

Poinciana Exchange

1625 S Poinciana Blvd, Kissimmee, FL 34758



EQUITY
INVESTMENT
SERVICES

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Free Standing Retail and Office Buildings for Sale and Lease
- 3,000 SF to 7,000 SF available
- Walking Distance to Poinciana Sunrail Station
- Ingress and Egress on 17-92, S Poinciana Blvd, and Old Tampa Hwy
- Surrounding Traffic Counts: 33,000+ Cars Per Day
- Ideal Uses: Retail, Medical, and Office
- Tractor Supply Co and HVAC Florida Medical/ER Center coming soon to SWC of Poinciana Blvd and Hwy 17/92

[VISIT THE SITE](#)

[VIEW THE RENDERINGS HERE](#)

OFFERING SUMMARY

Available SF:	3,000 - 7,000 SF
Lease Rate:	Negotiable
Sale Price:	Call for Pricing
Building Size:	7,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	250	8,540	30,629
Total Population	644	26,005	94,499
Average HH Income	\$87,061	\$78,120	\$75,028

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7575 Dr. Phillips Blvd, Ste 390

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PROPERTY RENDERING



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RENDER PERSPECTIVE



SCALE: 3/32" = 1'-0"

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RENDER PERSPECTIVE



FRONT ELEVATION



SIDE ELEVATION

SCALE: 3/32" = 1'-0"

2D ELEVATIONS

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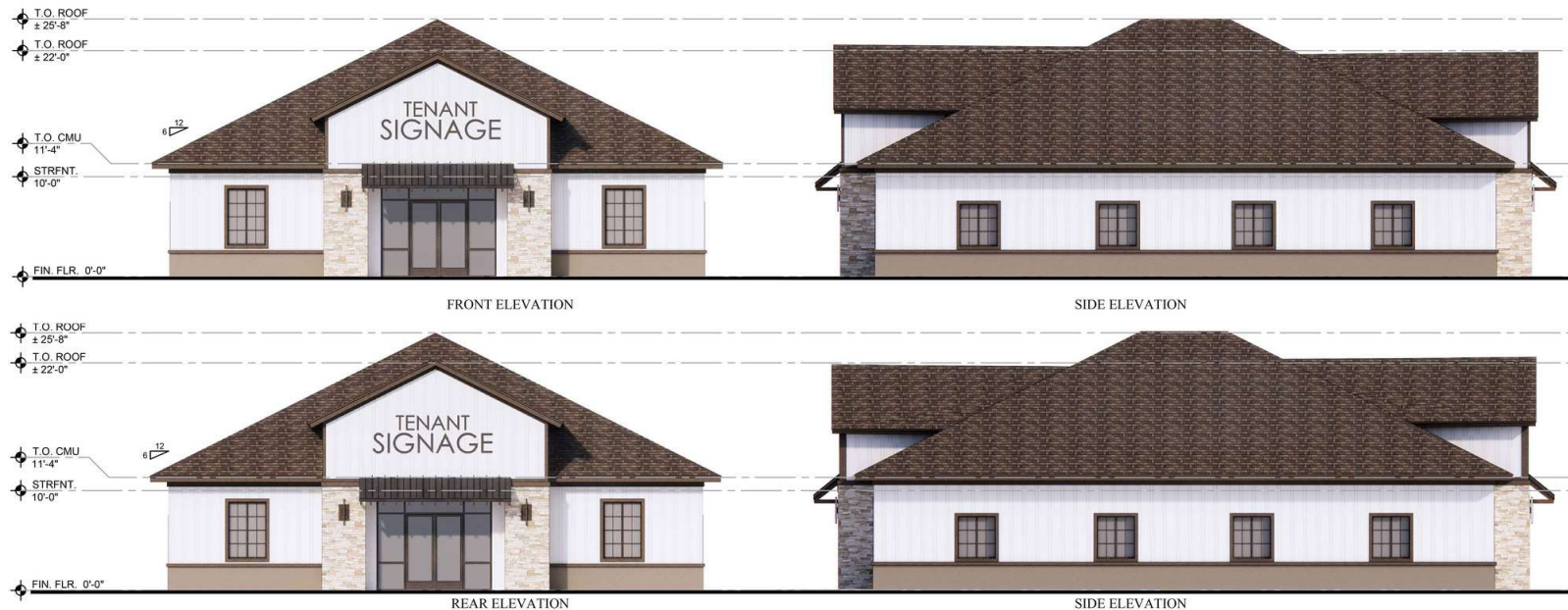
PROPERTY RENDERING



