

FOR LEASE

VINE STREET SQUARE

3105-3199 W Vine St., Kissimmee, FL 34741



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PROPERTY HIGHLIGHTS

Vine Street Square is a premier shopping center with over 114,000 sf in the heart of Kissimmee. This center has direct access to Vine Street, Kissimmee's busiest West-East thoroughfare with connections to both I-4 and Florida's Turnpike.

- This positioning creates a broad market connection while bringing in a large amount of daytime traffic around the center.
- Anchor tenants on site include Walmart Neighborhood Market, Dollar Tree, Shoe Land, and Planet Fitness.
- Full lighted access from Vine Street via Dyer. Creates ease of access and car stacking, which leads to additional site exposure.
- Nearby market drivers include Plaza Del Sol, Kissimmee's only indoor mall. The adjacent Home Depot is the only hardware store on 192.

PROPERTY DETAILS

Location: 3105-3199 W Vine St., Kissimmee, FL 34741

Total GLA: 114,899 SF

Signage: Pylon Signage

Access: Full lighted access on Dyer Blvd

Traffic Count: 67,390 AADT (W Vine St.) 12,100 AADT (Dyer Blvd.)

Parking: 597 surface parking

Tenancy: Walmart Neighborhood Market, Dollar Tree, Shoeland, and Planet Fitness.



