

# The Loop

3208 N John Young Parkway  
Kissimmee, FL 34741  
Lat 28.346, Long -81.419

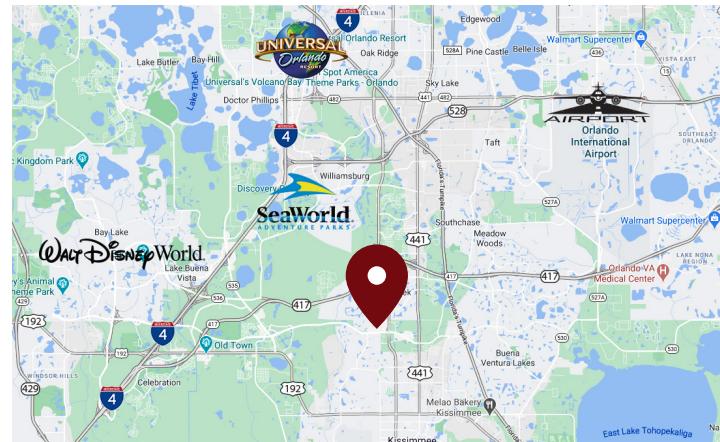
**FOR LEASE**



**10,751 - 24,897 SF & ±1 ACRE OP AVAILABLE**

## PROPERTY HIGHLIGHTS

- Orlando MSA
- Located in the Fast-Growing Tourist Market of Kissimmee
- Nearly 435,000 SF Power Center Anchored by Kohl's, Regal Cinema, Ross, Michael's, Old Navy, Petco, Bed Bath & Beyond, and More
- Highly Visible Along the Highly-Trafficked John Young Parkway and Osceola Parkway
- Multiple Access Points Including Two Signalized Intersections
- Two Monument Signs as Well as Additional Signage Throughout the Center



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	12,503	105,842	240,813
Daytime Population	13,374	92,690	222,646
Total Households	4,663	35,810	81,464
Avg. HH Income	\$77,115	\$74,986	\$76,131

Data provided by Placer Labs Inc. ([www.placer.ai](http://www.placer.ai)) & Esri

**Rochelle DuBrule**

407.581.6248 | [rdubrule@crossmanco.com](mailto:rdubrule@crossmanco.com)  
3333 South Orange Avenue, Suite 201, Orlando, FL

Licensed Real Estate Broker. No warranty expressed or implied has been made to the accuracy of the information provided herein, no liability assumed for error or omission.

# The Loop

3208 N John Young Parkway  
Kissimmee, FL 34741  
Lat 28.346, Long -81.419



Suite	Tenant	Size
A1	Kohl's	88,303
B1	Ross Dress for Less	30,174
B3	Five Below	8,065
B5	Yankee Candle	1,600
B9	AVAILABLE	10,751
B11	AVAILABLE	24,897
B12	Dick's Sporting Goods (Available July 31, 2024)	35,000
B13	Kay Jewelers	2,000
B15	Sunglass Hut	1,000
B17	Aeropostale	3,353
B21	Little Greek	1,446

Suite	Tenant	Size
B23	Lids	1,364
B24	Ameriuno	1,035
B25	Claire's	1,201
B27	Johnny Rockets	2,200
B29	Regal Cinemas	70,685
B31	Ben & Jerry's	1,210
B33	PIEnezza	1,210
B35	Planet Smoothie	1,100
B37	Lee Nails	1,105
B38	Milk Tea Café	1,937
B39	Polkadotz Jewelry	1,563
B41	Nature's Wax	2,800

Suite	Tenant	Size
B43	Petco	14,951
D1	ABC	9,464
E1	CVS	13,013
F1	Wendy's	3,065
H1	Chipotle	2,760
H3	Old Navy	14,945
H5	Uniform Advantage	3,991
H6	Torrid	3,862
H7	5.11 Tactical	5,210
H8	Journeys	1,800
H9	T Mobile	2,600
H11	Noodles & Co.	3,000

Suite	Tenant	Size
H15	KPOT Korean BBQ & Hot Pot	5,000
H17	Lenscrafters	4,325
H20	FH Jewelry and Watch Repair	750
H22	Studio Blue Suites	6,000
H25	Michaels	23,715
H27	Jennifer's Fashion	1,891
H29	Famous Footwear	8,051
J1	Chilis Bar and Grill	5,697
K1	Chick-fil-A	6,820
OP1	AVAILABLE	1 Acre
<b>TOTAL 434,909</b>		

**Rochelle DuBrule**

407.581.6248 | [rdubrule@crossmanco.com](mailto:rdubrule@crossmanco.com)  
3333 South Orange Avenue, Suite 201, Orlando, FL

Licensed Real Estate Broker. No warranty expressed or implied has been made to the accuracy of the information provided herein, no liability assumed for error or omission.



