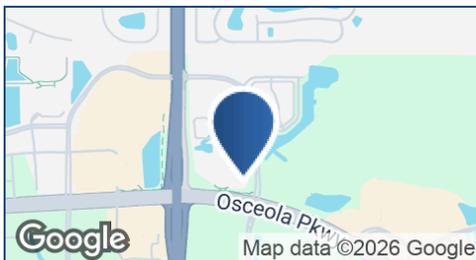
DEMOGRAPHICS - 2025

| DEMOGRAPHICS | 1 MILE | 3 MILE | 5 MILE |
|----------------------|----------|----------|----------|
| Estimated Population | 9,705 | 109,323 | 252,669 |
| Average HH Income | \$87,157 | \$89,780 | \$88,843 |
| Estimated Households | 3,634 | 37,739 | 86,319 |

PROPERTY HIGHLIGHTS

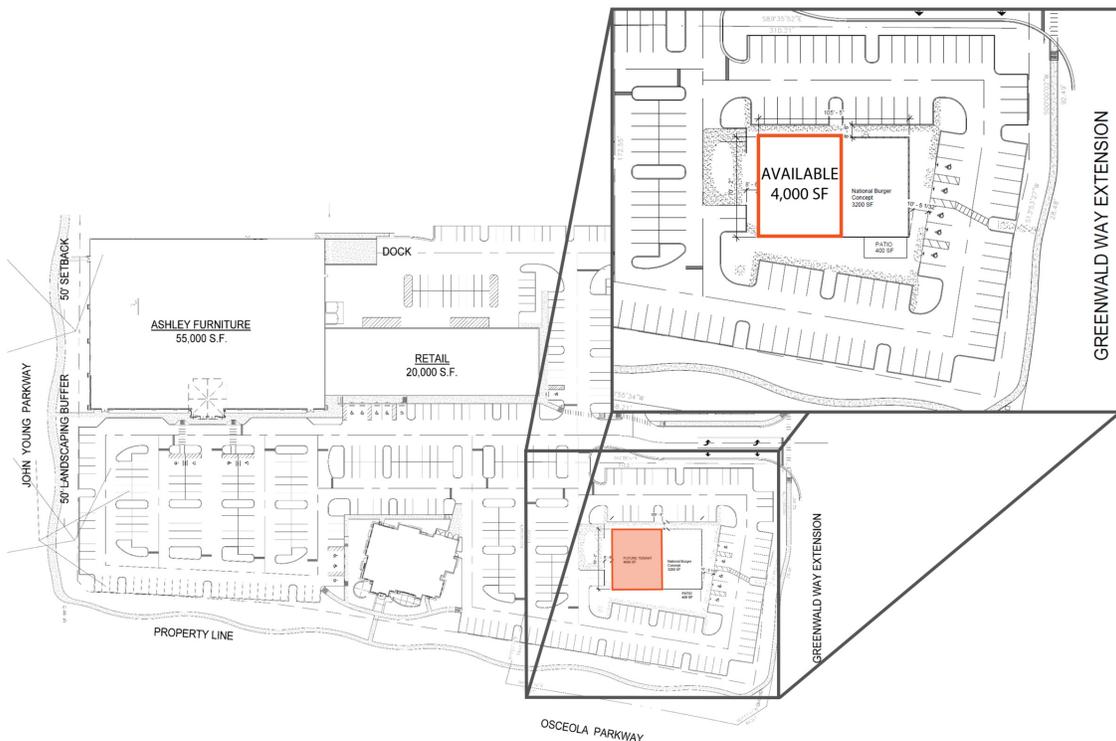
- Up to 4,000 SF available for lease (see site plan on page two)
- Estimated Q2 2027 delivery
- Join Ashley Furniture, Mattress Firm, Affordable Dental, Suncoast Credit Union, PM Pediatric Urgent Care, ML Pro Nails, and Music & Arts in the Osceola Corporate Center
- Other area retailers include BJ's Wholesale Club, Lowe's, Hobby Lobby, Academy Sports + Outdoors, Marshalls, Ross Dress For Less, HomeGoods, Burlington, Nike, Bed Bath & Beyond, Old Navy, Michael's, Dick's Sporting Goods, and many more

* Figures shown represent estimates



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Location Map



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SITE PLAN
SCALE: 1" = 100'-0"



AVAILABLE SPACES

| SUITE | TENANT | SIZE | RATE |
|--------|--|-----------|------------|
| Anchor | Ashley Furniture | 55,000 SF | - |
| A | ML Pro Nails | 1,600 SF | - |
| B | ML Pro Nails | 1,600 SF | - |
| C1 | Affordable Dental | 3,200 SF | - |
| C2 | Night Light Pediatrics | 3,200 SF | - |
| D | Music & Arts | 3,200 SF | - |
| E | Available | 1,600 SF | Negotiable |
| F | Mattress Firm | 5,200 SF | - |
| 1201A | National Burger Concept | 3,200 SF | - |
| 1201B | Available | 4,000 SF | Negotiable |
| 1221 | Suncoast Credit Union | 3,600 SF | - |
| 1251 | Bahama Breeze - Available February 1, 2027 | 7,127 SF | - |

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