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DEMOGRAPHICS

POPULATION



1 MI	19,187
3 MI	89,963
5 MI	184,124

HOUSEHOLDS



1 MI	4,012
3 MI	45,172
5 MI	93,448

HOUSEHOLD INCOME

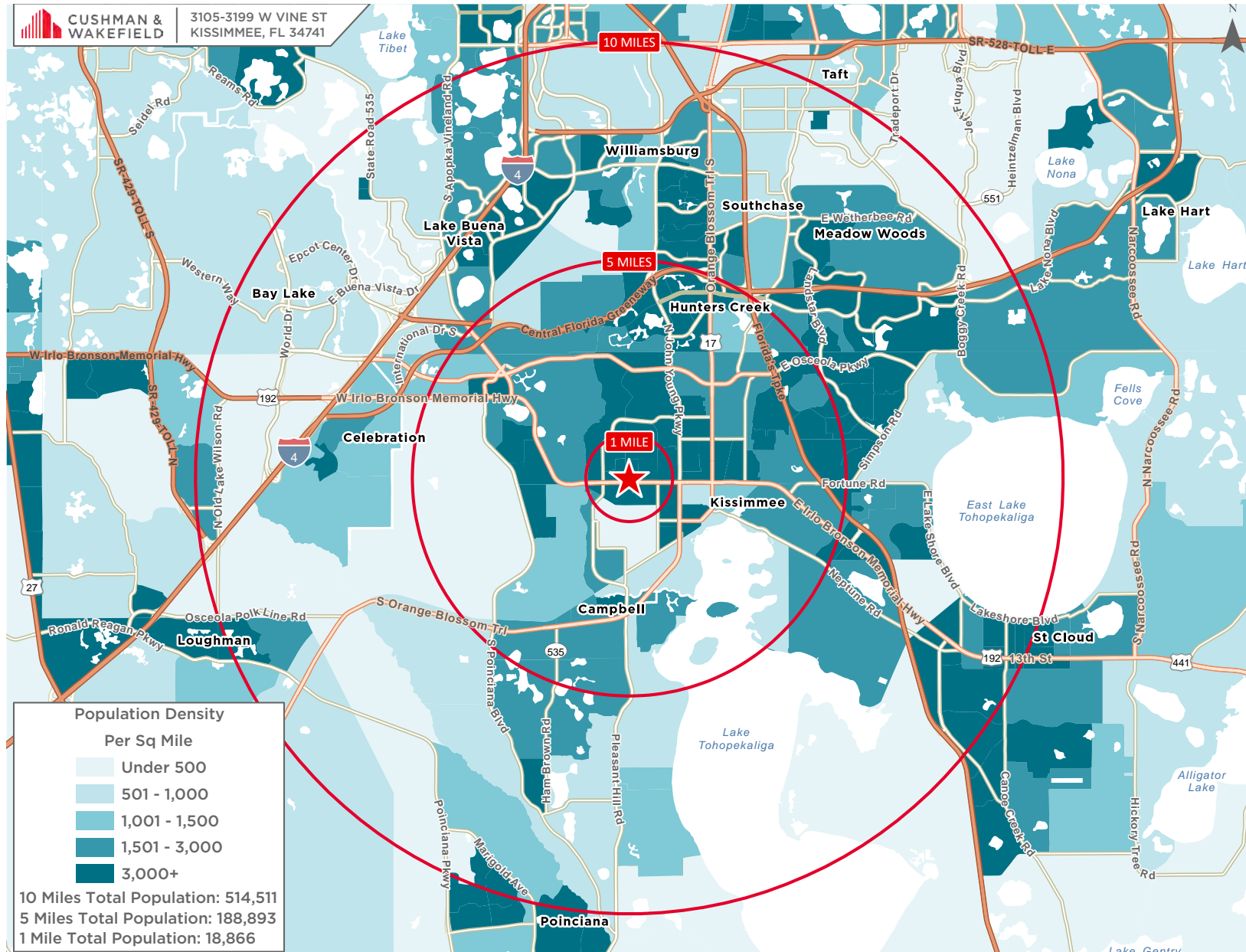


1 MI	\$63,266
3 MI	\$61,354
5 MI	\$69,632

BUSINESSES



1 MI	967
3 MI	6,097
5 MI	9,407

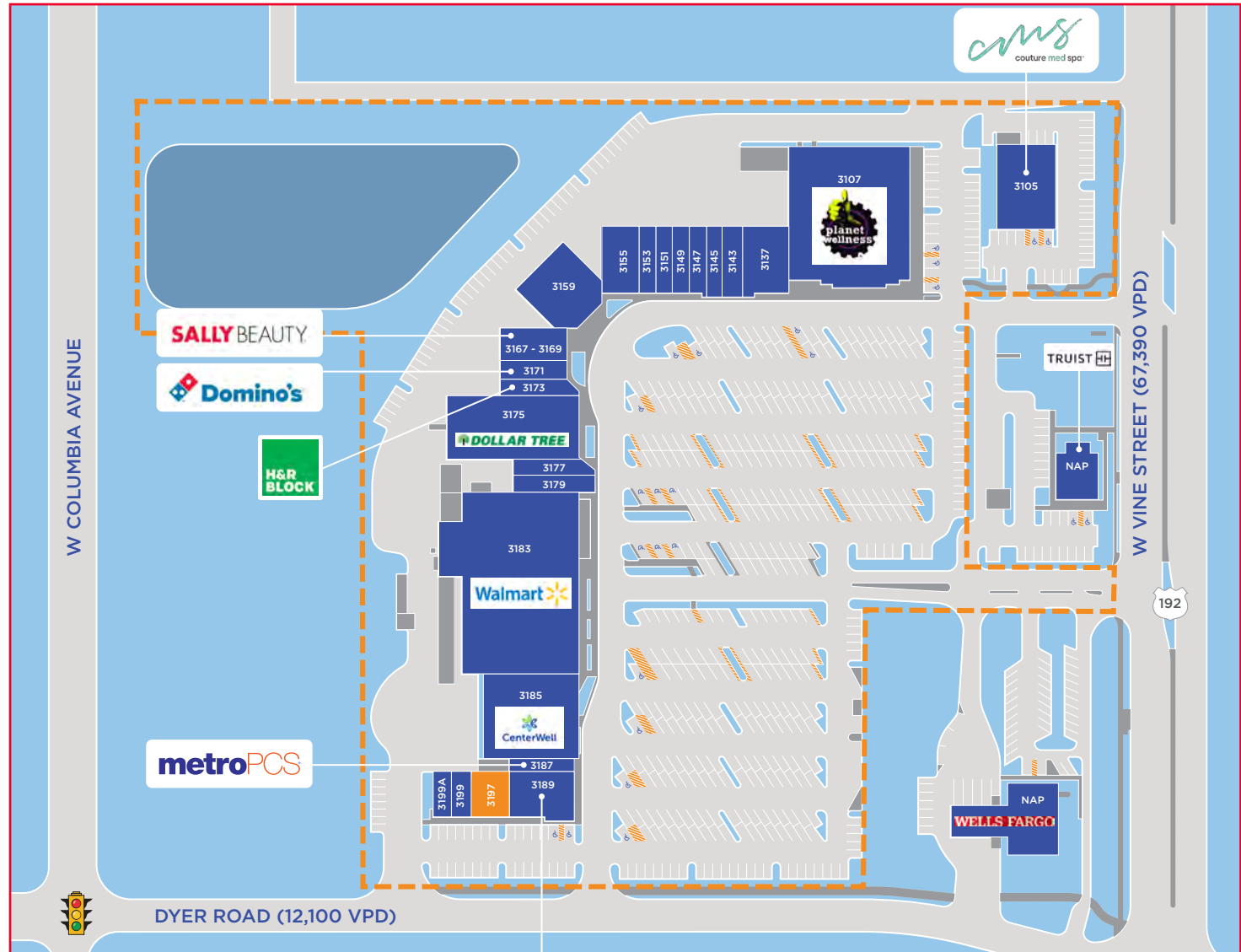


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SUITE	TENANT	SF
3105	Couture Med Spa	4,000
3107	Planet Fitness	23,500
3137	Shoe Land [1]	4,000
3143	E-Cig Smoke Shop	1,660
3145	Moorehead Pro Insurance	840
3147	Fernandos Jewelry	1,300
3149	Kim Nails & Skincare	1,300
3151	Happy Garden	1,300
3153	Sweety Cafe	1,300
3155	Bacalaito Bakery	2,600
3159	All Uniforms	5,200
3167-3169	Sally Beauty	2,600
3171	Domino's Pizza	1,300
3173	H&R Block	1,300
3175	Dollar Tree	10,500
3177	Bellisima Hair	1,400
3179	Perfume Outlet	1,080
3183	Walmart	31,979
3185	CenterWell	10,000
3187	Metro PCS	1,300
3189	Acorn Health	3,100
3197	Available	1,720
3199	Classic Style Barber Shop	810
3199A	Delicia's Cafe	810
TOTAL		114,899





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