



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.



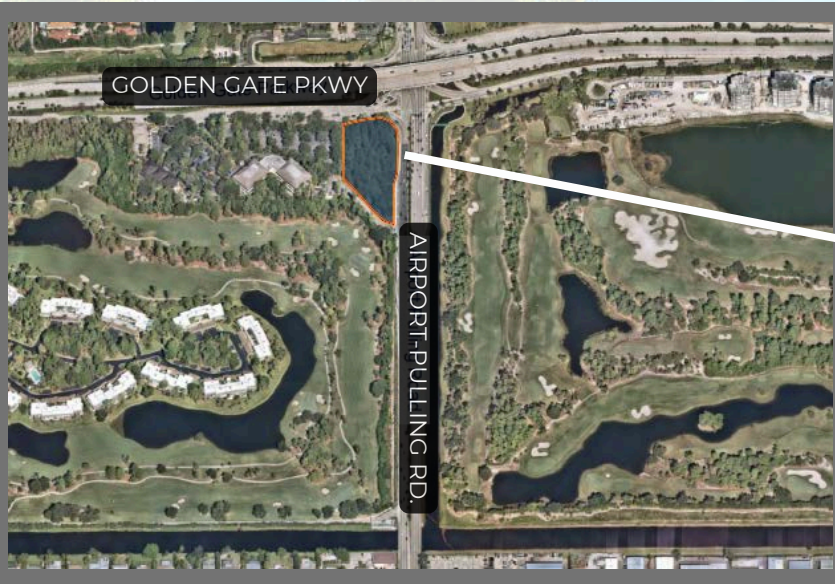
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LOCATION HIGHLIGHTS

