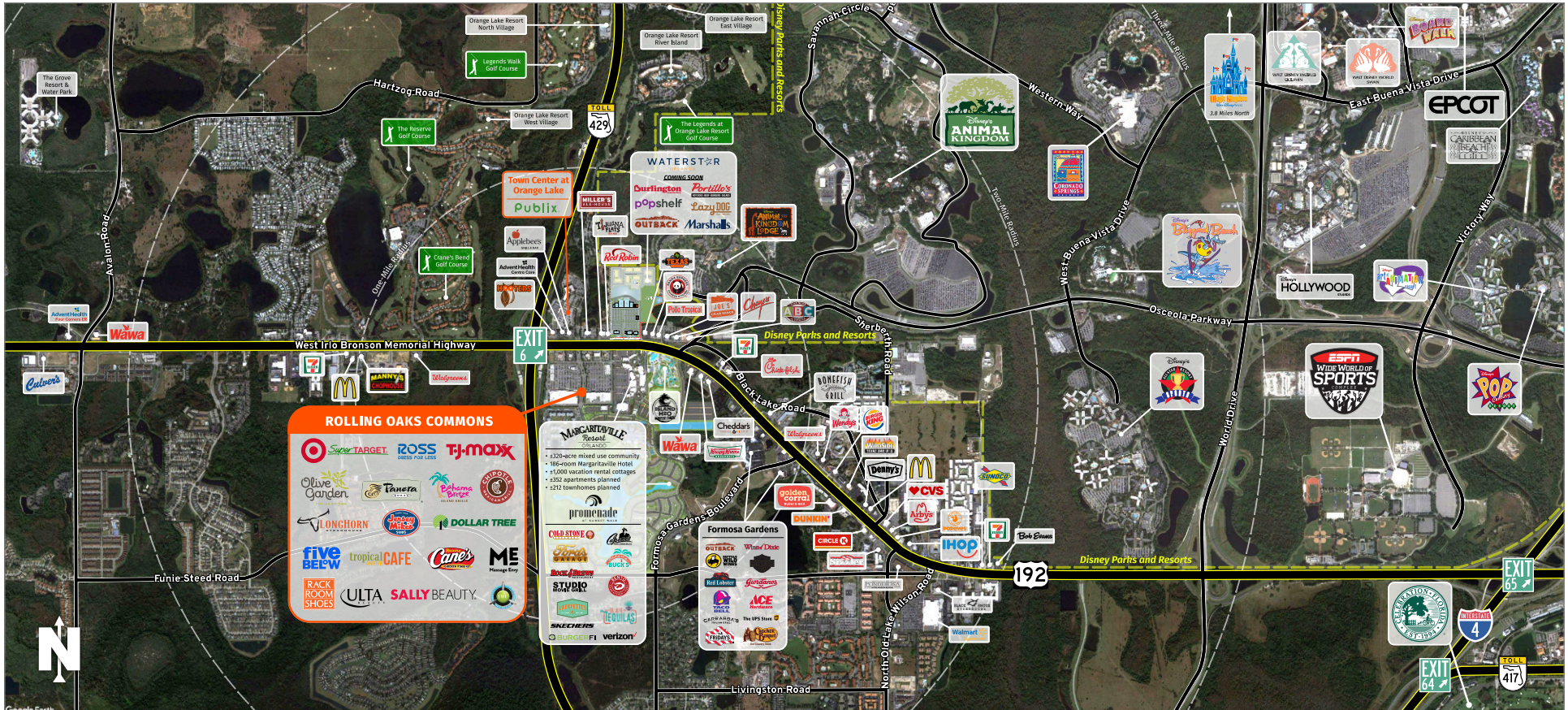




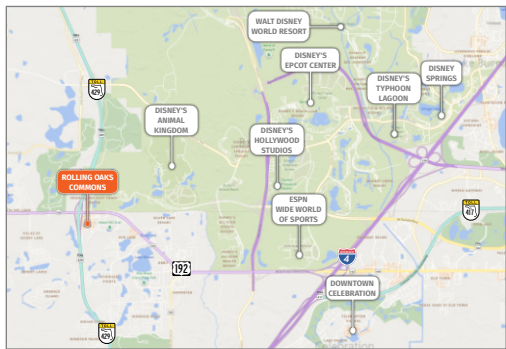
ROLLING OAKS COMMONS

3202 Rolling Oaks Boulevard, Kissimmee, FL 34747

KISSIMMEE, FL



MARKET: Central Florida **COUNTY:** Osceola **GLA:** ±159,804 SF **TRAFFIC COUNT:** ±71,896



- Located at the western entrance to Disney World's four theme parks with an attendance of nearly 50 million visitors in 2022
- Disney World has over 30,000 hotel rooms, 409 wilderness cabins, and 799 campsites
- An average of ±250,000 guests travel daily to and from various Disney properties
- ±52,000 vacation rentals and timeshare units are located in Kissimmee
- 70,000 employees throughout the Disney World resort, the biggest single-site employer in the United States

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PROMENADE AT SUNSET WALK

MARGARITAVILLE Resort
ORLANDO


- ±320-acre mixed use community
- 186-room Margaritaville Hotel
- ±1,000 vacation rental cottages
- ±352 apartments planned
- ±212 townhomes planned

ROLLING OAKS COMMONS



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TENANTS	UNIT	SIZE	TENANTS	UNIT	SIZE
Dollar Tree	A-1	10,000 SF	Available	T-110	1,248 SF
Ross	A-2	25,000 SF	Liquor Store	T-111	1,733 SF
Rack Room Shoes	A-4	6,000 SF	Orlando Stroller Rentals	T-112 T-113	2,001 SF
TJ Maxx	A-7	24,000 SF	The Construction Zone	T-114	4,713 SF
Ulta	A-8	10,357 SF	Island Wing Company	H-101 H-103	7,000 SF
Five Below	A-9	9,254 SF	Edge Escape Room	H-104 H-105	2,450 SF
Available 	T-100 T-101	2,774 SF	Available	H-106	1,050 SF