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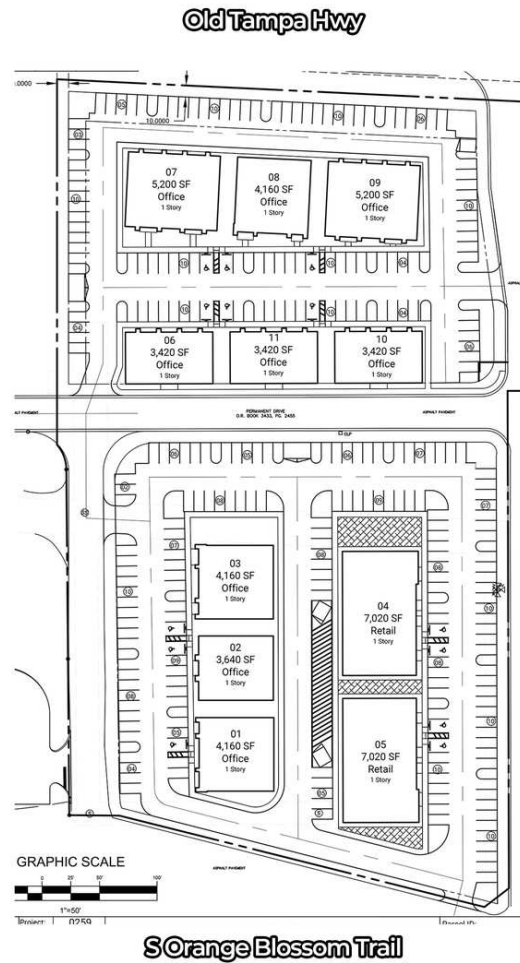
SITE PLAN



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S Poinciana Blvd

Available Buildings	
Building 1	4,160 SF
Building 2	3,445 SF
Building 3	4,160 SF
Building 4	7,020 SF
Building 5	7,020 SF
Building 6	3,600 SF
Building 7	5,200 SF
Building 8	4,216 SF
Building 9	4,216 SF
Building 10	5,200 SF
Building 11	3,600 SF



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AERIAL MAP



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RETAILER MAP



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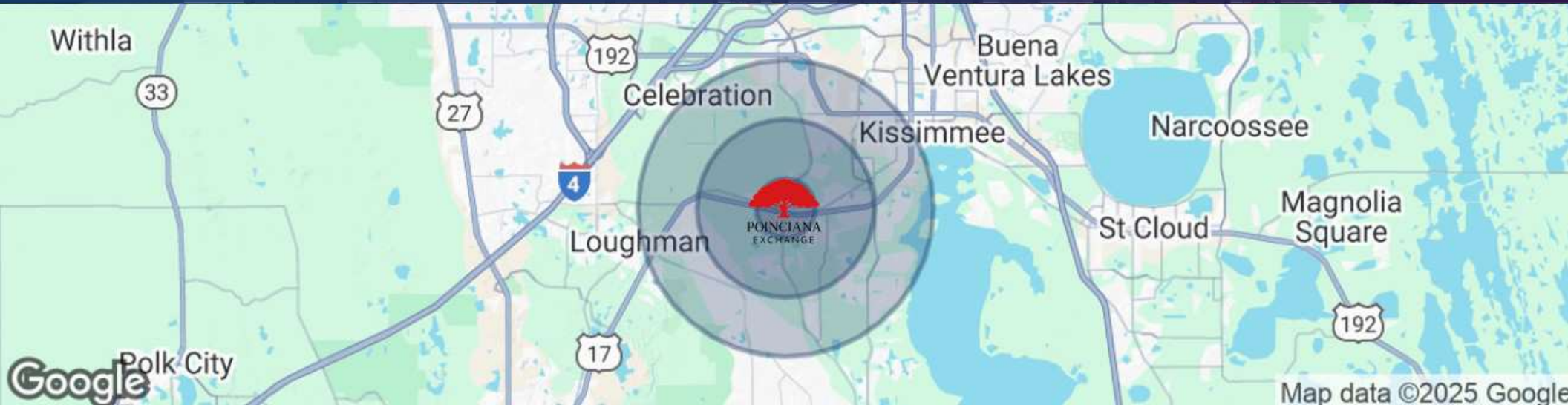
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	644	26,005	94,499
Average Age	40.8	38.2	37.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	250	8,540	30,629
# of Persons per HH	2.58	3.03	3.08
Average HH Income	\$87,061	\$78,120	\$75,028
Average House Value	\$237,617	\$258,730	\$259,232

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