



Investment
Properties
Corporation



POINCIANA PROFESSIONAL PARK CORNER OF GOLDEN GATE PKWY & AIRPORT RD.

RETAIL PRE-LEASING OPPORTUNITY - DELIVERY DECEMBER 2025

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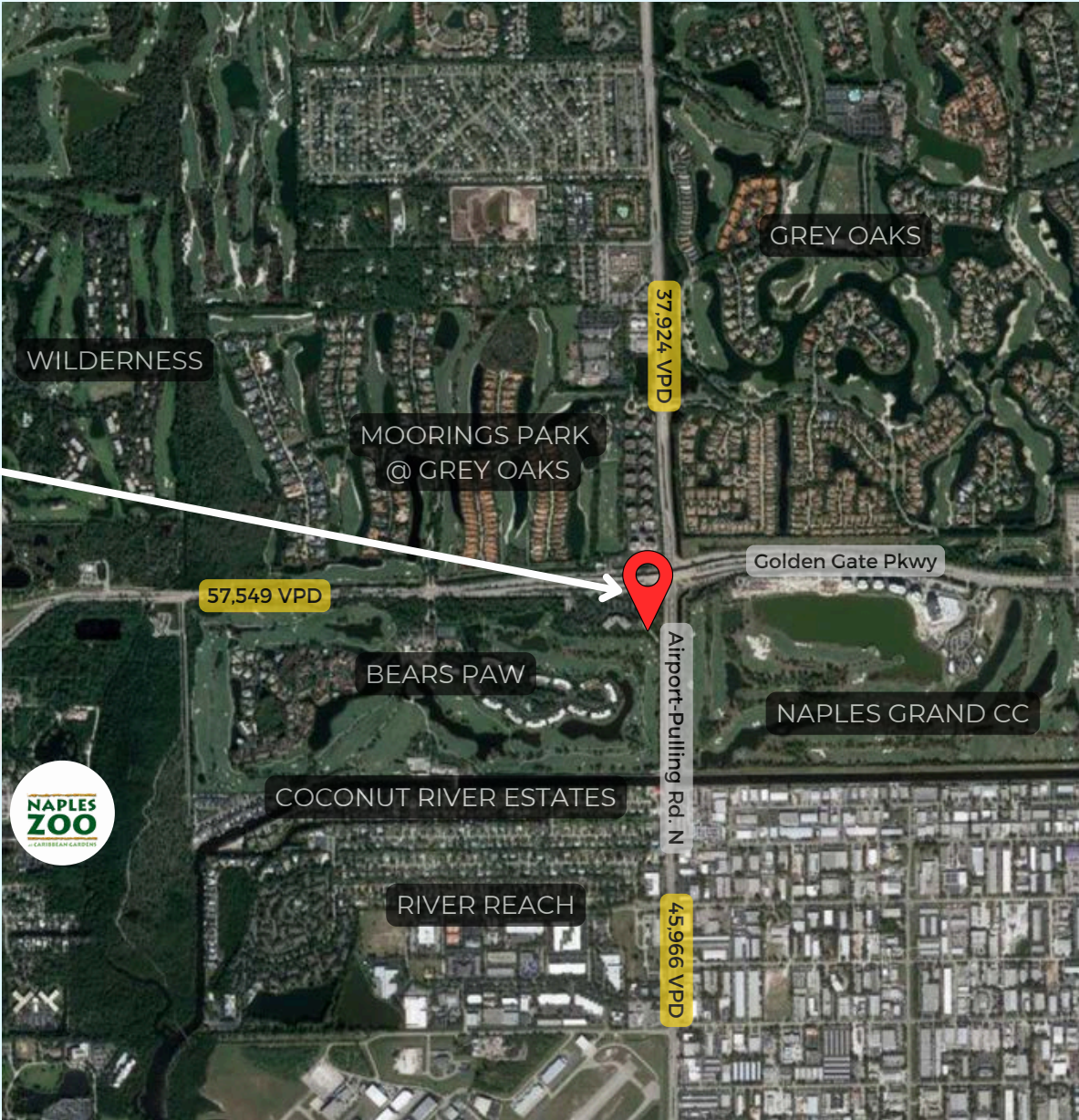
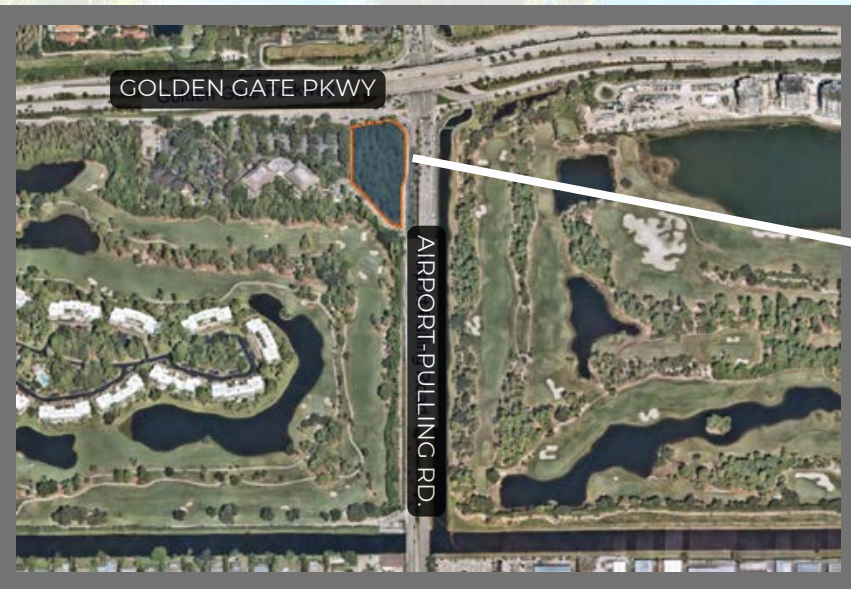


