

# Poinciana Shoppes

4451 S Poinciana Blvd, Kissimmee, FL 34758



EQUITY  
INVESTMENT  
SERVICES

## PROPERTY SUMMARY

**Construction  
Underway!**



### PROPERTY HIGHLIGHTS

- Construction Underway!
- Poinciana Blvd has been recently expanded due to traffic demands
- Exclusive Parking Available with cross access
- Located in booming area of Poinciana Kissimmee
- Multiple Access Points from Poinciana Blvd and Pleasant Hill Rd
- National Co-Tenancy – join Chipotle, Autozone, Lowe's, Truist, and more!
- 55,000+ cars per day at the intersection of Poinciana Blvd and Pleasant Hill Rd
- Ideal Uses: Medical, Retail, and QSR

### OFFERING SUMMARY

|             |                  |
|-------------|------------------|
| Lease Rate: | Negotiable       |
|             | 1,074 - 5,470 SF |
| Lot Size:   | 1.5 Acres        |

| DEMOGRAPHICS      | 3 MILES  | 5 MILES  | 10 MILES |
|-------------------|----------|----------|----------|
| Total Households  | 13,983   | 28,899   | 70,390   |
| Total Population  | 43,031   | 90,465   | 214,969  |
| Average HH Income | \$82,859 | \$87,204 | \$84,090 |

[CLICK HERE FOR SITE PLAN.](#)

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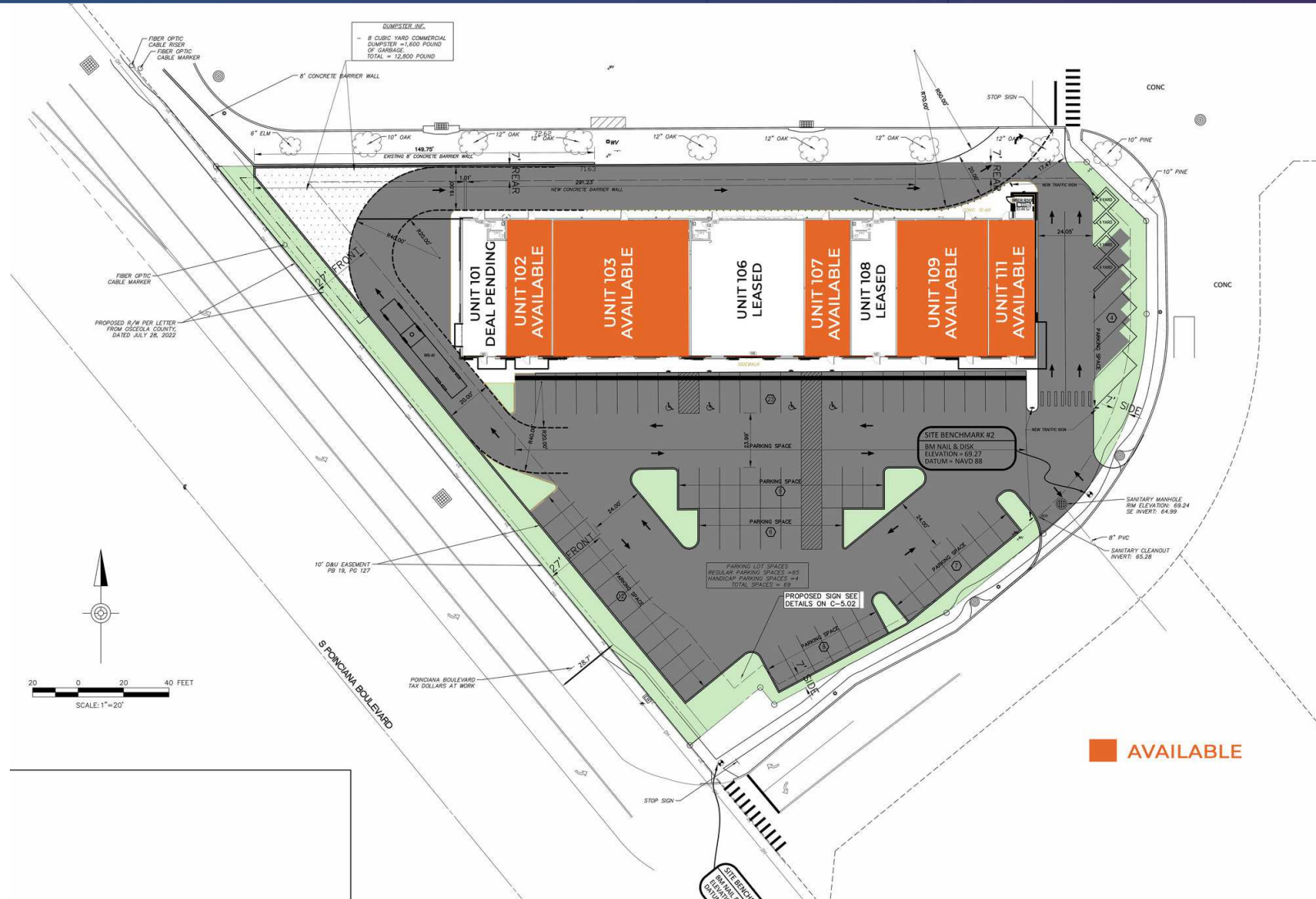


