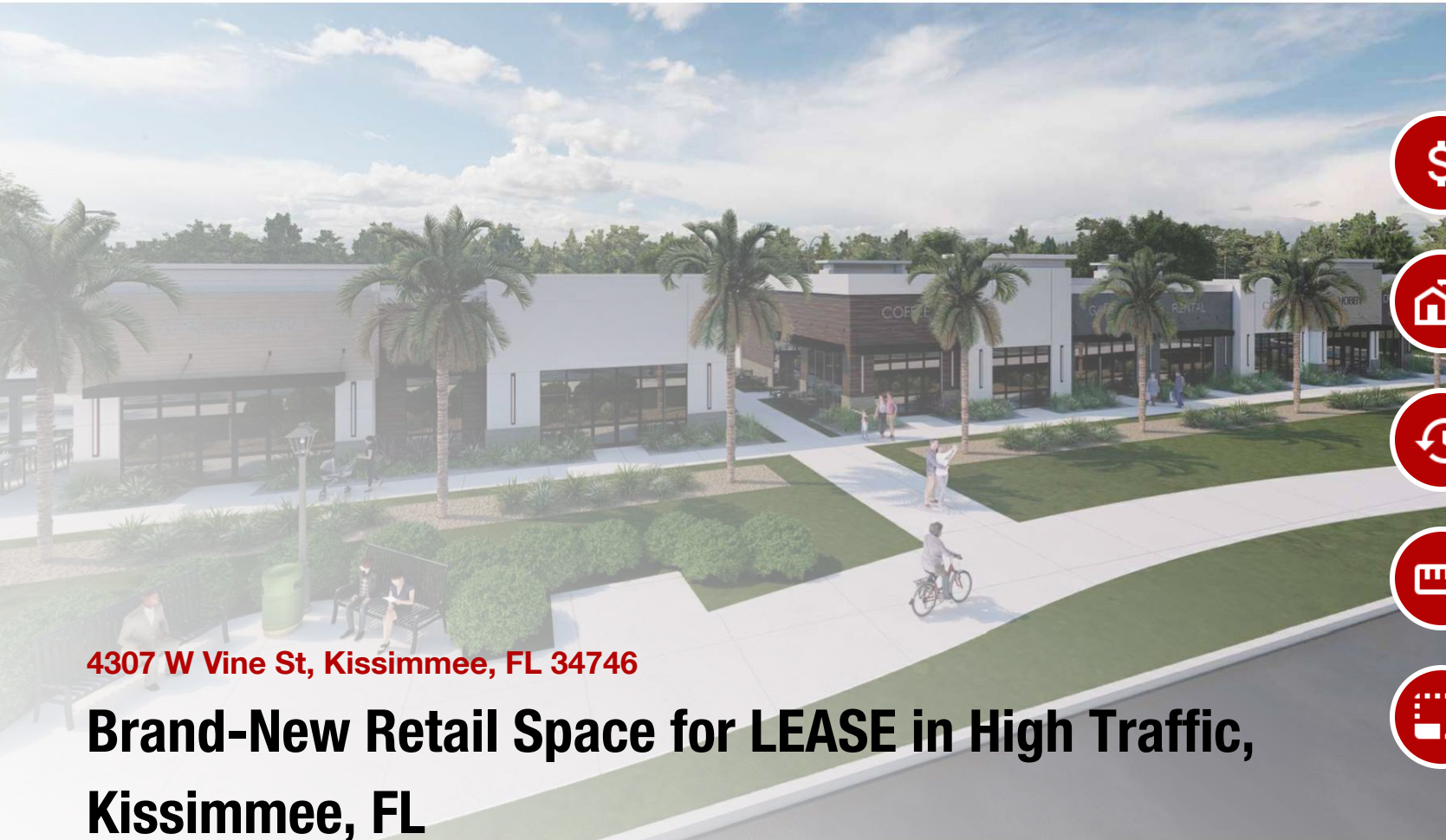




For Lease



4307 W Vine St, Kissimmee, FL 34746

Brand-New Retail Space for LEASE in High Traffic, Kissimmee, FL



**\$40.00-\$50.00 SF/YR
(NNN) + Estimated
CAM \$8.24-\$10.50**



**Retail Center/
Retail Restaurant**



**Expected Delivery
by Early 2026**



**Contiguous SF from
980 to 7,250 SF**



1.41 Acres

VIEW FROM WEST VINE STREET

Presented by

Sunny Gandhi

Senior Associate

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FL #SL3302939

KW Commercial

11 S Bumby Ave.

Suite 200

Orlando, FL 32803



Property Highlights

- End-Cap Drive-Thru Units Available, Ranging From 1,990 To 3,420 SF Contiguous.
- Flexible Leasing Options With Unit Sizes Ranging From 980 To 7,250 SF, Tailored To Tenant Requirements.
- Modern And Brand-New Building With Expected Delivery In Early 2026.
- Signage Opportunities Visible Along A High-Traffic Street.
- Vine Street Has An Average Daily Traffic Count (ADT) Of 64,390.
- Surrounded By National Retail Brands Such As Dunkin' Donuts, Wawa, Walmart, Chick-Fil-A, Dollar Tree, Marco's Pizza, Chipotle, Steak 'N Shake, T-Mobile, Aldi, And More.
- Expected 83+/- Parking Spaces Are Available For Shoppers And Employees

Offering Summary

Lease Rate:	\$40.00-\$50.00 SF/yr (NNN)
Estimated CAM:	\$8.50-\$10.50
Estimated Number of Units:	9
Available SF:	980 - 7,250 SF
Estimated Building Size:	12,160 SF
Lot Size:	1.41 Acre
Estimated Parking:	83+/-
Traffic Count on Vine St:	64,390+/-
Address:	4307 W Vine St, Kissimmee, FL 34746



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Lease Spaces



LEASE INFORMATION - Lease Type: **NNN** | Lease Type: **Negotiable** | Total Space: **980 - 1,990 SF** | Estimated CAM: **\$8.50-\$10.50**

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
UNIT 1	Available	1,990 SF	NNN	\$50.00 SF/yr	Restaurant with drive-thru access
UNIT 2	Available	1,430 SF	NNN	\$47.00 - 49.00 SF/yr	End unit restaurant featuring an outdoor patio