JT Nails & Spa	T-102	1,387 SF	Vivos Wellness	H-107	1,050 SF
Available	T-103	1,040 SF	Massage Envy	H-108 H-109	2,450 SF
Available 	T-104	1,733 SF	Lease Pending	OP-101	1,750 SF
Sally Beauty	T-105	1,364 SF	Lease Pending	OP-102	1,587 SF
Flippers Pizzeria	T-106	2,100 SF	T-Mobile	OP-103	1,307 SF
Tropical Smoothie Café	T-107	1,248 SF	Jersey Mike's Subs	OP-104	1,326 SF
H&R Block	T-108	1,248 SF	Chipotle	OP-105	2,438 SF
Salon by Rebecca Juarez	T-109	1,248 SF			

 A 3D tour for this space is available and can be viewed by clicking this link

Rolling Oaks Commons is a SuperTarget-anchored (shadow) power center, located on the south side of US HWY 192, just east of the Western Beltway (SR 429) right next door to Disney's Animal Kingdom Theme Park. This lively plaza boasts a strong tenant mix which includes Ross, TJ Maxx, Ulta, Five Below and more. In addition, the property will have dual access points to the adjacent \$750 million, 300-acre Margaritaville Resort and Waterpark. The Margaritaville Resort is expected to add an additional 3 million visitors per year to the area.



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DEMOGRAPHICS	TOTAL POPULATION	MEDIAN AGE	AVERAGE HH INCOME
1 MILE	1,741	30.9	\$69,933
3 MILES	21,473	31.8	\$68,803
5 MILES	77,716	34.8	\$86,983

Southeast Centers offers best-in-class service and value creation through diligent, return-driven property management, leasing, development, and construction management.



This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy.