

OSCEOLA SHOPS

KISSIMMEE, FLORIDA
ORLANDO MSA



INVESTMENT SUMMARY

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EXECUTIVE SUMMARY

Osceola Shops (the "Property") is a 12,420 square foot retail strip center located in Kissimmee (Orlando MSA), Florida. The Property is well-positioned in a high-traffic, densely populated, urban infill trade area. Located at the intersection of John Young Parkway (42,000 VPD) and Osceola Parkway (32,000 VPD) the Property is 100% occupied by corporate tenants: Navy Federal Credit Union, Verizon Wireless and Mattress1One. The Property is an outparcel anchored by Lowe's Home Improvement and situated on Kissimmee's primary retail corridor including The Loop: a 1.5M +/- square foot power center anchored by Kohl's, Regal Cinema, Michael's, Old Navy, Petco and Bed Bath & Beyond. **This offering represents an unique opportunity to acquire a multi-tenant retail center with long term leases located on Kissimmee's primary commercial artery.**

PROPERTY SUMMARY

Address	1310-1340 W. Osceola Parkway, Kissimmee, FL 34741
Site Area	2.27 +/- Acres
Parking	101 Spaces (8.2 / 1,000 SF)
Year Built	2007
GLA	12,420 +/-SF
Tenants	Navy Federal Credit Union, Verizon Wireless and Mattress 1 One
Occupancy	100%

OFFERING SUMMARY

Price	\$6,777,081
Cap Rate	6.75%
In Place NOI	\$457,453
Lease Structures	NNN

INVESTMENT HIGHLIGHTS

- Highly sought after location on Kissimmee's primary commercial artery: Osceola Parkway (32,000 VPD)
- One hundred percent (100%) leased to corporate tenants
- Navy Federal Credit Union has \$90B+ in assets
- Outparcel to Lowe's Home Improvement Center
- Heavily populated trade area: 90,776 residents within a 3-mile radius
- 74,000 VPD at the intersection of Osceola Parkway and John Young Parkway
- One of the top retail corridors in the Orlando MSA with minimal vacancies and strong demand
- Stable income stream with favorable rollover schedule
- Located in close proximity to Florida's Turnpike and Interstate 4
- Urban infill trade area



**CLICK HERE
FOR DRONE
VIDEO**

OSCEOLA SHOPS

AERIAL VIEW

KISSIMMEE, FLORIDA

DISNEY
SPRINGS
ORLANDO
PREMIUM
OUTLETS

ORANGE COUNTY
CONVENTION CENTER
SEA WORLD

ULTA
BAM! BOOKS-A-MILLION
rue21
GBG
SKECHERS
Aveda
TROPICAL CAFE

petco
REGAL CINEMAS
ROSS
BED BATH & BEYOND
DRESS FOR LESS
K A Y JEWELERS
sunglass hut
Pier 1 imports
ROZ & ALI

chili's

CVS pharmacy
OLD NAVY
Michaels
Famous Footwear
Wendy's

ASHLEY
FURNITURE HOMESTORE

BEACHMA
BREEZE

JOHN YOUNG PARKWAY (42,000 VPD)

OSCEOLA PARKWAY (32,000 VPD)

verizon

MATTRESS ONE

NAVY
FEDERAL
CREDIT UNION

LOWE'S



OSCEOLA SHOPS

SITE PLAN

Osceola Parkway



Verizon Wireless 4,000 SF Exp. 09/29	Mattress1One 4,400 SF Exp. 09/27	Navy Federal Credit Union 4,020 SF Exp. 06/27
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LOWE'S



John Young Parkway

OSCEOLA SHOPS

LOCAL RETAIL AND DEMOGRAPHICS



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