



**ROLLING  
OAKS  
COMMONS**

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KISSIMMEE, FL



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**1,040-7,000 SF AVAILABLE  
FOR LEASE**



# ROLLING OAKS COMMONS

**#1 - Most visited power center  
in all of the Orlando tourist nodes**

GPS VISITS LAST 12 MONTHS	
PROPERTY	VISITS
ROLLING OAKS COMMONS	5,440,130
THE LOOP	4,875,154
THE CROSSLANDS	4,352,121
VINELAND POINTE	4,083,488
POSNER VILLAGE	3,520,041
THE LOOP WEST	3,502,094
PROMENADE AT SUNSET WALK	2,431,292
WATERSTAR	1,520,004
I DRIVE VALUE CENTER	1,104,328
FLAMINGO CROSSING	795,835

\*SOURCE PLACER.AI

**Most visited in Central Florida**

**#2**

**ROSS**  
DRESS FOR LESS

**#2**

**RACK ROOM SHOES**

**#3**

**target**

**#4**

**T.J. maxx**

MARGARITAVILLE  
Resort  
ORLANDO

STUDIO  
MOVIE GRILL

five  
BELW

T.J. maxx

ULTA  
BEAUTY

RACK  
ROOM  
SHOES

ROSS  
DRESS FOR LESS

DOLLAR TREE

target

SUNSET WALK

ME Massage Envy

FIRST WATCH  
THE DAVENPORT CAFE

BRAZILIAN  
STEAKHOUSE

Panera  
BREAD

CHIPOTLE  
MEXICAN GRILL

T Mobile

MATTRESS  
FIRM

Olive  
Garden

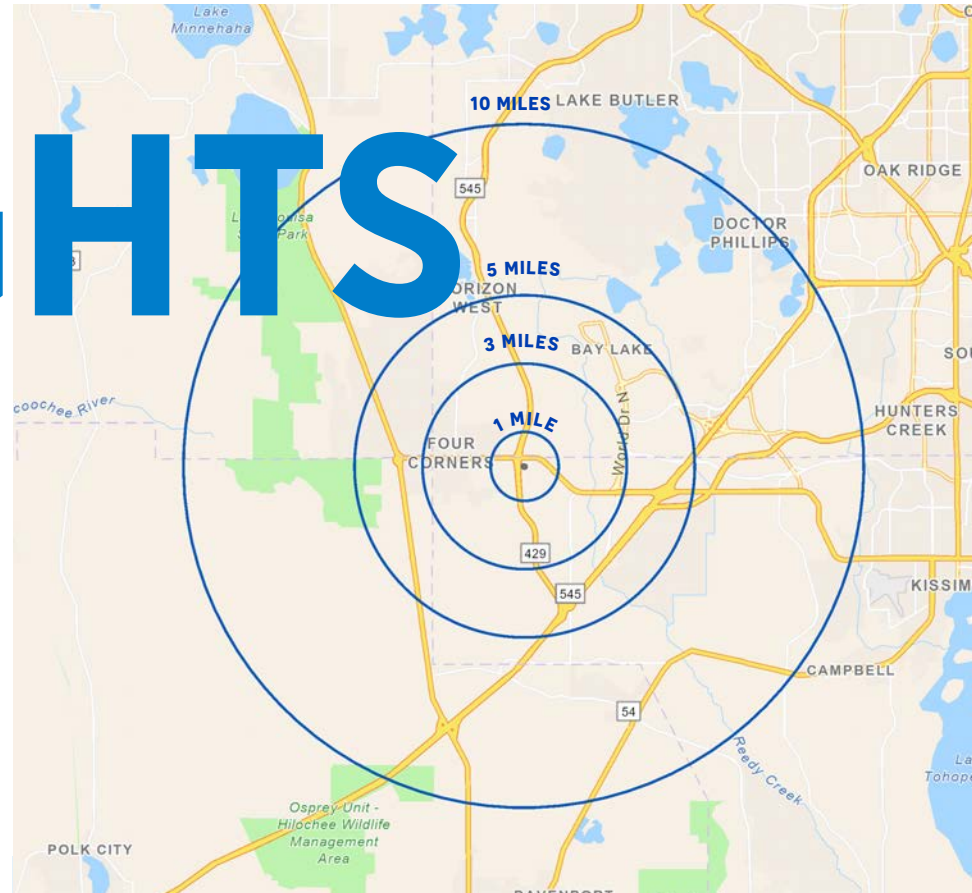
# PROJECT HIGHLIGHTS

## PROPERTY HIGHLIGHTS

- 333,804 SF regional power center
- The dominant shopping center in the trade area, located in heart of Kissimmee West tourist node
- 5.4 million annual visits to the shopping center
- 101,703 lodging units in a 10 mile radius
- **Co-tenants include:**



- Strategically located at the SEC of US-192 and FL-429
- Adjacent to Disney's four theme parks and 250,000 daily visitors
- Signalized access off of US-192
- Cross access with Promenade at Sunset Walk
- **Area retailers include:**



## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE	10 MILE
POPULATION	5,517	20,640	85,028	326,798
DAYTIME POPULATION	7,324	27,549	88,408	322,497
AVERAGE HH INCOME	\$88,387	\$108,934	\$117,870	\$130,165
TOTAL HOUSEHOLDS	2,207	7,813	32,623	117,233

