

## BRAND NEW RETAIL/MEDICAL/OFFICE FOR LEASE

KISSIMMEE, FL 34746

PLEASANT HILL RD & REAVES RD - LOT 5



### OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,845 - 9,225 SF
Submarket:	Poinciana

### PROPERTY OVERVIEW

\*\*Brand New Development Retail / Medical / Professional Office\*\*

Osceola is the 10th fastest growing county in the United States. At the corner of Pleasant Hill Rd & Reaves Rd (AADT 39,700 +/-) and directly across from the brand-new Valencia College Campus, the recently sold-out Bella Parc Family Townhomes, Starbucks, and Heartland Dental, sits the brand-new retail/medical/office development of College Station. Create the ideal space for all your business needs with floor plans from 1,845 SF to 9,225 SF. Delivered as move-in ready or gray-shell.

College Station's Lot 5 is located at the main entrance of College Station Village and neighbors Mater Brighton Academy, Kids R Kids Academy, Bella Parc & Bellalago Communities, and newly completed retail shops, restaurants, storage units, and so much more!

### PROPERTY HIGHLIGHTS

- Build-to-Suit or Delivered as Gray Shell; TI Allowance Available (1,800 SF - 9,225 SF)
- Co-Tenants are Starbucks, Tijuana Flats, and Heartland Dental
- No HCA or Avatar restrictions
- Directly across from the brand-new Valencia College Campus and near Poinciana Medical Center, Advent Health Kissimmee, Osceola Regional Medical Center
- Surrounded by growing residential communities including the 422 residential unit and the future home of the 35,200 SF College Station Athletic Center
- Monument Signage Available

PRESENTED BY

**SIRENA MADDEN**

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## COLLEGE STATION POINCIANA

College Station Village has arrived and has put Poinciana, a submarket of Kissimmee, FL, back in the spotlight for places to live and work. The 400 +/- acre site is a dream that came to fruition just a few short years ago. This dream has already captured big name owners and tenants, such as the brand new and now open Valencia College Campus.

As Valencia College made its mark on the developing community, builders caught on quickly and started to expand their footprint. Builders such as Taylor Morrison who developed the now sold-out multi-family townhomes, Bella Parc Townhomes.

College Station is situated in a rather unique position in relation to Poinciana, which is slated for 422 residential units which is in addition to the already developed multi and single-family communities. This 400,000 +/- SF Village will also be home to the 35,200 SF College Station Athletic Center that will be surrounding a 43-acre man-made lake with boat access to Lake Toho.

In addition to the Athletic Center and Lake Toho, College Station Village will include a Fire Station, neighborhood parks, a splash pad, playgrounds, baseball/softball fields, entertainment amphitheater, restaurants, retail shops and so much more!

College Station Village is calling the corner of Pleasant Hill Rd & Reaves Rd its home. The county has moved forward in extending Reaves Rd so that it will have direct access to College Station Village - leading all residents and visitors to Lot 5!