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POINCIANA PROFESSIONAL PARK

Corner of Golden Gate Pkwy and Airport Rd.

LOCATION HIGHLIGHTS



2.5 MILES TO TAMiami TRAIL N
2.2 MILES TO I-75

click here!



Google
Maps

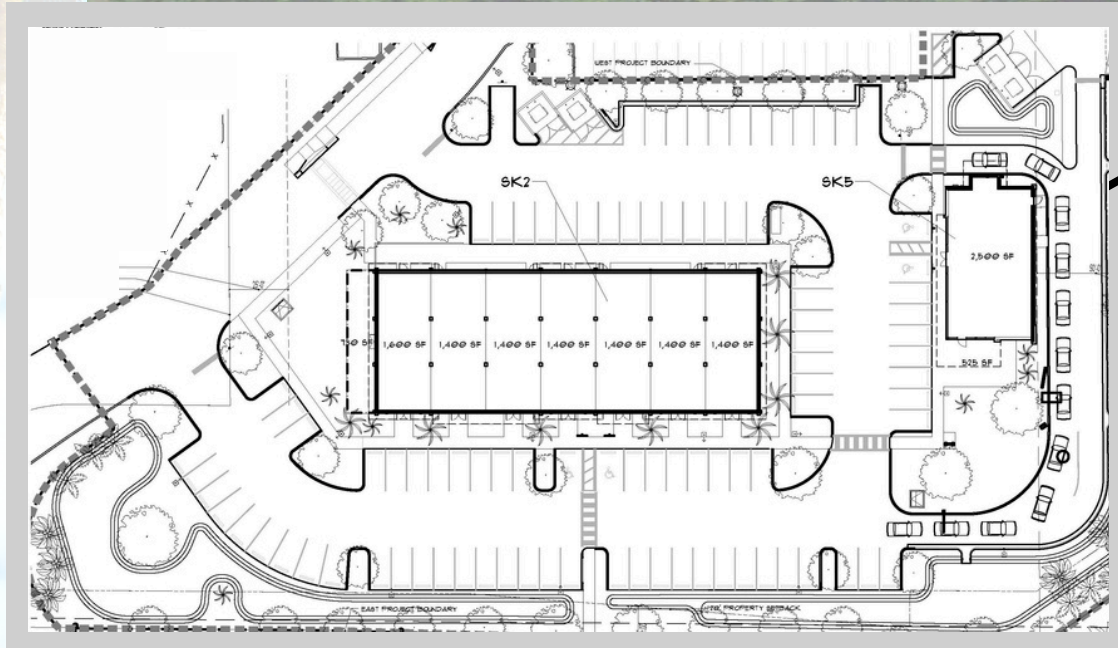
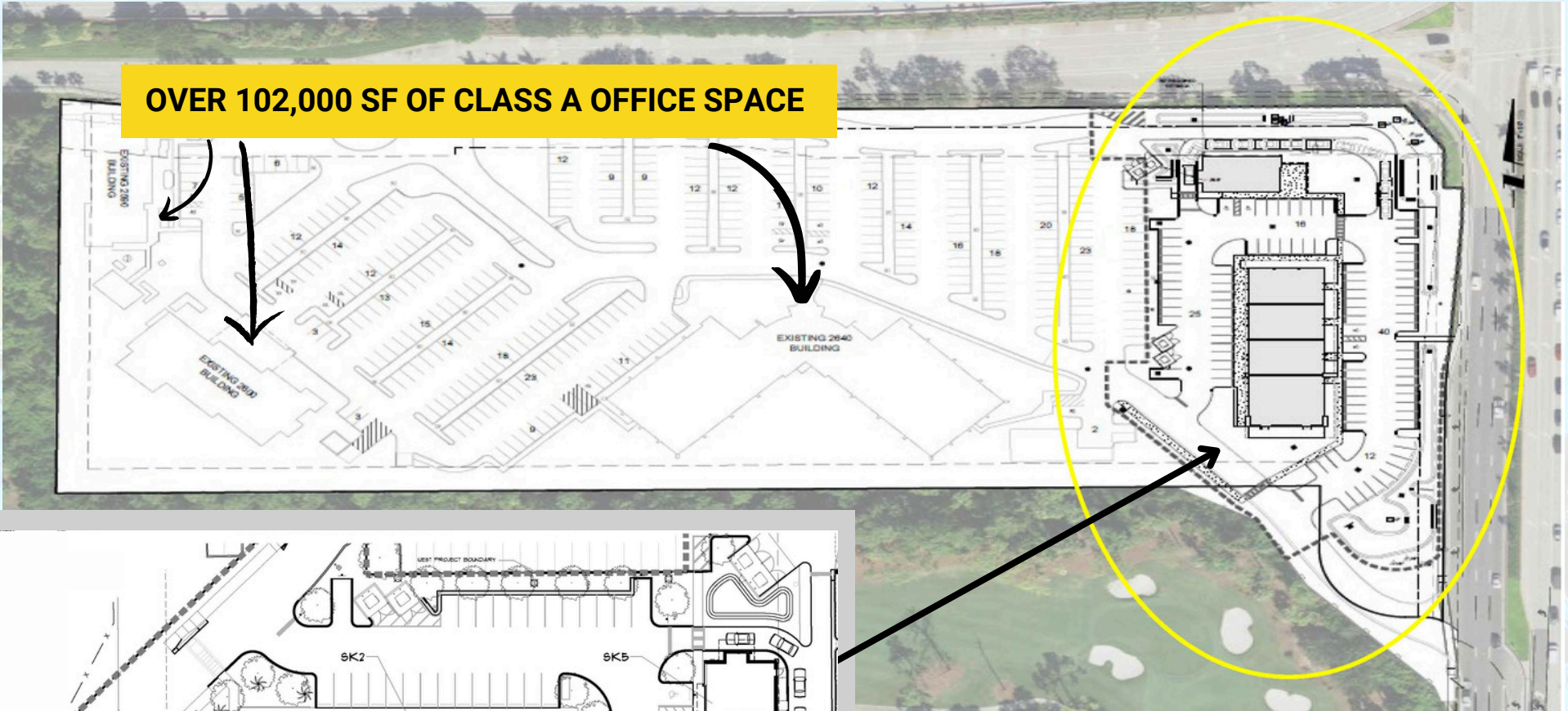