# ROLLING OAKS COMMONS

# TENANTS

## DEPARTMENT



## SOFT GOODS



## DINING



## BEAUTY



# SITE PLAN

## ROLLING OAKS COMMONS

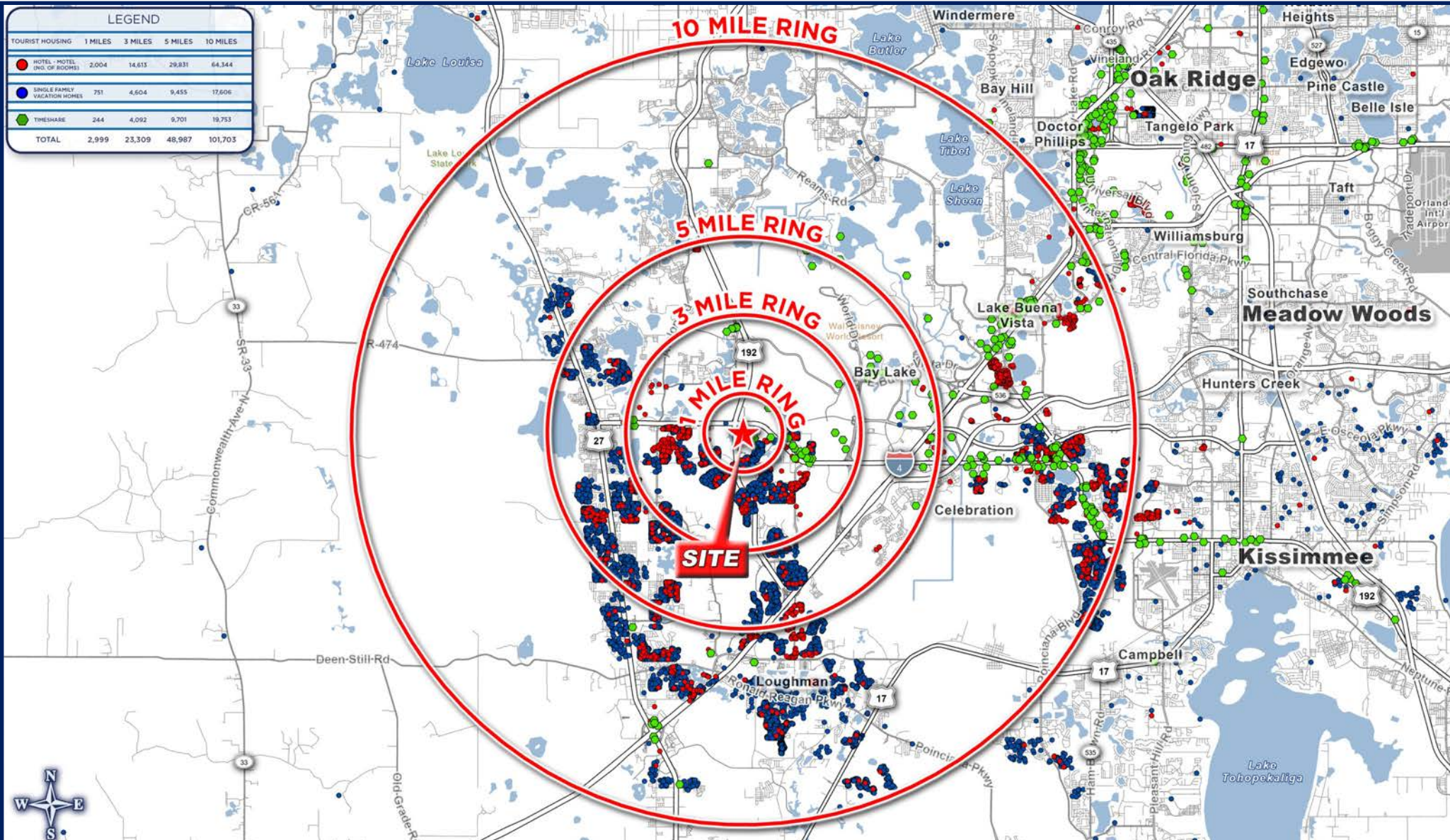
TENANTS	UNIT	SIZE
Dollar Tree	A-1	10,000 SF
Ross	A-2	25,000 SF
Rack Room Shoes	A-4	6,000 SF
TJ Maxx	A-7	24,000 SF
Ulta	A-8	10,357 SF
Five Below	A-9	9,254 SF
Available	T-100   T-101	2,774 SF
JT Nails & Spa	T-102	1,387 SF
Available	T-103	1,040 SF
Remax	T-104	1,733 SF
Sally Beauty	T-105	1,364 SF
Flippers Pizzeria	T-106	2,100 SF
Tropical Smoothie	T-107	1,248 SF
H&R Block	T-108	1,248 SF
Salon by Rebecca Juarez	T-109	1,248 SF
Available	T-110	1,248 SF
Liquor Store	T-111	1,733 SF
Orlando Stroller Rentals	T-112   T-113	2,001 SF
The Construction Zone	T-114	4,713 SF
Anchor Bar	H-101   H-103	7,000 SF
Available	H-104   H-105	2,400 SF
Tico's Bakery	H-106	1,050 SF
Vivos Wellness	H-107	1,050 SF
Massage Envy	H-108   H-109	2,450 SF
Mattress Firm	OP-101   OP-102	3,337 SF
T-Mobile	OP-103	1,307 SF
Jersey Mike's Subs	OP-104	1,326 SF
Chipotle	OP-105	2,438 SF
First Watch	TBA	4,200 SF