7575 Dr. Phillips Blvd, Ste 390

Orlando, FL 32819

[www.eisre.com](http://www.eisre.com)

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## ELEVATIONS

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### MATERIAL FINISHES

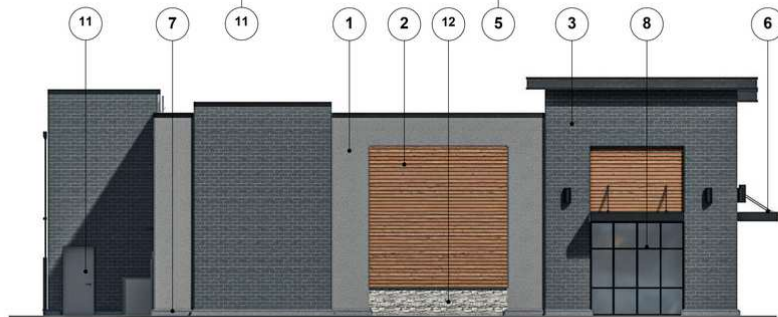
- |                                                                                     |   |                                                                             |                                                                                     |    |                                                                   |
|-------------------------------------------------------------------------------------|---|-----------------------------------------------------------------------------|-------------------------------------------------------------------------------------|----|-------------------------------------------------------------------|
|  | 1 | STUCCO, COLOR TO MATCH SW 9563 (BEDROCK)                                    |  | 7  | PRECAST CONCRETE CURB                                             |
|  | 2 | EIFS WITH WOOD TEXTURE ADDED                                                |  | 8  | KAWNEER ALUMINUM STOREFRONT SYSTEM, #29 BLACK                     |
|  | 3 | EIFS WITH BRICK TEXTURE ADDED                                               |  | 9  | COPING CAP, COLOR TO MATCH SW 6991 (BLACK MAGIC)                  |
|  | 4 | EIFS WITH TILE TEXTURE ADDED                                                |  | 10 | WALL MOUNTED LIGHT FIXTURES, COLOR TO MATCH SW 6991 (BLACK MAGIC) |
|  | 5 | SPLITFACE CMU, COLOR TO MATCH SW 7064 (PASSIVE)                             |  | 11 | HM DOORS & FRAMES PAINTED TO MATCH ADJACENT MATERIAL              |
|  | 6 | MAPES OR SIMILAR ARCHITECTURAL CANOPY, COLOR TO MATCH SW 6991 (BLACK MAGIC) |  | 12 | STONE VENEER, QUICK STACK BY CORONADO IN THE COLOR ANTIQUE CREAM  |



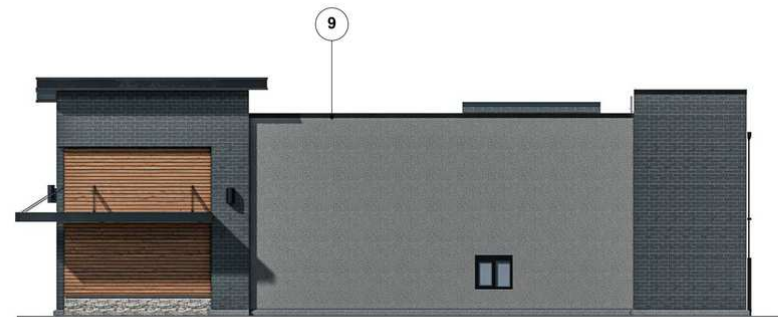
FRONT ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