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POINCIANA PROFESSIONAL PARK

Corner of Golden Gate Pkwy and Airport Rd.

OVER 102,000 SF OF CLASS A OFFICE SPACE

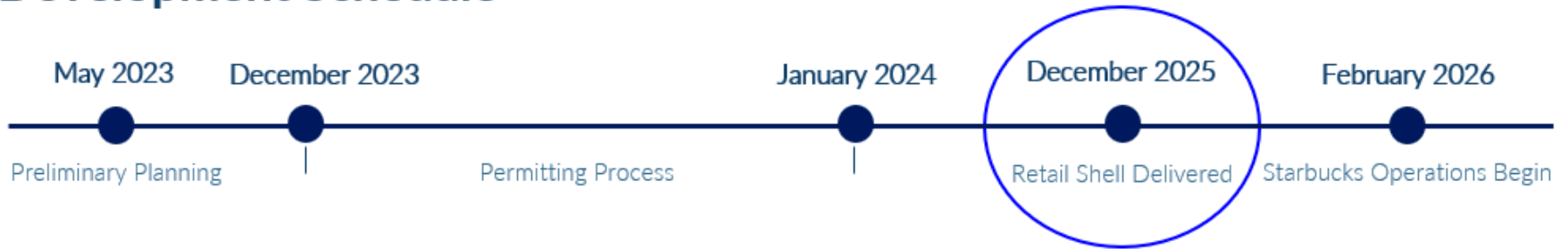


The new Retail Center will be a part of the existing Poinciana Professional Park, which is currently comprised of 3 office buildings with an impressive roster of national, regional, and local tenants, including two corporate headquarters.

A lease has been executed for a 2,500SF Starbucks to be developed adjacent to the Retail Center.



Development Schedule



	Start Date	End Date
Preliminary DRB	May-23	Dec-23
Site Plan Approval	Aug-23	Mar-24
Conditional Use Approval (Drive-Thru)	May-24	Jun-24
Final DRB	Jul-24	Aug-24
Building Permit	Aug-24	Jan-25
Construction	Jan-25	Feb-26
Vanilla Shell CO to Starbucks	Jan-25	Nov-25
Starbucks Buildout CO	Dec-25	Feb-26
Vanilla Shell CO Retail Center	Jan-25	Dec-25



OFFERING SUMMARY

Use: Retail / Restaurant

Size: 1,400 - 10,000 SF

Base Rent: \$50-\$60 PSF

DEMOGRAPHICS

1 MILE



POPULATION

3,662



HOUSEHOLDS

1,779



MEDIAN HOUSEHOLD
INCOME

\$92,871



MEDIAN NET WORTH

\$261,096

3 MILES



POPULATION

55,186



HOUSEHOLDS

25,889



MEDIAN HOUSEHOLD
INCOME

\$77,246



MEDIAN NET WORTH

\$288,652

5 MILES



POPULATION

141,818



HOUSEHOLDS

64,023



MEDIAN HOUSEHOLD
INCOME

\$74,319



MEDIAN NET WORTH

\$257,666



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