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## SITE PLANS

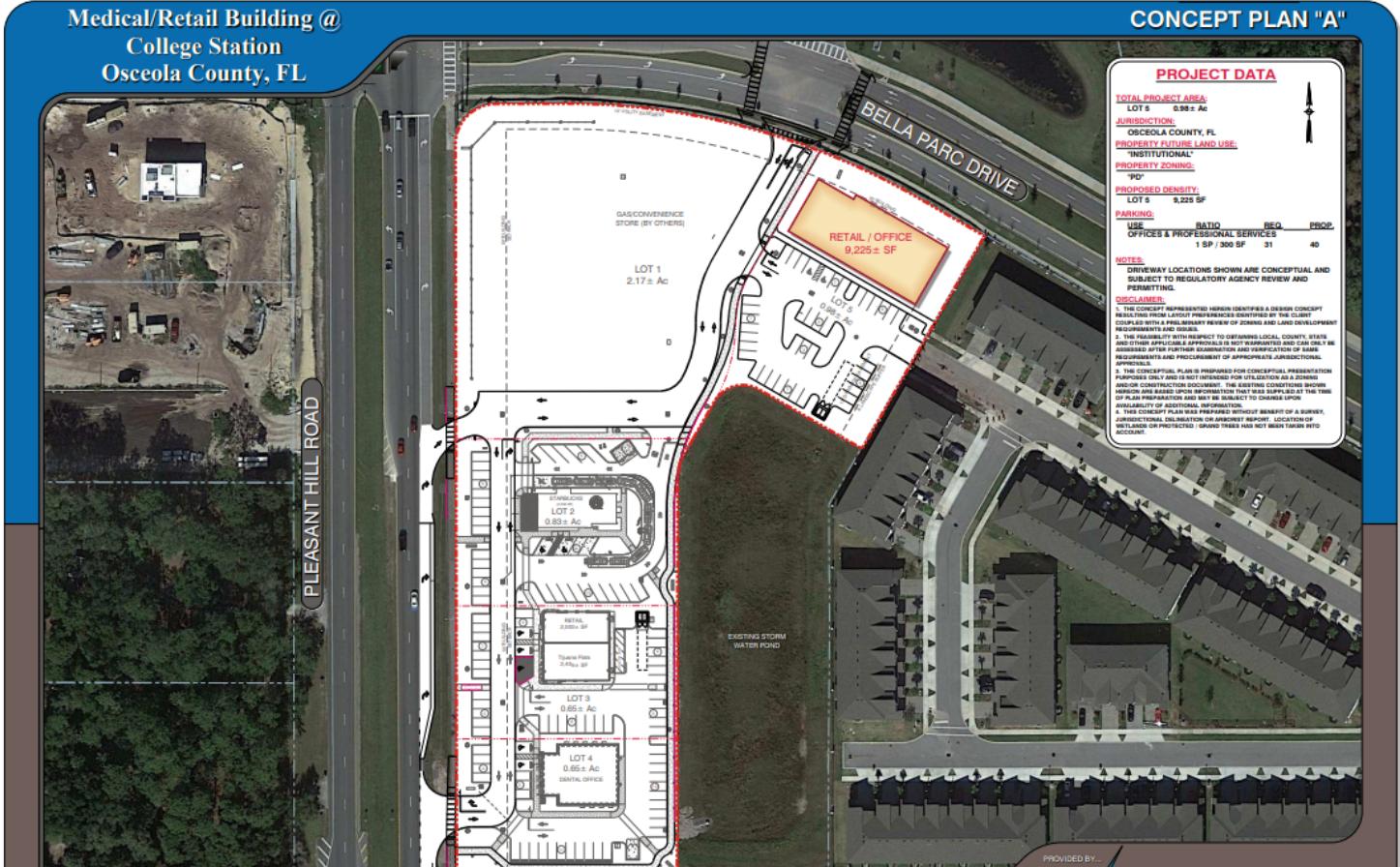
KISSIMMEE, FL 34746

## PLEASANT HILL RD & REAVES RD- LOT 5



## Medical/Retail Building @ College Station Osceola County, FL

## CONCEPT PLAN "A"



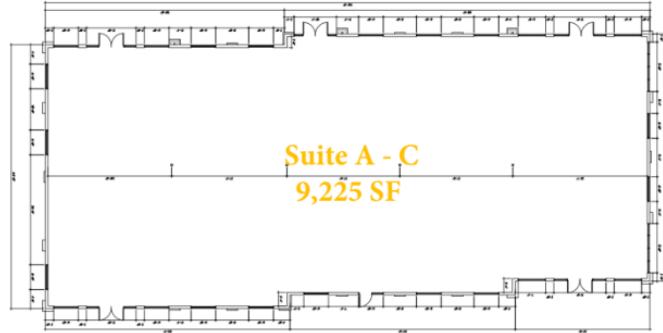
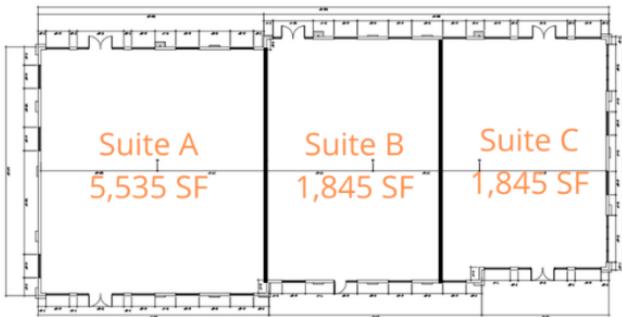
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## LEASE SPACES

