



Investment  
Properties  
Corporation



# POINCIANA PLAZA

## CORNER OF GOLDEN GATE PKWY & AIRPORT RD.

RESTAURANT & RETAIL PRE-LEASING OPPORTUNITY - DELIVERY DECEMBER 2025

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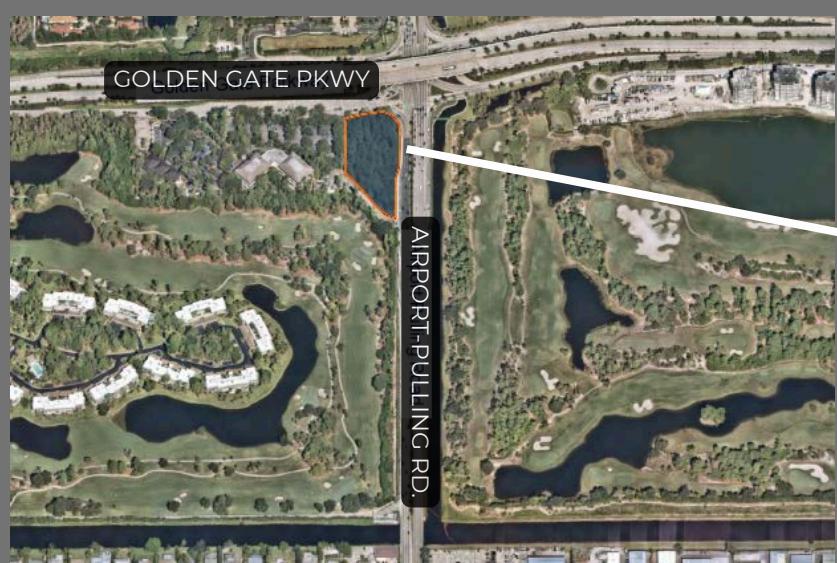
Licensed Real Estate Broker

The statement and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.



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## LOCATION HIGHLIGHTS



2.5 MILES TO TAMiami TRAIL N

2.2 MILES TO I-75

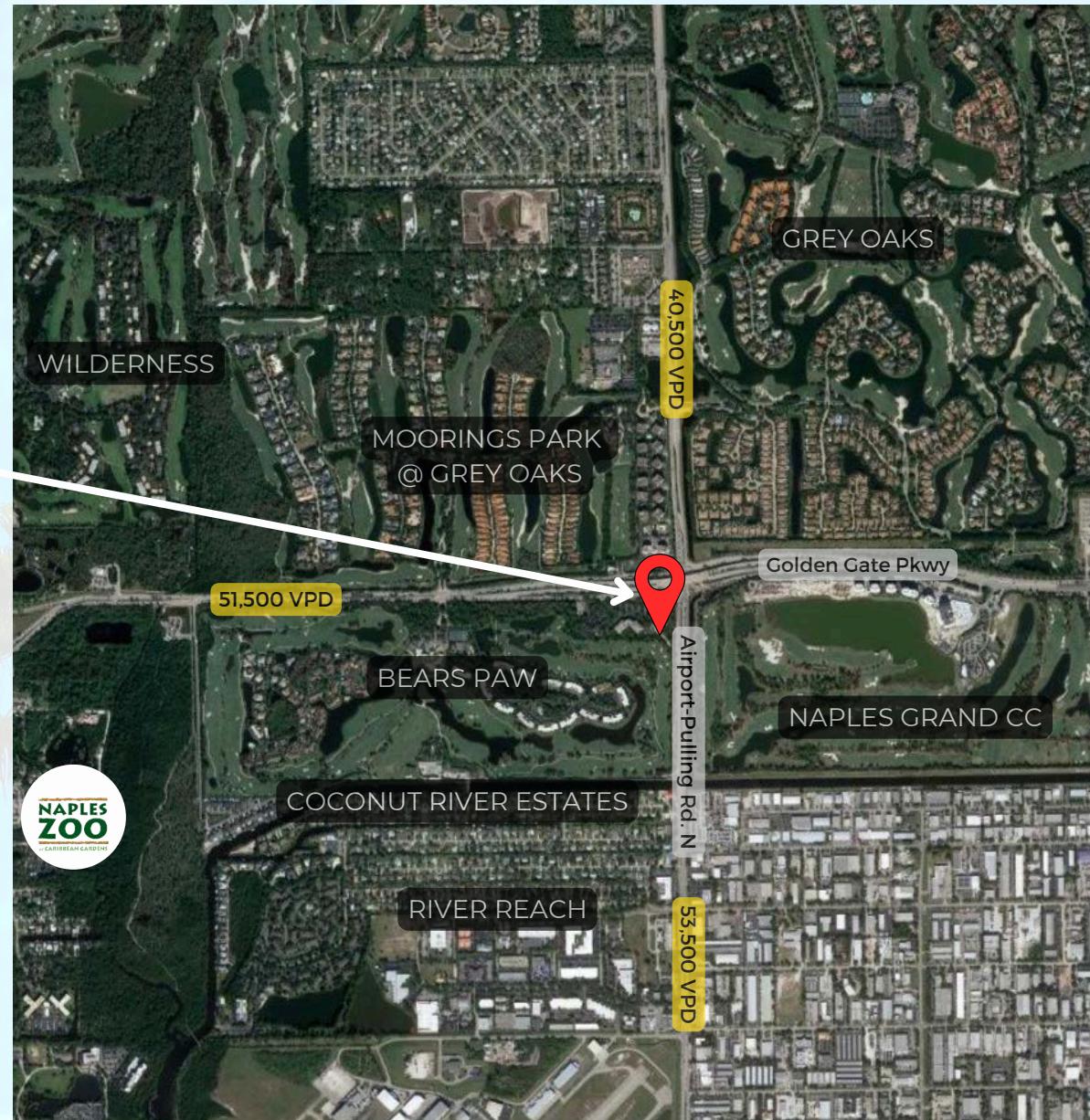
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Maps