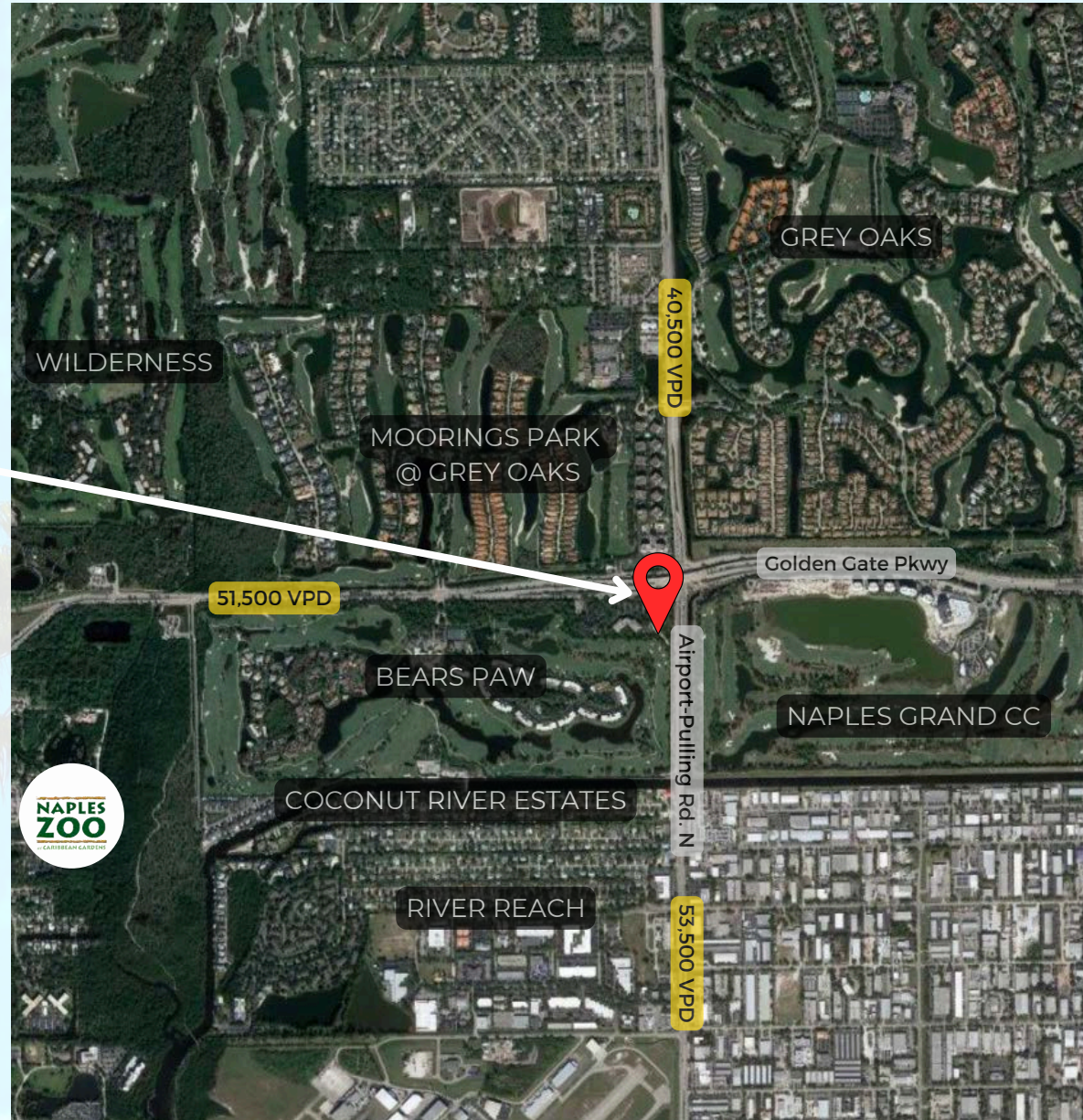


2.5 MILES TO TAMiami TRAIL N
2.2 MILES TO I-75

click
here!



Google
Maps





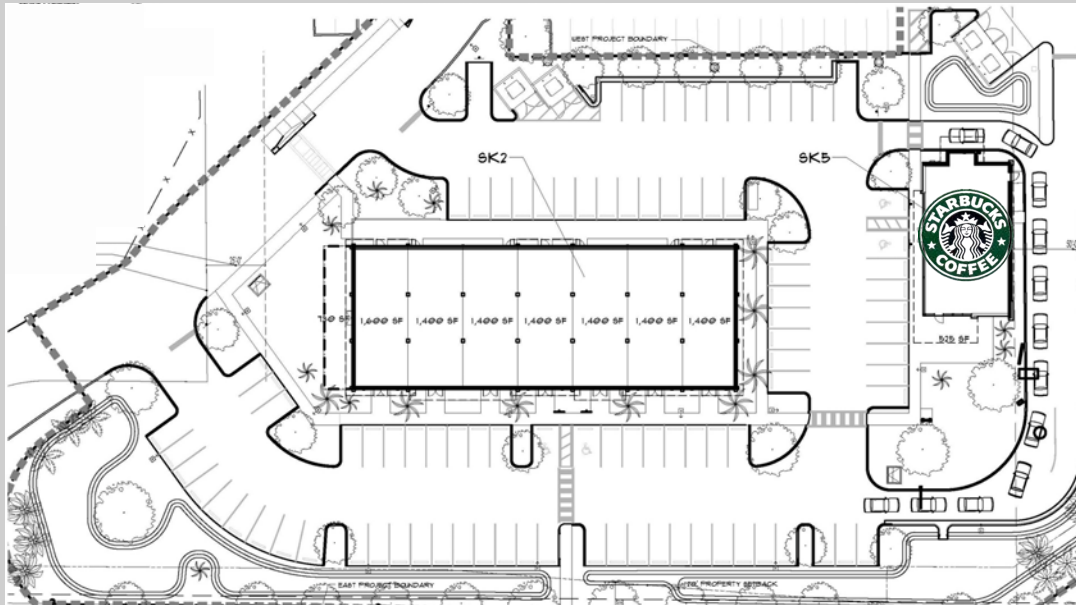
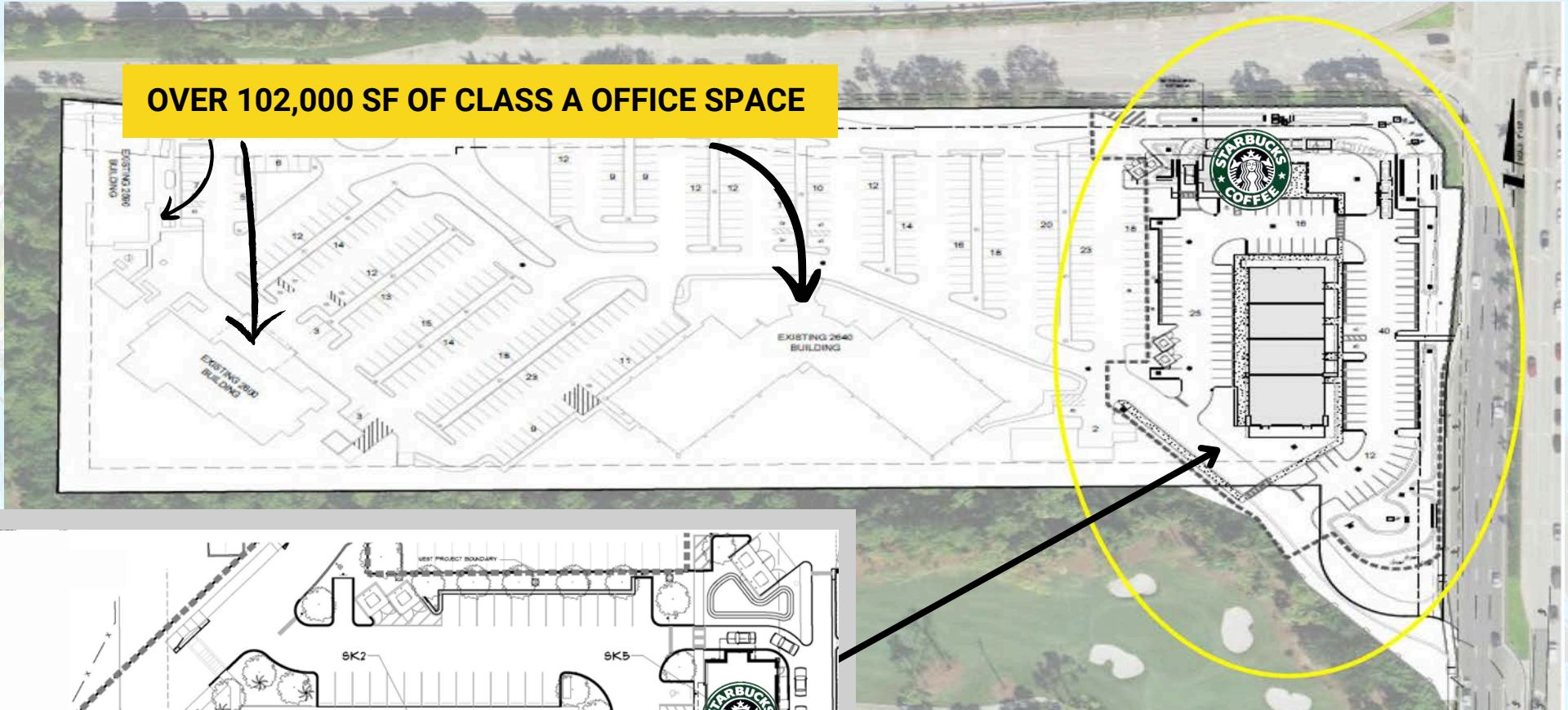
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OVER 102,000 SF OF CLASS A OFFICE SPACE

