

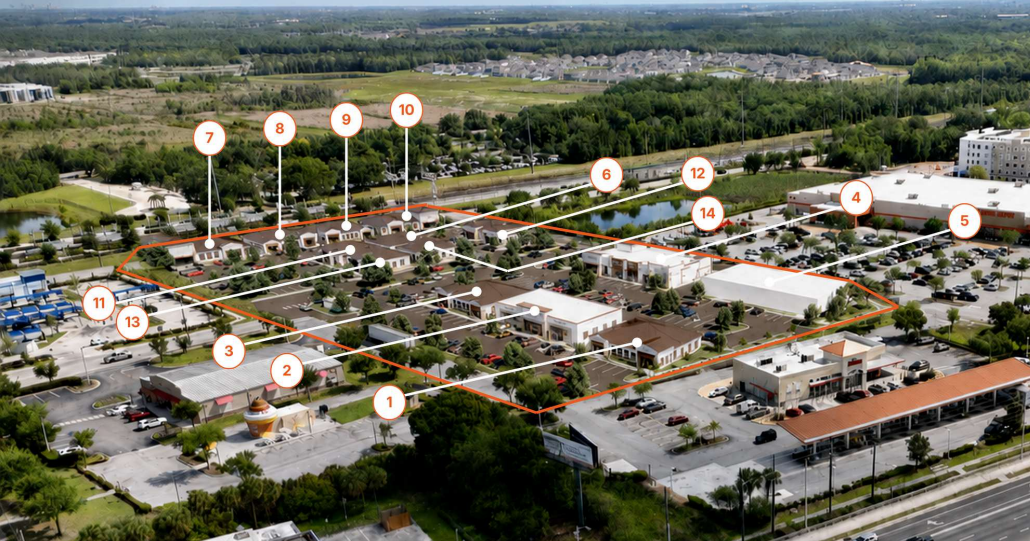
Poinciana Exchange

1625 S Poinciana Blvd, Kissimmee, FL 34758



EQUITY
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PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Free Standing Retail and Office Buildings for Sale and Lease
- Call/Email Broker for Details
- Developed by JW2, the group who developed Cross Ridge, Stoneybrook, Oakland Park, and more!
- 2,375 SF to 7,150 SF available
- Drive-thru building 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
- New Target anchored shopping center coming across the street

[Visit The Site](#)

[View The Site Plan Here](#)

[View Fly-Through Video Here](#)

OFFERING SUMMARY

Available SF:	2,375 SF - 7,150 SF
Lease Rate:	Negotiable
Sale Price:	\$325-\$350/SF
Building Size:	7,150 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,123	4,389	8,840
Total Population	2,487	32,088	105,267
Average HH Income	\$80,669	\$92,590	\$92,127