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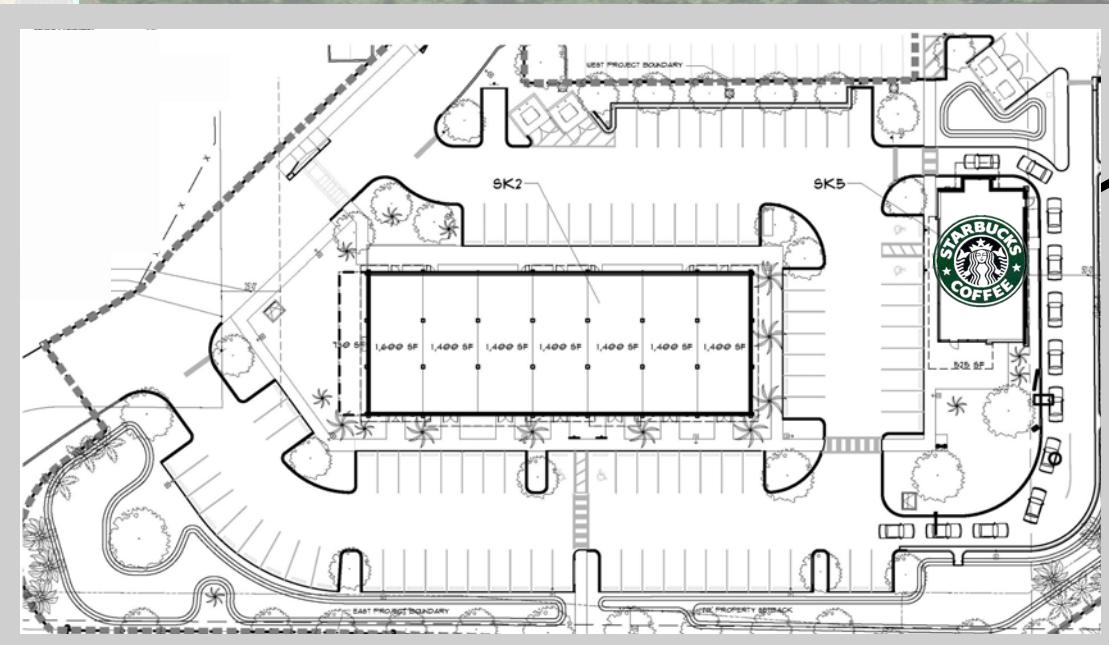
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OVER 102,000 SF OF CLASS A OFFICE SPACE

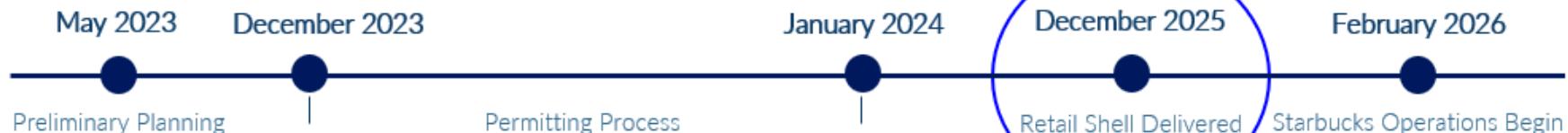


The new Retail Center will be a part of the existing Poinciana Professional Park, which is currently comprised of 3 office buildings with an impressive roster of national, regional, and local tenants, including two corporate headquarters.

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



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## OFFERING SUMMARY

Use: Retail / Restaurant

Size: 1,400 - 10,000 SF

### Base Rent:

Inline: \$45 PSF NNN

Endcap w/ Patio: \$60 PSF NNN

Endcap w/o Patio: \$55 PSF NNN

### Est CAM:

\$12.83 PSF

## DEMOGRAPHICS (2025)

### 1 MILE



4,143

POPULATION



2,070

HOUSEHOLDS



\$235,657

AVERAGE  
HOUSEHOLD INCOME



\$505,651

MEDIAN NET WORTH

### 3 MILES



54,684

POPULATION



26,229

HOUSEHOLDS



\$174,029

AVERAGE  
HOUSEHOLD INCOME



\$497,681

MEDIAN NET WORTH

### 5 MILES



140,521

POPULATION



65,430

HOUSEHOLDS



\$156,164

AVERAGE  
HOUSEHOLD INCOME



\$443,227

MEDIAN NET WORTH

## TRAFFIC COUNTS

GOLDEN GATE PKWY

51,500 VPD

AIRPORT-PULLING RD.

53,500 VPD / 40,500 VPD





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\*Tenant names shown are for illustrative purposes only & do not represent actual tenants at the property\*

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