# The Loop

3208 N John Young Parkway  
Kissimmee, FL 34741  
Lat 28.346, Long -81.419

## FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY

 **931,500**

EST. # OF VISITS ANNUALLY

 **3.8 Million**

AVG. VISITS / CUSTOMER

 **4.11**

AVG. LENGTH-OF-STAY / VISIT

 **68 MIN**

TOP 3 DAYS



Saturday  
Friday  
Sunday

# OF VISITS

826,281  
646,665  
574,964

TOP 3 HOURS



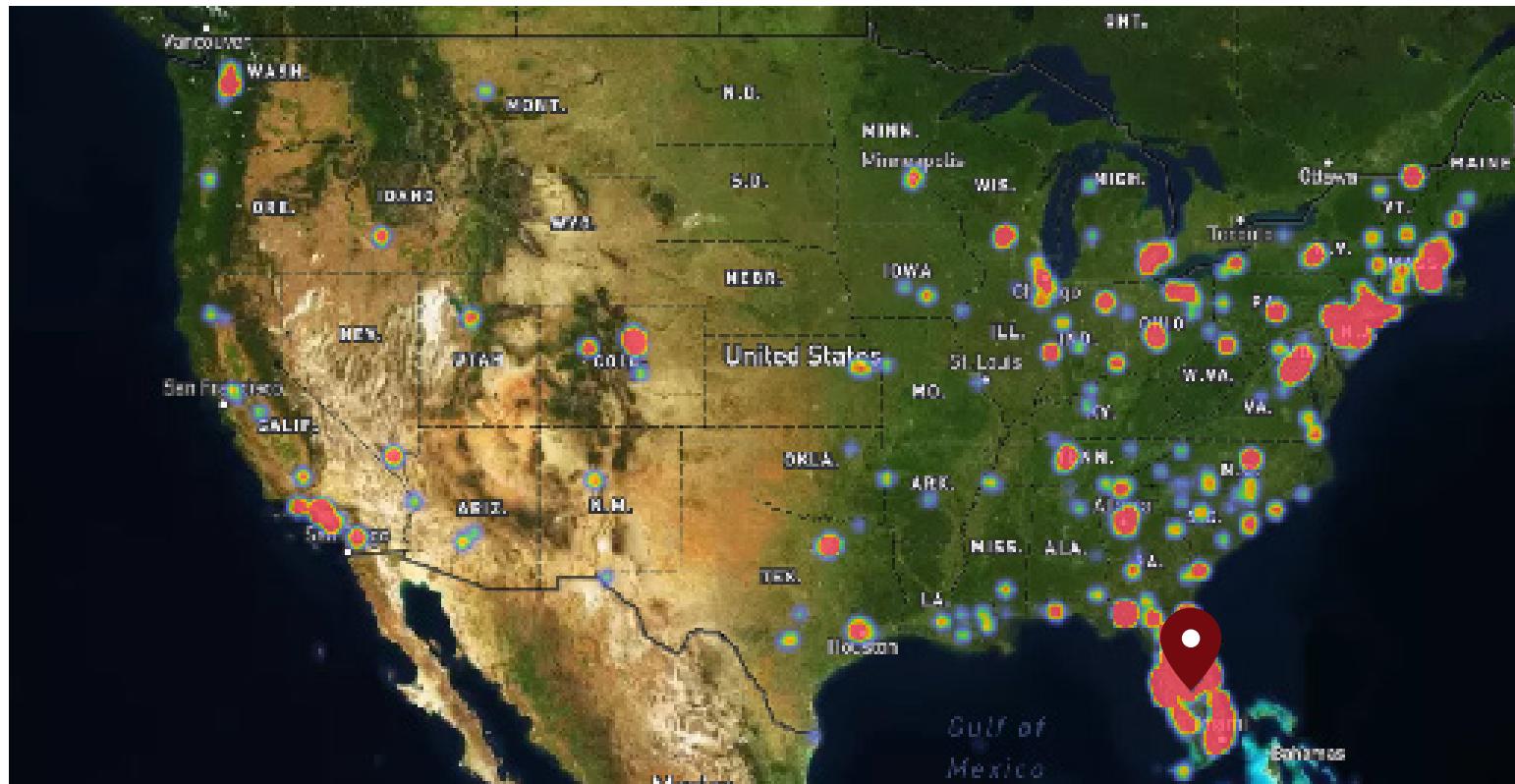
6-7 PM  
7-8 PM  
5-6 PM

# OF VISITS

813,018  
811,220  
763,633

Data provided by Placer Labs Inc. (www.placer.ai) March 1, 2022 - February 28, 2023

## SITE VISIT DENSITY



Red, orange, and yellow colors represent the location of 60% of site visitors

Data provided by Placer Labs Inc. (www.placer.ai)

**Rochelle DuBrule**

407.581.6248 | [rdubrule@crossmanco.com](mailto:rdubrule@crossmanco.com)  
3333 South Orange Avenue, Suite 201, Orlando, FL

Licensed Real Estate Broker. No warranty expressed or implied has been made to the accuracy of the information provided herein, no liability assumed for error or omission.