UNIT 3	Available	1,020 SF	NNN	\$47.00 - 49.00 SF/yr	End unit featuring an outdoor patio
UNIT 4	Available	980 SF	NNN	\$40.00 - 45.00 SF/yr	\$40/SF for non-restaurant inline units with a minimum of 2,000 SF
UNIT 5	Available	1,080 SF	NNN	\$40.00 - 45.00 SF/yr	\$40/SF for non-restaurant inline units with a minimum of 2,000 SF
UNIT 6	Available	1,080 SF	NNN	\$40.00 - 45.00 SF/yr	\$40/SF for non-restaurant inline units with a minimum of 2,000 SF
UNIT 7	Available	980 SF	NNN	\$40.00 - 45.00 SF/yr	\$40/SF for non-restaurant inline units with a minimum of 2,000 SF
UNIT 8	Available	1,040 SF	NNN	\$40.00 - 45.00 SF/yr	\$40/SF for non-restaurant inline units with a minimum of 2,000 SF
UNIT 9	Available	1,040 SF	NNN	\$47.00 - 49.00 SF/yr	End-cap unit



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Property Description

Discover the ideal setting to elevate your business at this prestigious property! This modern and brand-new building, with expected delivery in early 2026, offers flexible leasing options ranging from **1,000 to 7,250 SF**, tailored to tenant requirements, and includes end-cap drive-thru units ranging from **1,990 to 3,420 SF** contiguous. Positioned along Vine Street, which boasts an impressive average daily traffic count (ADT) of 64,390, the property features excellent signage opportunities on a high-traffic street. These spaces would be an ideal location for a restaurant, bar, retail store, boutique shop, tanning salon, coffee shop, or any similar business. Surrounded by national retail brands such as Dunkin’ Donuts, Wawa, Walmart, Chick-fil-A, Dollar Tree, Marco’s Pizza, Chipotle, Steak ‘n Shake, T-Mobile, Aldi, and more, the center ensures high visibility and customer draw. Additionally, an estimated 82+/- parking spaces are available to accommodate shoppers and employees, making this an ideal location for a variety of businesses.

Location Information

Building Type	Retail Center
Street Address	4307 W Vine St
City, State, Zip	Kissimmee, FL 34746
County	Osceola

Building Information

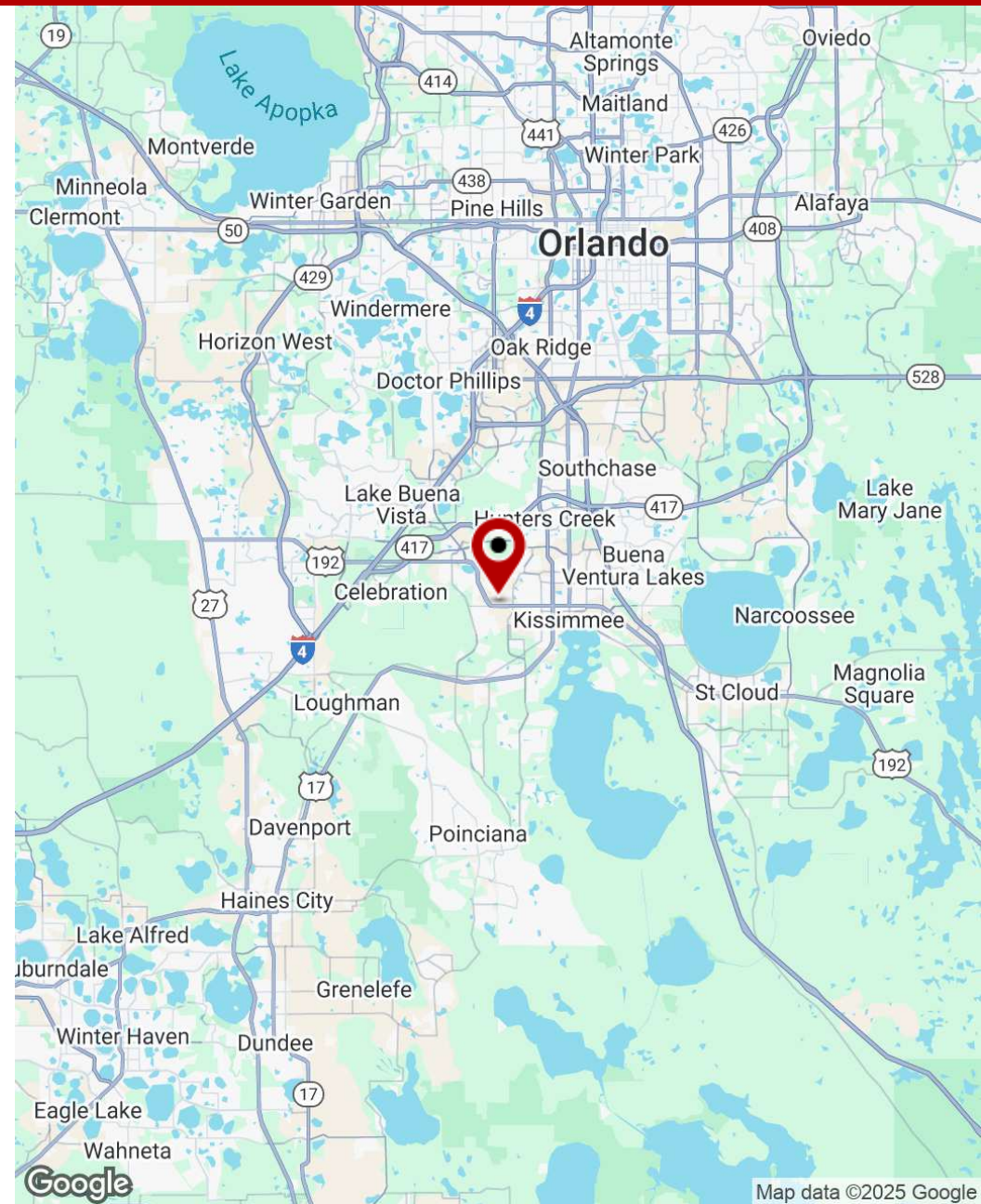
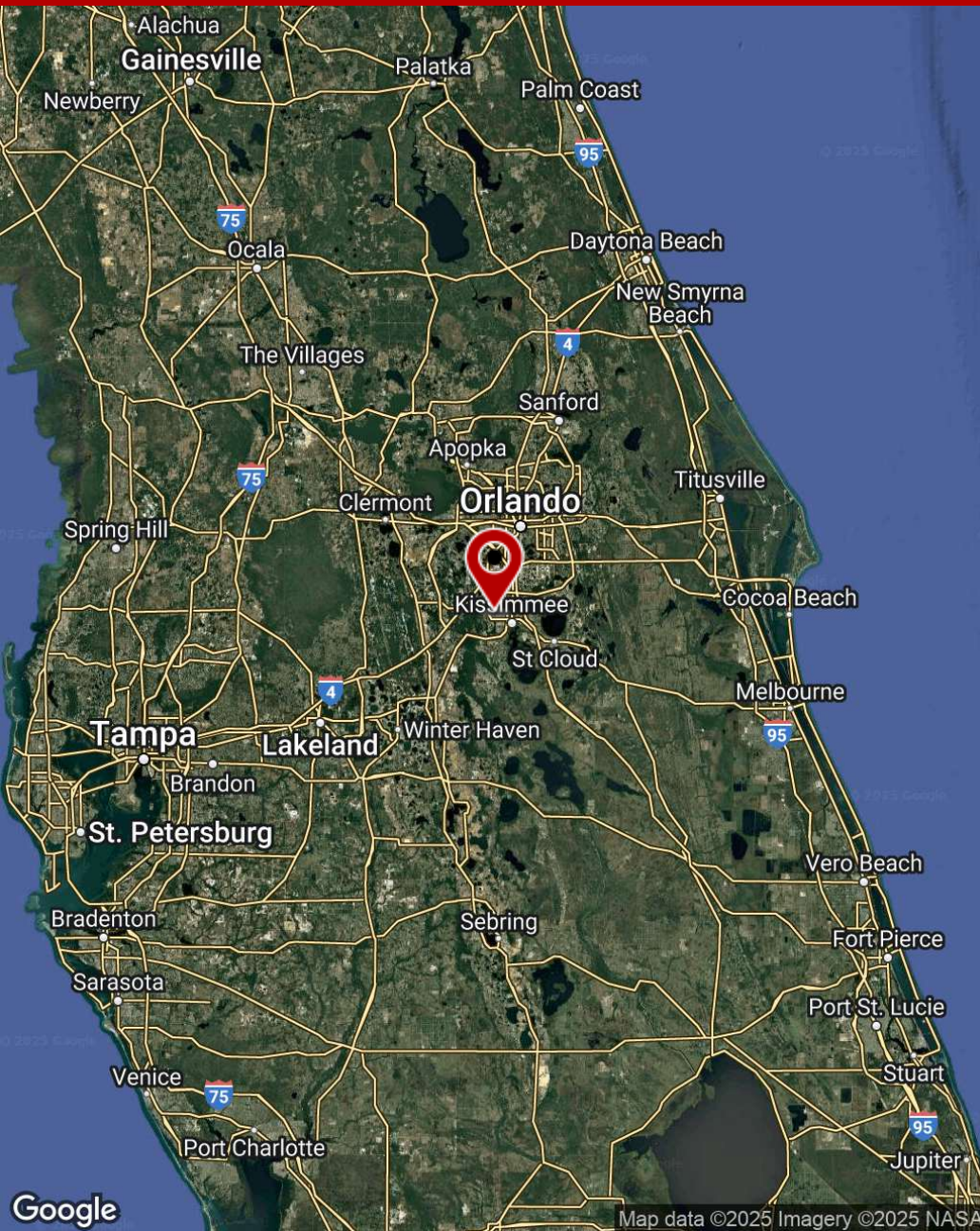
Estimated Year Built	2026
Estimated Number of Buildings	2
Estimated Number of Floors	1



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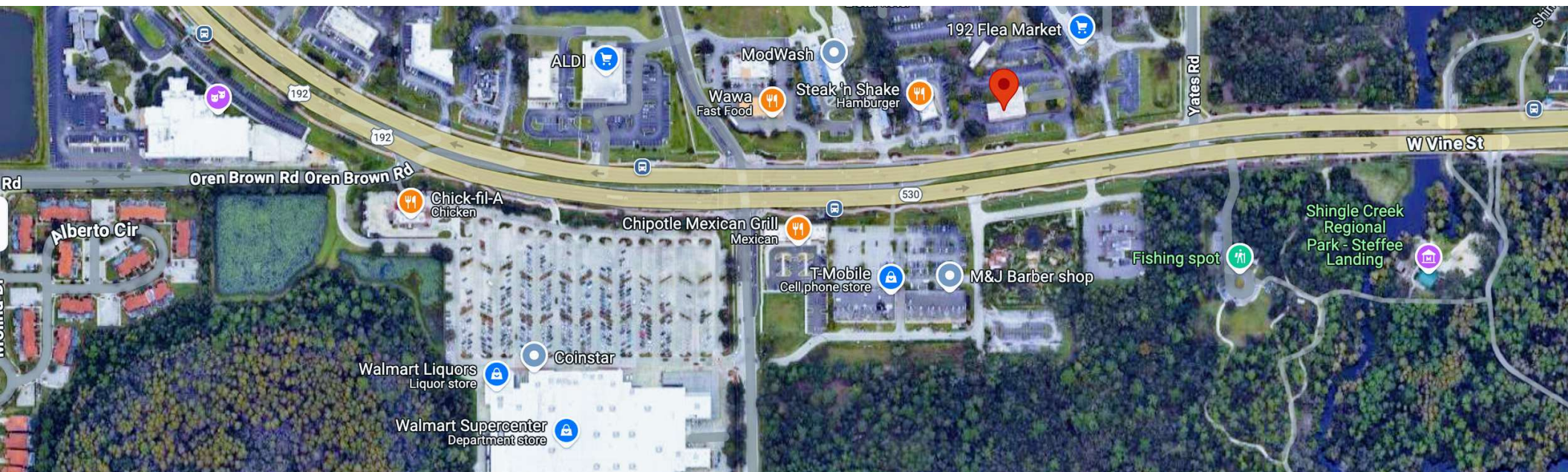
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Aerial Map



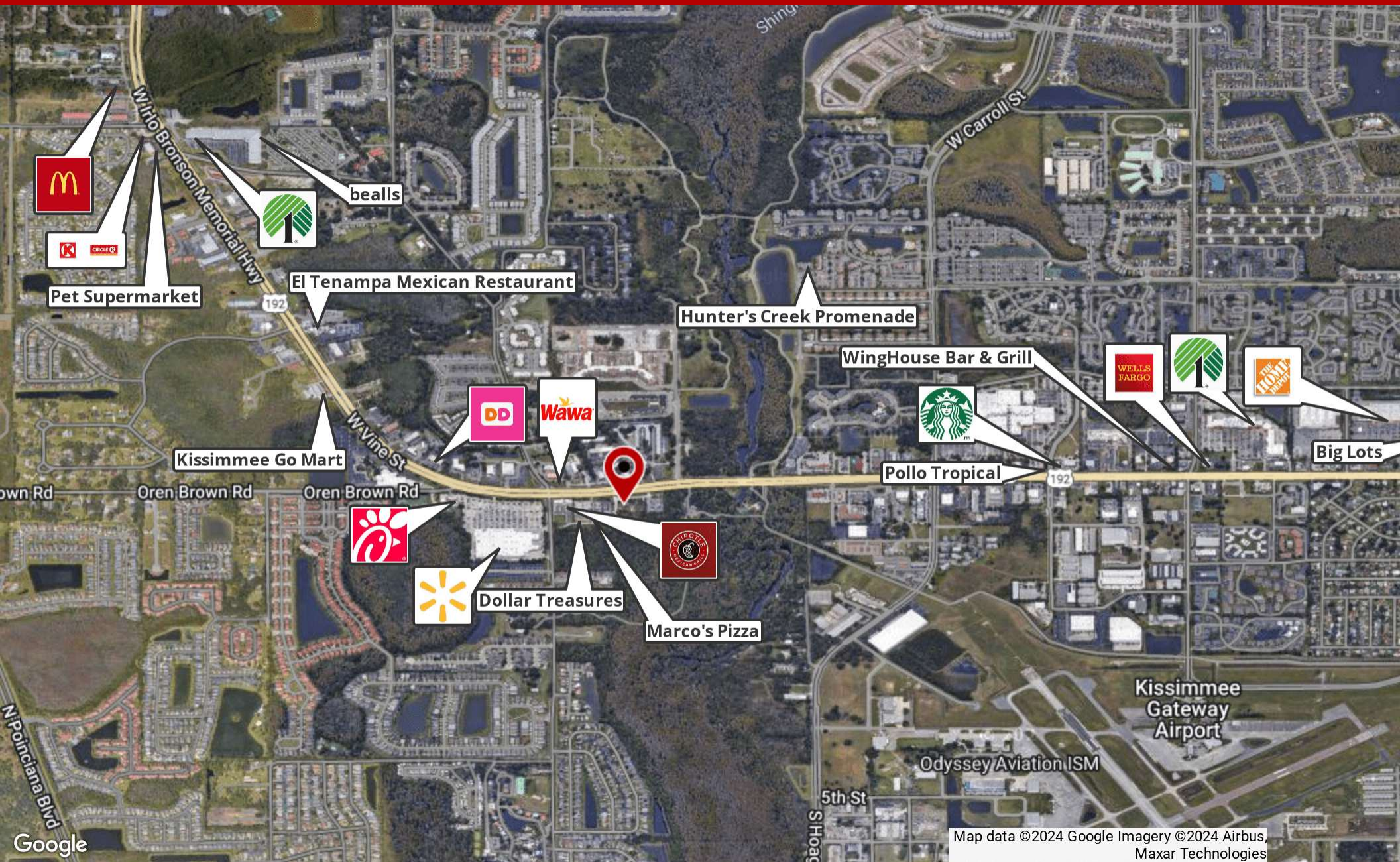
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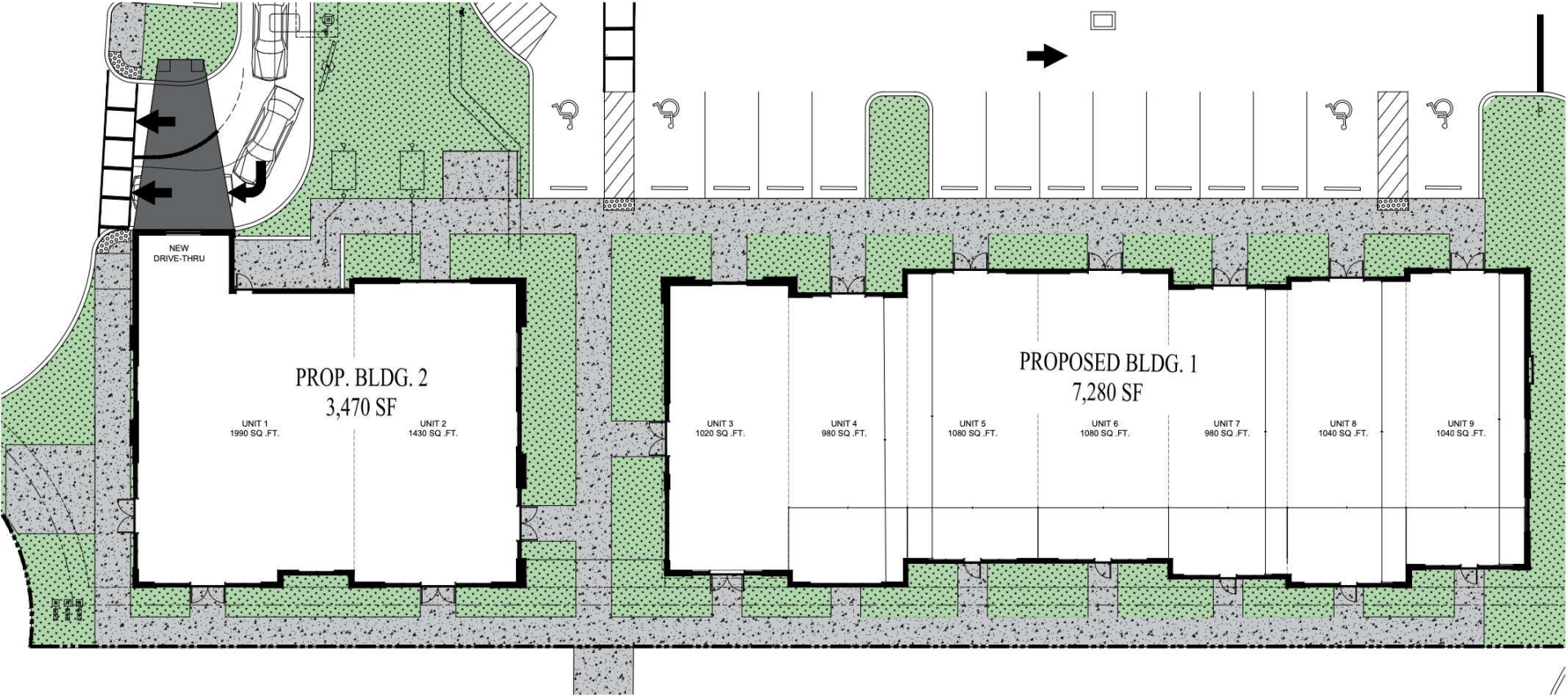
DRAWING INDEX