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## LEASE SPACES

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### LEASE INFORMATION

|              |                  |             |            |
|--------------|------------------|-------------|------------|
| Lease Type:  | NNN              | Lease Term: | Negotiable |
| Total Space: | 1,074 - 5,470 SF | Lease Rate: | Negotiable |

### AVAILABLE SPACES

| SUITE    | SIZE (SF)        | LEASE TYPE | LEASE RATE | DESCRIPTION                     |
|----------|------------------|------------|------------|---------------------------------|
| Unit 101 | 1,213 SF         | NNN        | Negotiable | Deal Pending                    |
| Unit 102 | 1,213 SF         | NNN        | Negotiable | Available                       |
| Unit 103 | 3,640 SF         | NNN        | Negotiable | Available                       |
| Unit 106 | 3,013 SF         | NNN        | Negotiable | Leased Northstar Wine & Spirits |
| Unit 107 | 1,074 - 5,470 SF | NNN        | Negotiable | Available                       |
| Unit 108 | 1,213 SF         | NNN        | Negotiable | Leased Nail Salon               |
| Unit 109 | 2,426 SF         | NNN        | Negotiable | Available                       |
| Unit 111 | 1,213 SF         | NNN        | Negotiable | Available                       |

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## RETAILER MAP



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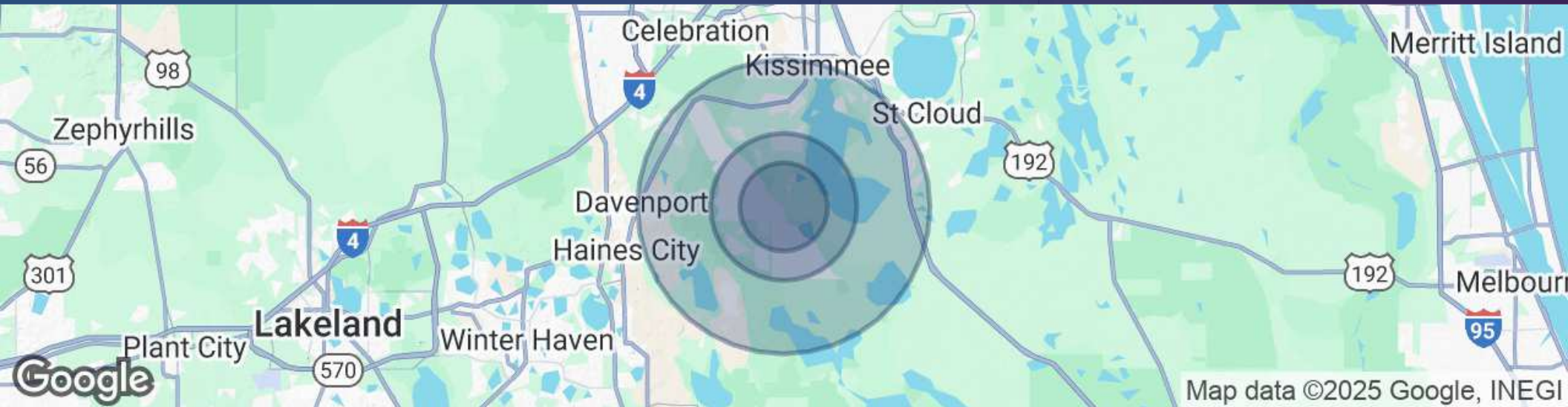
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## DEMOGRAPHICS MAP & REPORT



| POPULATION          | 3 MILES   | 5 MILES   | 10 MILES  |
|---------------------|-----------|-----------|-----------|
| Total Population    | 43,031    | 90,465    | 214,969   |
| Average Age         | 42        | 42        | 40        |
| HOUSEHOLDS & INCOME | 3 MILES   | 5 MILES   | 10 MILES  |
| Total Households    | 13,983    | 28,899    | 70,390    |
| # of Persons per HH | 3.1       | 3.1       | 3.1       |
| Average HH Income   | \$82,859  | \$87,204  | \$84,090  |
| Average House Value | \$311,097 | \$319,719 | \$329,914 |

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