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PROPERTY RENDERING



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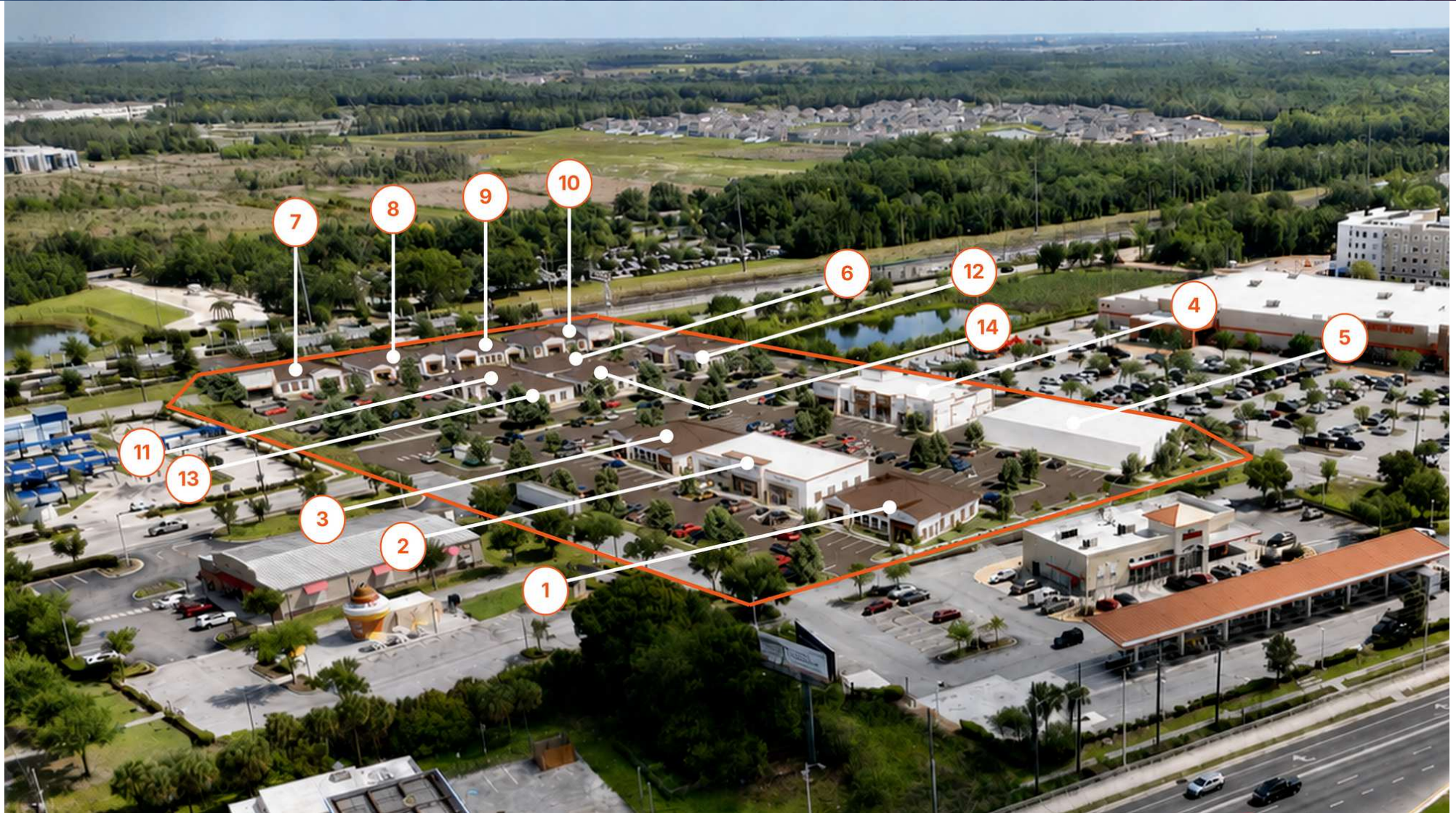
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SITE AERIAL



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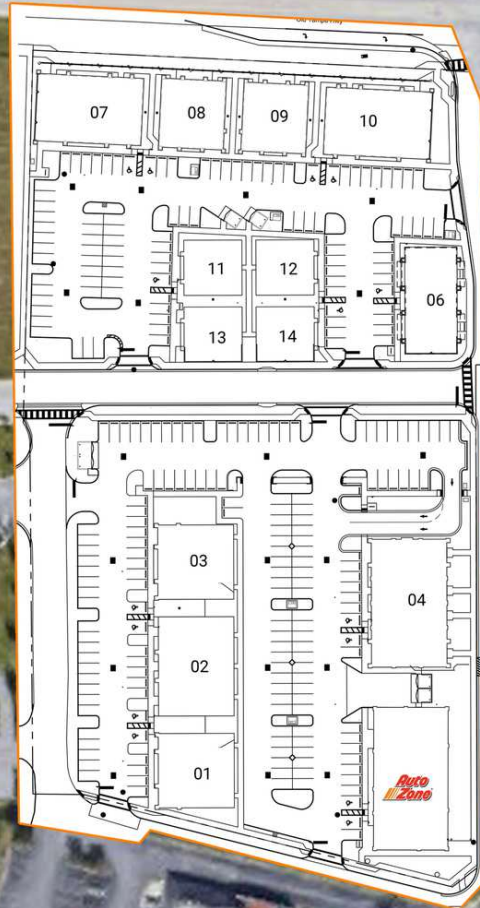
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SITE PLAN

Available Buildings		Price
Building 1	4,181 SF	\$1,463,350
Building 2	5,545 SF	\$1,940,750
Building 3	4,181 SF	\$1,463,350
Building 4	7,149 SF	\$2,502,150
Building 5	7,851 SF	Call Broker for Details
Building 6	4,140 SF	\$1,449,000
Building 7	5,336 SF	\$1,867,600
Building 8	3,322 SF	\$1,079,650
Building 9	3,322 SF	\$1,162,700
Building 10	5,336 SF	\$1,867,600
Building 11	2,375 SF	\$771,875
Building 12	2,375 SF	\$771,875
Building 13	2,375 SF	\$831,250
Building 14	2,375 SF	\$831,250



[Click Here for
Progress Photos](#)

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AERIAL MAP



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RETAILER MAP



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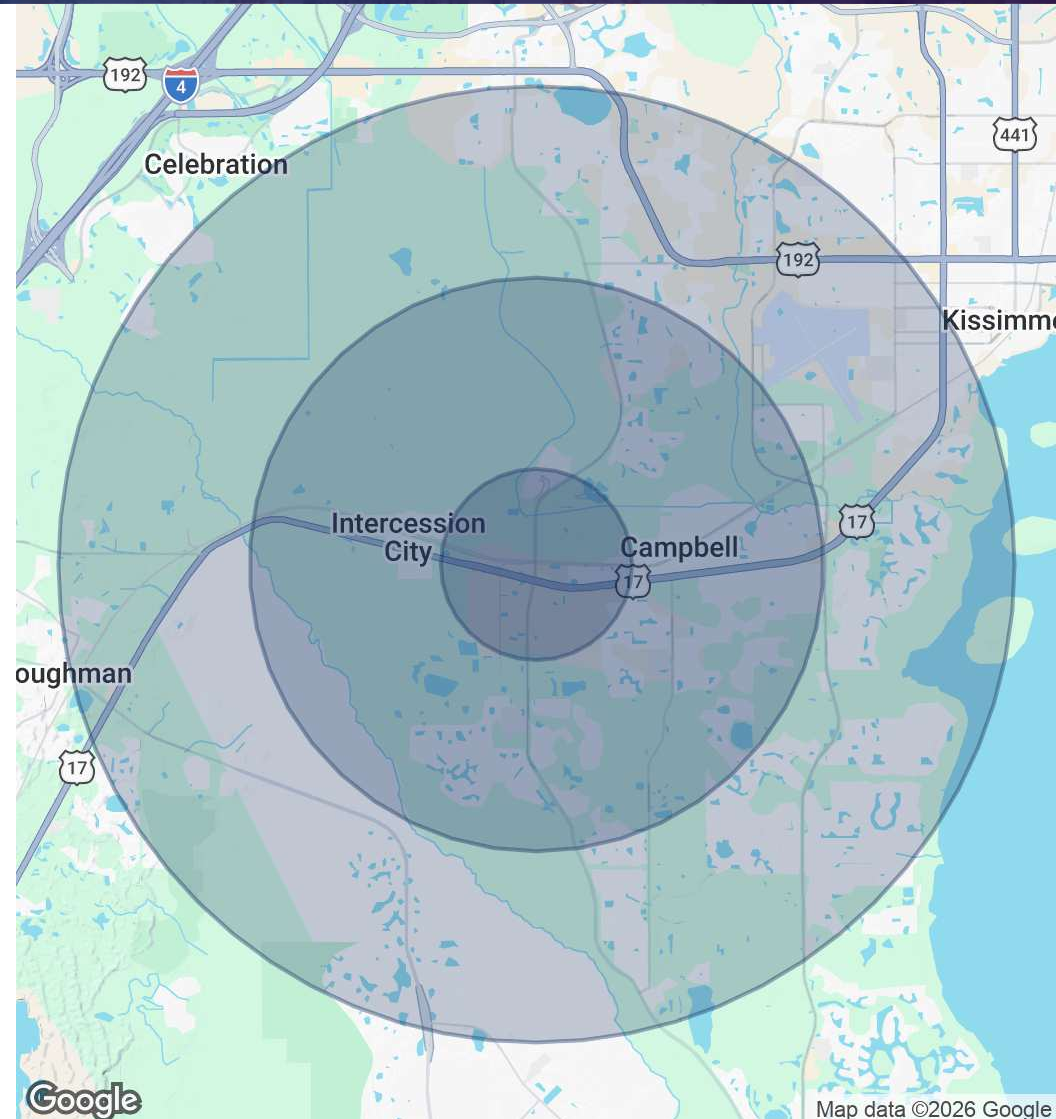
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,487	32,088	105,267
Average Age	40.8	38.2	37.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,123	4,389	8,840
# of Persons per HH	2	2.2	2.3
Average HH Income	\$80,669	\$92,590	\$92,127
Average House Value	\$236,458	\$326,241	\$350,308

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	912	10,587	32,085
Total Population - Black	295	4,554	14,520
Total Population - Asian	102	1,383	4,390
Total Population - Hawaiian	8	108	250
Total Population - American Indian	4	56	222
Total Population - Hispanic	1,342	18,108	63,910
Total Population - Other	152	926	1,960



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