# The Loop

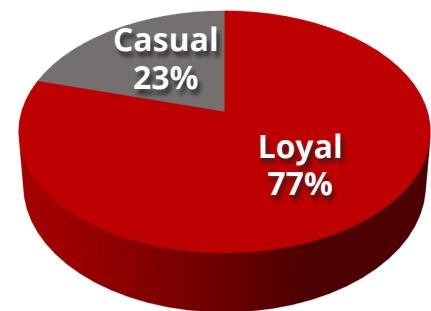
3208 N John Young Parkway  
Kissimmee, FL 34741  
Lat 28.346, Long -81.419

## RANKING PERCENTILE - FOOT TRAFFIC

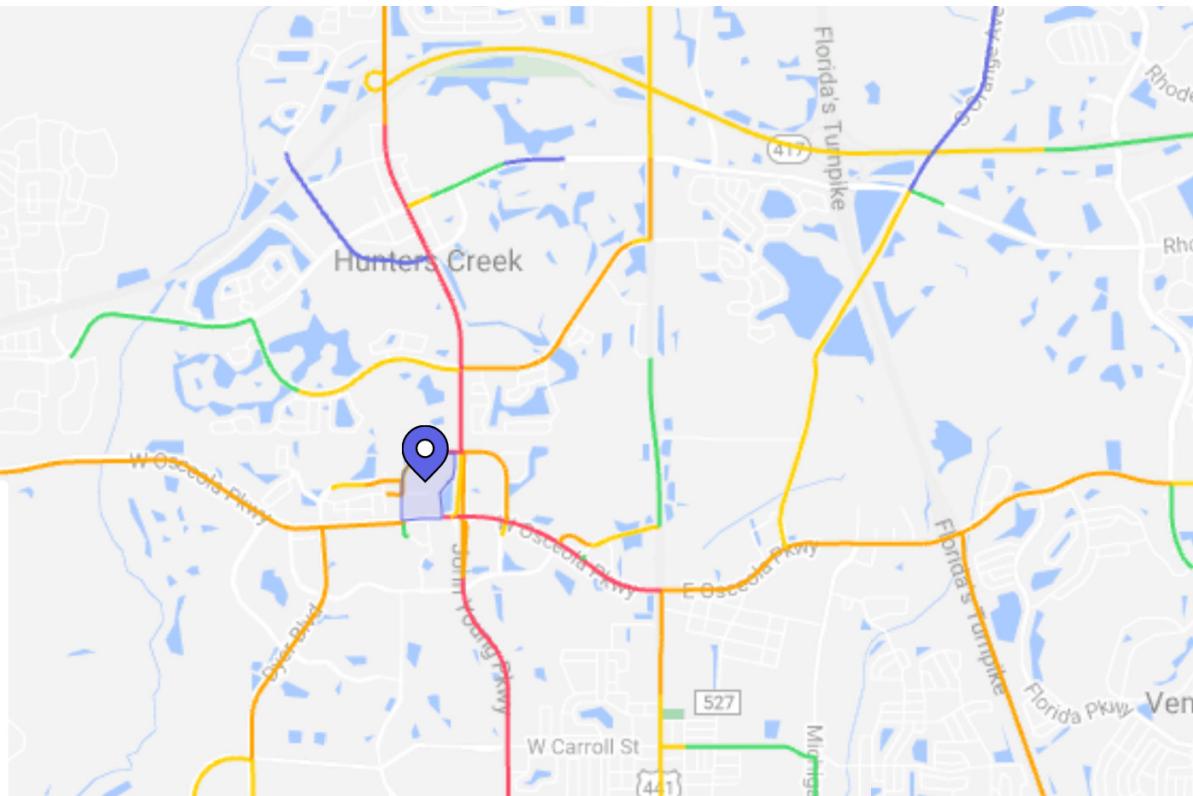
Area Shopping Centers	State	15 Miles	5 Miles
The Loop	93%	86%	100%
Area Apparel Stores	State	15 Miles	5 Miles
Kohl's	70%	100%	100%
Area Leisure	State	15 Miles	5 Miles
Regal Cinemas	52%	100%	100%

Data provided by Placer Labs Inc. ([www.placer.ai](http://www.placer.ai))

## CUSTOMER LOYALTY



## CUSTOMER JOURNEY



Data provided by Placer Labs Inc. ([www.placer.ai](http://www.placer.ai))

**Rochelle DuBrule**

407.581.6248 | [rdubrule@crossmanco.com](mailto:rdubrule@crossmanco.com)  
3333 South Orange Avenue, Suite 201, Orlando, FL

Licensed Real Estate Broker. No warranty expressed or implied has been made to the accuracy of the information provided herein, no liability assumed for error or omission.

