

# Poinciana Exchange

1625 S Poinciana Blvd, Kissimmee, FL 34758



EQUITY  
INVESTMENT  
SERVICES

## PROPERTY SUMMARY



### PROPERTY HIGHLIGHTS

- Free Standing Retail and Office Buildings for Sale and Lease
- 3,000 SF to 7,000 SF 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
- Tractor Supply Co and HVAC Florida Medical/ER Center coming soon to SWC of Poinciana Blvd and Hwy 17/92

[VISIT THE SITE](#)

[VIEW THE SITE PLAN HERE](#)

### OFFERING SUMMARY

Available SF:	3,000 - 7,000 SF
Lease Rate:	Negotiable
Sale Price:	Call for Pricing
Building Size:	7,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	250	8,540	30,629
Total Population	644	26,005	94,499
Average HH Income	\$87,061	\$78,120	\$75,028

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## PROPERTY RENDERING



RENDER PERSPECTIVE



SCALE: 3/32" = 1'-0"

2D ELEVATIONS

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## PROPERTY RENDERING



RENDER PERSPECTIVE



FRONT ELEVATION



SIDE ELEVATION

2D ELEVATIONS

SCALE: 3/32" = 1'-0"

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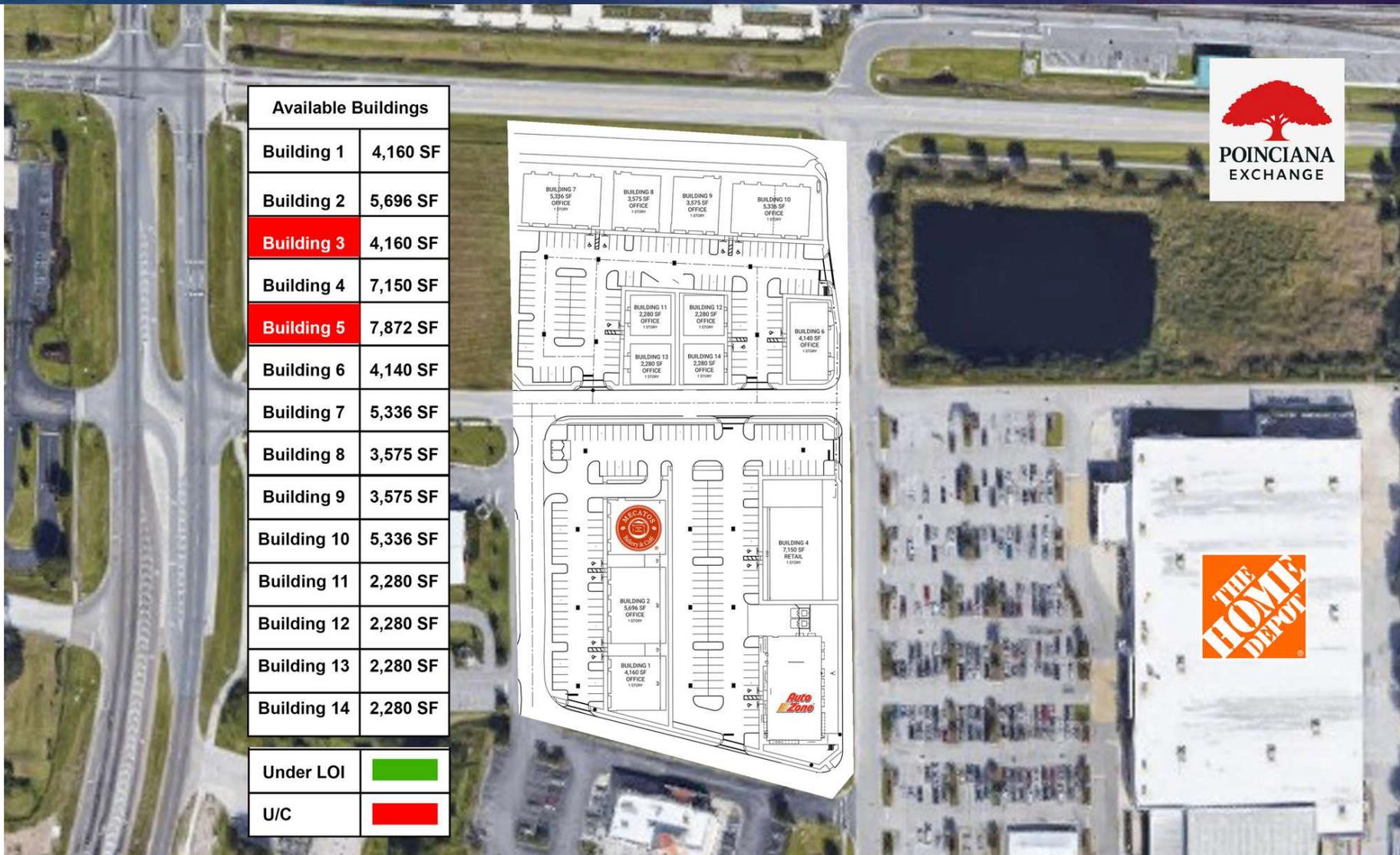
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## SITE PLAN



Available Buildings	
Building 1	4,160 SF
Building 2	5,696 SF
<b>Building 3</b>	<b>4,160 SF</b>
Building 4	7,150 SF
<b>Building 5</b>	<b>7,872 SF</b>
Building 6	4,140 SF
Building 7	5,336 SF
Building 8	3,575 SF
Building 9	3,575 SF
Building 10	5,336 SF
Building 11	2,280 SF
Building 12	2,280 SF
Building 13	2,280 SF
Building 14	2,280 SF
Under LOI	<span style="background-color: green; color: green;"> </span>
U/C	<span style="background-color: red; color: red;"> </span>



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## AERIAL MAP



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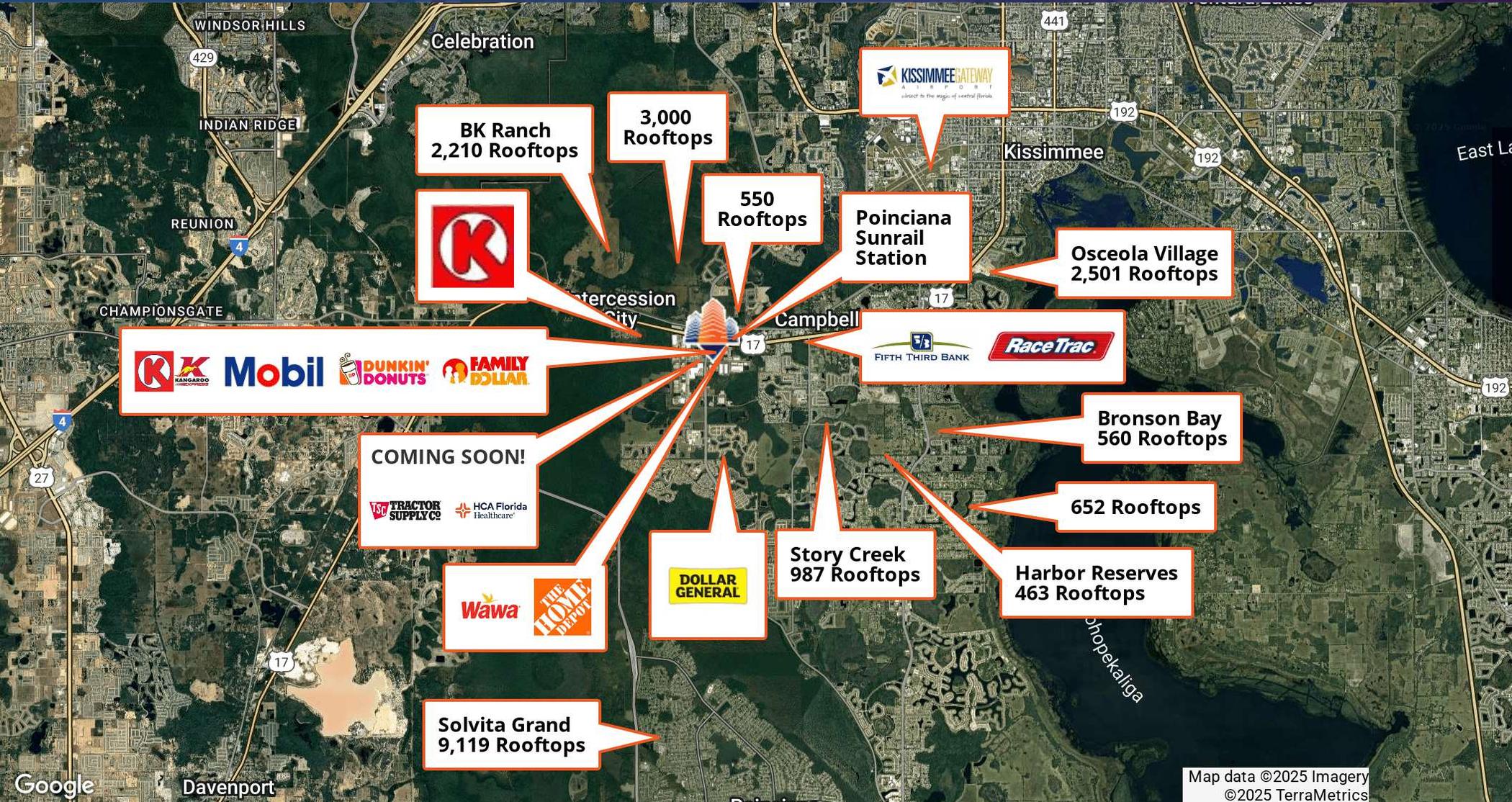
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## RETAILER MAP



Map data ©2025 Imagery  
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## DEMOGRAPHICS MAP & REPORT

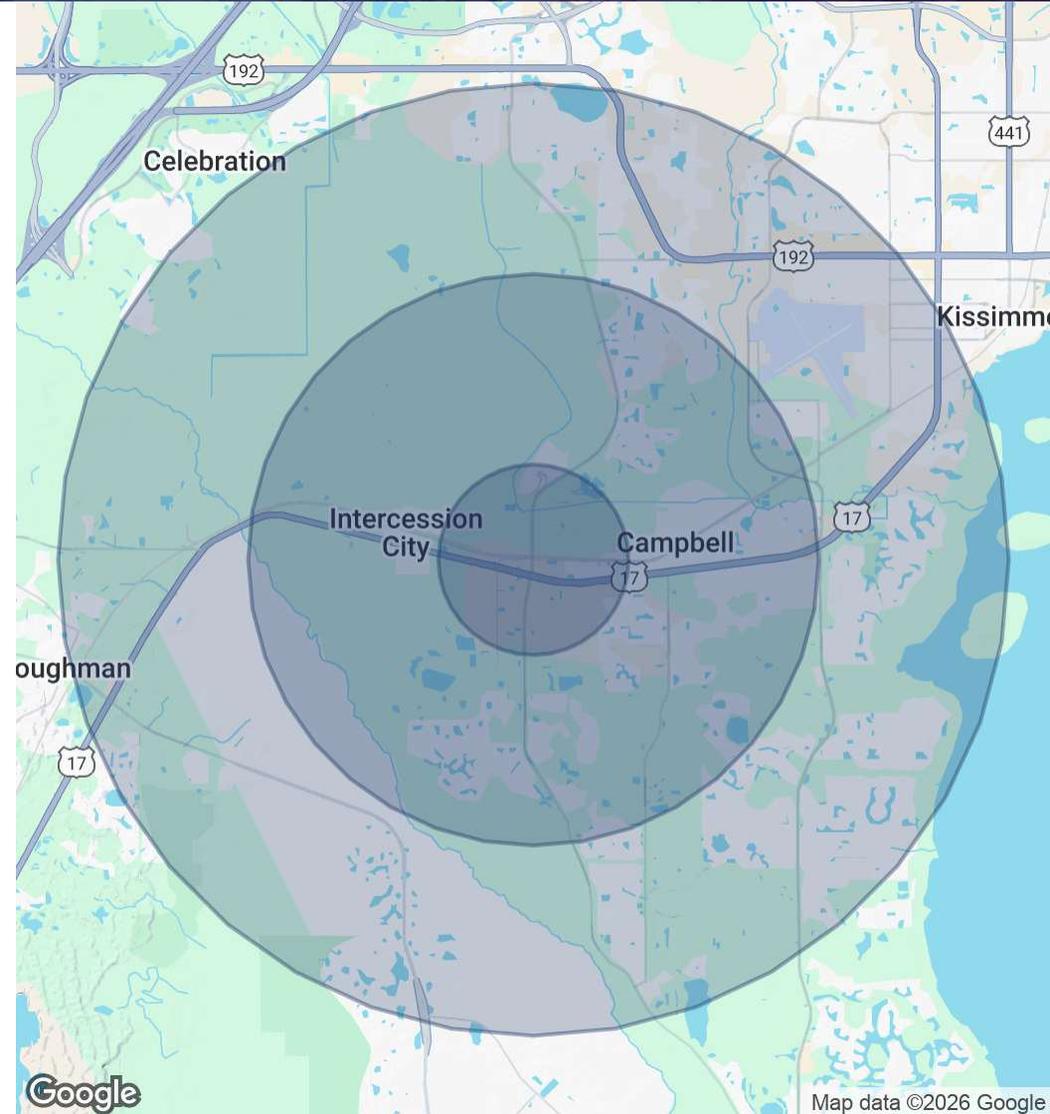
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	644	26,005	94,499
Average Age	40.8	38.2	37.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	250	8,540	30,629
# of Persons per HH	2.58	3.03	3.08
Average HH Income	\$87,061	\$78,120	\$75,028
Average House Value	\$237,617	\$258,730	\$259,232

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	1,735	6,983	14,308
Total Population - Black	184	862	2,330
Total Population - Asian	95	172	299
Total Population - Hawaiian	0	0	0
Total Population - American Indian	0	13	69
Total Population - Other	152	926	1,960



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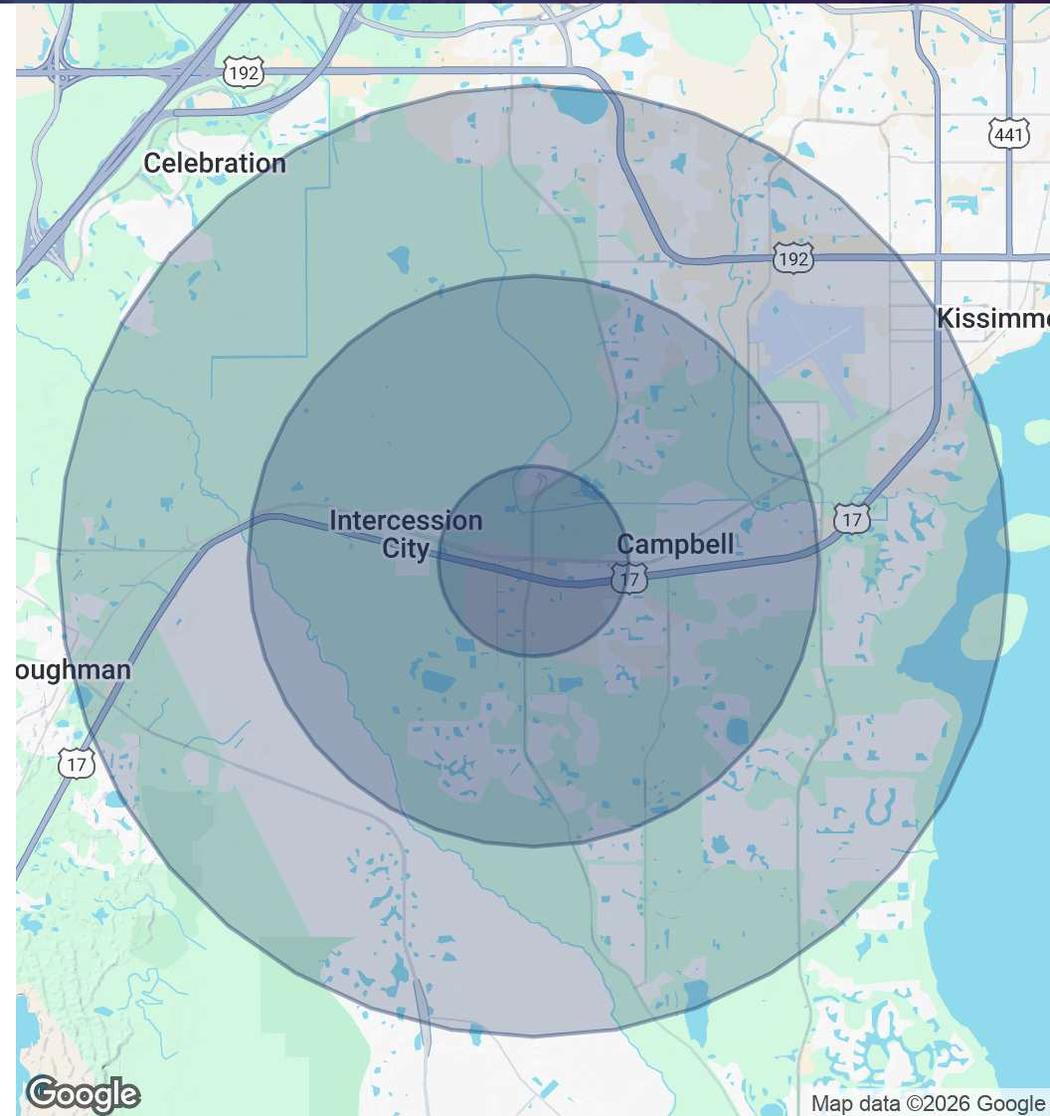
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## DEMOGRAPHICS MAP & REPORT

AGE	1 MILE	3 MILES	5 MILES
0 - 4	43	1,399	5,213
5 - 9	42	1,511	5,601
10 - 14	44	1,713	6,410
15 - 17	32	1,098	4,181
18 - 20	33	1,104	4,210
21 - 24	45	1,455	5,569
25 - 34	94	3,154	13,015
35 - 44	93	3,370	13,285
45 - 54	107	3,493	13,270
55 - 64	120	3,336	11,857
65 - 74	115	2,850	8,825
75 - 84	53	1,703	4,741
85+	15	608	1,361



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