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## LEASE INFORMATION

Lease Type: NNN  
Available Space: 1,845 SF to 9,225 SF

Lease Term: Negotiable  
Lease Rate: Negotiable

## AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
SUITE A	5,535 SF	NNN	Negotiable
SUITE B	1,845 SF	NNN	Negotiable
SUITE C	1,845 SF	NNN	Negotiable
SUITE A - C	9,225 SF	NNN	Negotiable

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## RENDERINGS

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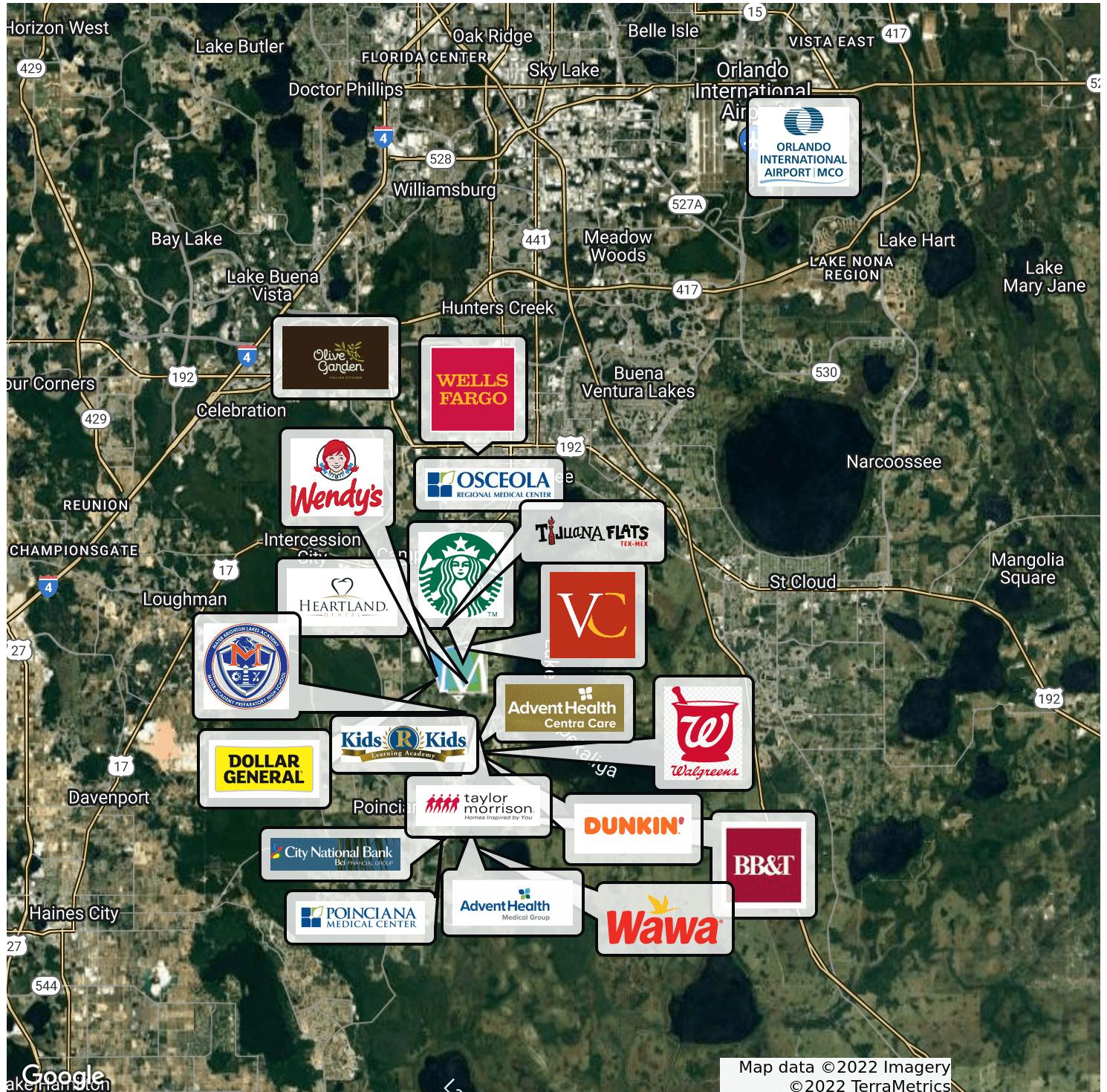
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## LOCATION MAP

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PLEASANT HILL RD & REAVES RD - LOT 5



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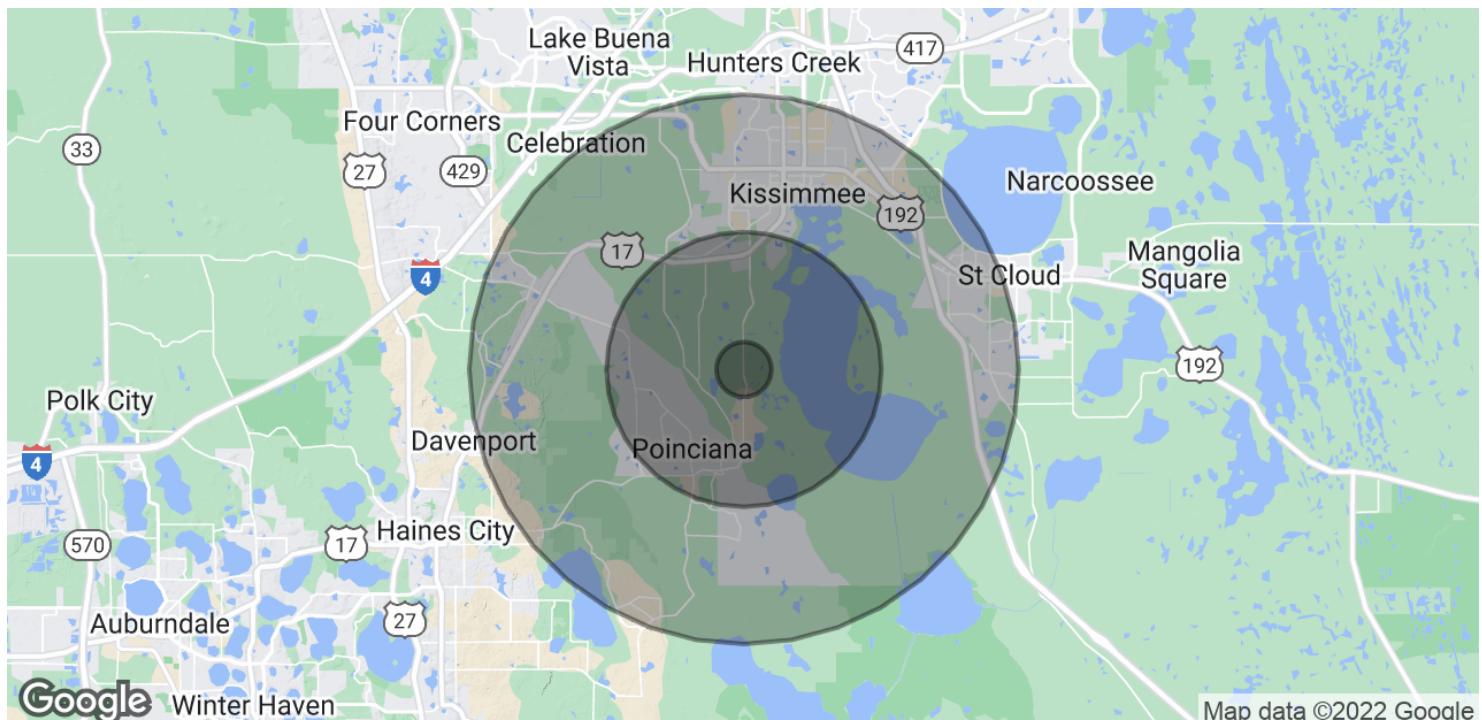
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## DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,747	39,946	198,215
Average Age	40.2	36.9	35.3
Average Age (Male)	40.1	35.9	33.9
Average Age (Female)	40.2	37.6	36.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	621	13,439	70,597
# of Persons per HH	2.8	3.0	2.8
Average HH Income	\$64,558	\$62,151	\$54,277
Average House Value		\$197,788	\$209,294

\* Demographic data derived from 2020 ACS - US Census

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