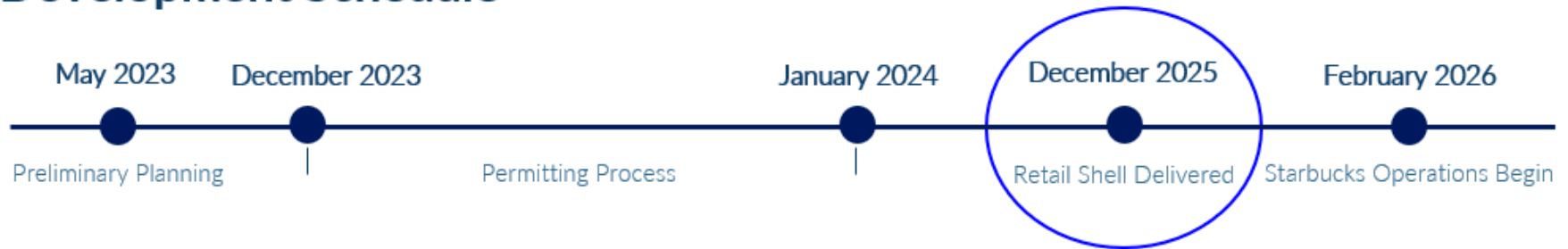


The new Retail Center will be a part of the existing Poinciana Professional Park, which is currently comprised of 3 office buildings with an impressive roster of national, regional, and local tenants, including two corporate headquarters.

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



HOUSEHOLDS

2,070



AVERAGE
HOUSEHOLD INCOME

\$235,657



MEDIAN NET WORTH

\$505,651

3 MILES



POPULATION

54,684



HOUSEHOLDS

26,229



AVERAGE
HOUSEHOLD INCOME

\$174,029



MEDIAN NET WORTH

\$497,681

5 MILES



POPULATION

140,521



HOUSEHOLDS

65,430



AVERAGE
HOUSEHOLD INCOME

\$156,164



MEDIAN NET WORTH

\$443,227

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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