3202 ROLLING OAKS BOULEVARD, KISSIMEE FL 34747

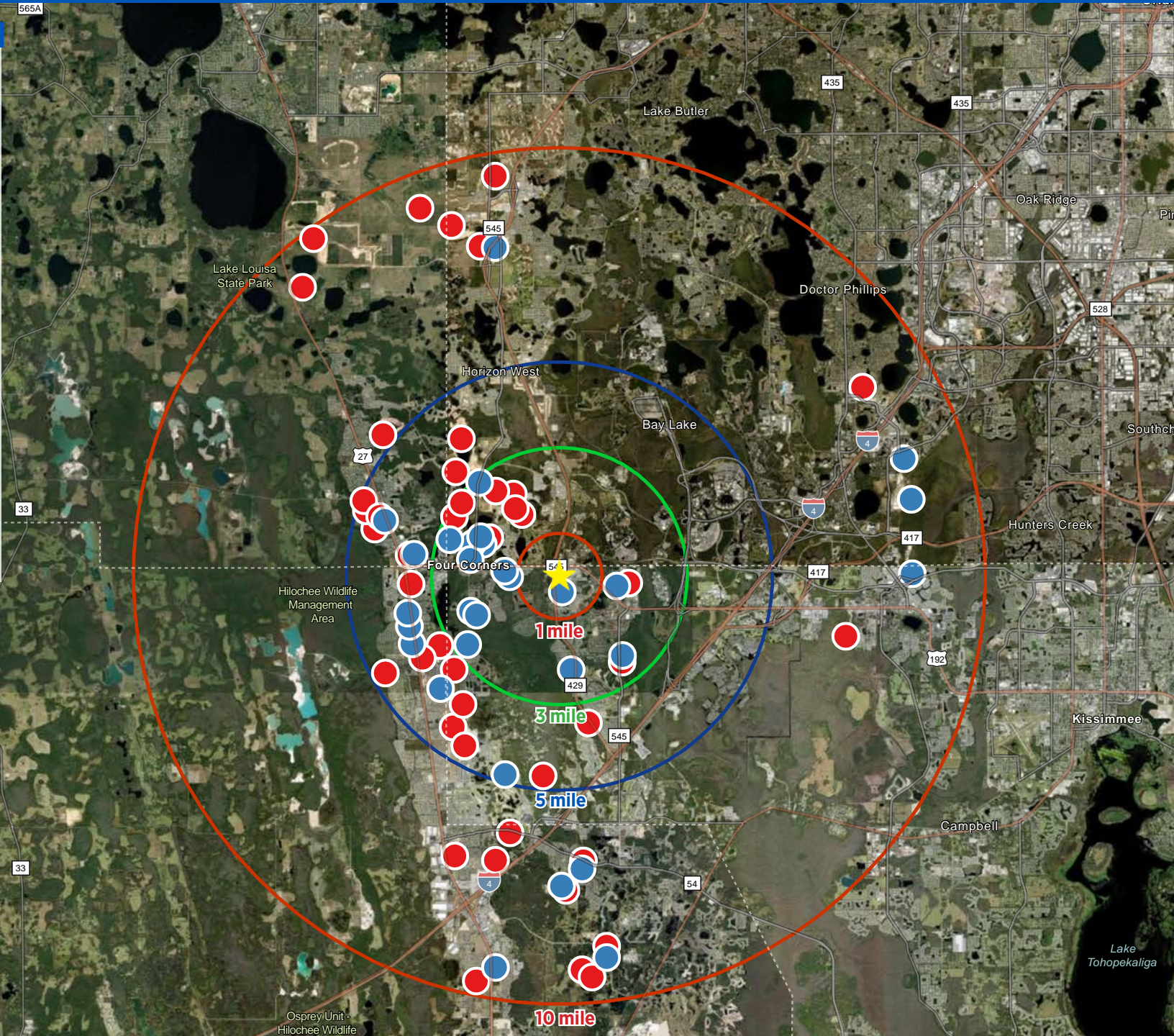


# TOURIST LODGING MAP



# RESIDENTIAL GROWTH

SF/MF NEW GROWTH		
1 MILE RADIUS		
	Planned	Under Construction
SF	/	/
MF	/	125
Total	/	125
General James		
3 MILE RADIUS		
	Planned	Under Construction
SF	1,037	982
MF	5,539	304
Total	6,376	1,411
State Trail		
	Planned	Under Construction
SF	2,370	3,023
MF	6,153	1,359
Total	8,523	4,507
5 MILE RADIUS		
	Planned	Under Construction
SF	2,907	9,090
MF	8,063	1,647
Total	10,970	10,737
<b>21,832 NEW UNITS</b>		



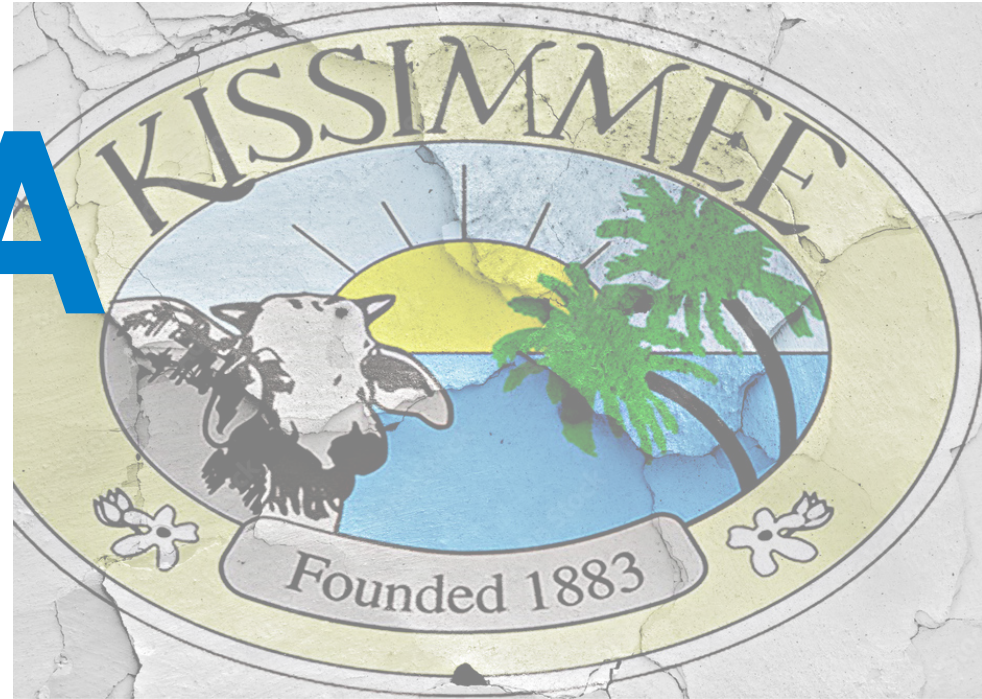
- MULTI-FAMILY
- SINGLE FAMILY

# KISSIMMEE FLORIDA

Located in Central Florida near Orlando, Kissimmee is widely recognized as the “Vacation Home Capital of the World®.” Its proximity to Walt Disney World® Resort, Universal Orlando Resort and other premier attractions draws millions of visitors annually. Beyond the theme parks, the city offers outdoor recreation at Shingle Creek Regional Park, resort-oriented vacation home communities with golf and luxury amenities, and vibrant entertainment districts such as Old Town and Sunset Walk. As Osceola County’s largest city and county seat, Kissimmee’s “Ready, Connected & Open for Business” initiative has fueled continued economic investment, reinforcing its appeal as both a premier tourist destination and a desirable place to live.

The US-192 and SR-429 corridor has emerged as one of Kissimmee’s primary residential growth engines, driven by sustained single-family, townhome and vacation rental development. Proximity to major employment centers and regional attractions, combined with immediate access to SR-429, has positioned the corridor as a preferred location for residents seeking connectivity without urban pricing. Strong residential absorption and a deep pipeline of entitled communities continue to support long-term population growth and increasing demand for retail and services.

Rolling Oaks Commons is strategically positioned at the SEC of US-192 and SR-429, providing direct access to over 20 million annual visitors to the adjacent Walt Disney World® Resort, a dense concentration of vacation rentals and accelerating residential growth. These demand drivers support strong store-level performance among national retailers including Target, Rack Room and TJ Maxx.





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