

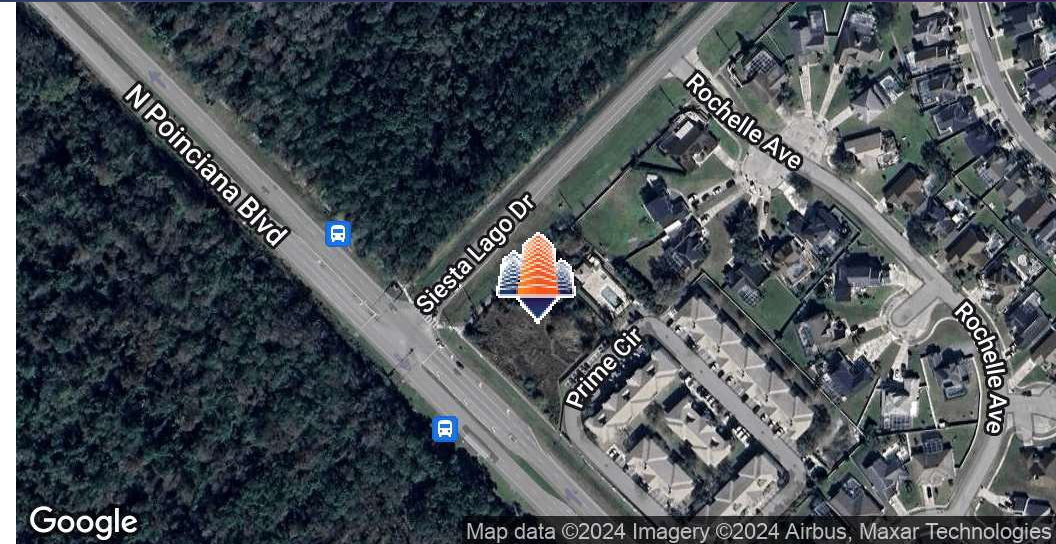
# Poinciana Retail Pad

2401 N Poinciana Blvd, Kissimmee, FL 34746



EQUITY  
INVESTMENT  
SERVICES

## PROPERTY SUMMARY



### PROPERTY HIGHLIGHTS

- Signalized Corner at N Poinciana Blvd and Siesta Lago Dr
- Access from Siesta Lago
- Direct Frontage on both Siesta Lago and N Poinciana Blvd
- 38,100+ cars per day at N Poinciana Blvd and Siesta Lago Dr Intersection
- Close Proximity to 192, Highway 417, Celebration, W Osceola Pkwy, CR 535 and Disney
- Great Mix of Tourists and Locals
- Ideal Uses: QSR, Retail, Medical, Auto, Fast Food, Gas, Pharmacy, and More!

[CLICK HERE FOR SURVEY.](#)

### OFFERING SUMMARY

Lease Rate:	Negotiable
Lot Size:	1.08 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,680	15,439	49,159
Total Population	7,481	43,731	136,407
Average HH Income	\$61,639	\$81,384	\$87,184

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7575 Dr. Phillips Blvd, Ste 390

Orlando, FL 32819

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## PROPERTY PHOTO



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## RETAILER MAP



Map data ©2024 Google Imagery ©2024 Airbus, CNES / Airbus, Lake County, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey

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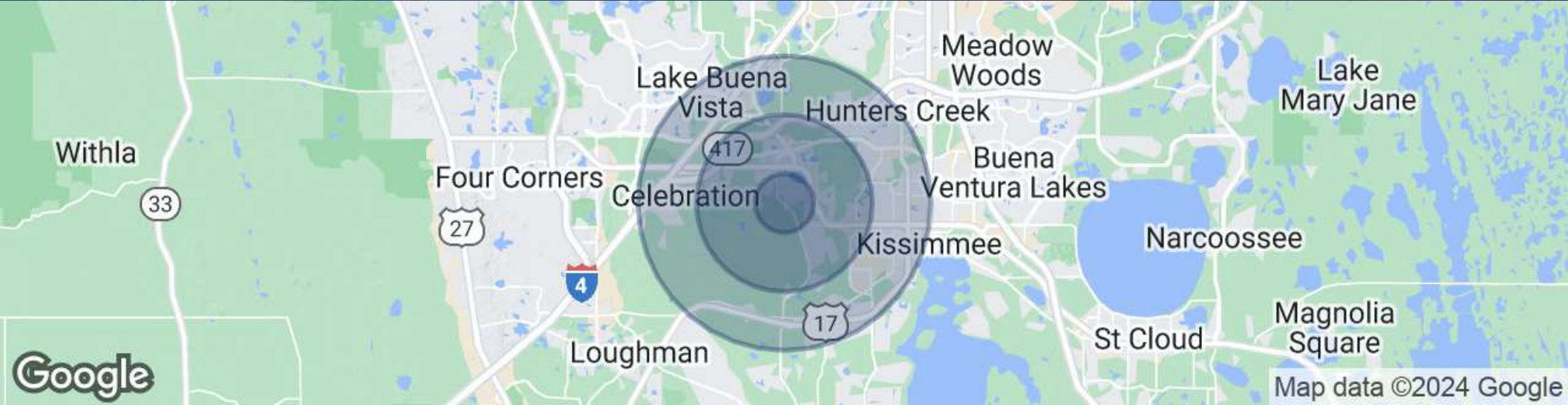
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,481	43,731	136,407
Average Age	34.6	35.1	36.9
Average Age (Male)	34.8	34.7	36.4
Average Age (Female)	34.6	35.4	37.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,680	15,439	49,159
# of Persons per HH	2.79	2.81	2.75
Average HH Income	\$61,639	\$81,384	\$87,184
Average House Value	\$271,669	\$322,341	\$367,462

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