- 1 - COVER PAGE
- 2 - SITE PLAN
- 3 - FLOOR PLAN
- 4 - RENDERING - VIEW WEST VINE STREET
- 5 - RENDERING - VIEW WEST VINE STREET
- 6 - RENDERING - VIEW PARKING
- 7 - RENDERING - VIEW PARKING
- 8 - RENDERING - VIEW PARKING
- 9 - ELEVATIONS



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PROPOSED FLOOR PLAN

SCALE: N.T.S.

AREA CALCULATIONS	
UNITS 1 AND 2	3,420 SQ. FT.
UNITS 3 THRU 9	7,250 SQ. FT.
OUTSIDE COVERED AREA 1	1,000 SQ. FT.
OUTSIDE COVERED AREA 1	490 SQ. FT.
TOTAL LIVING AREA	12,160 SQ. FT.



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VIEW FROM WEST VINE STREET

CONCEPTUAL RENDERING

SCALE: N.T.S.



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VIEW FROM WEST VINE STREET

CONCEPTUAL RENDERING

SCALE: N.T.S.



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VIEW FROM REAR PARKING LOT

CONCEPTUAL RENDERING

SCALE: N.T.S.



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VIEW FROM REAR PARKING LOT

CONCEPTUAL RENDERING

SCALE: N.T.S.



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VIEW FROM REAR PARKING LOT

CONCEPTUAL RENDERING

SCALE: N.T.S.



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VIEW FROM THE WEST

CONCEPTUAL RENDERING

SCALE: N.T.S.



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1 SECTION THRU COVERED AREA
SCALE: NTS



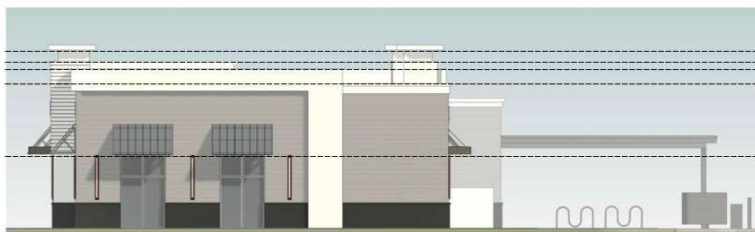
2 SECTION THRU COVERED AREA
SCALE: NTS



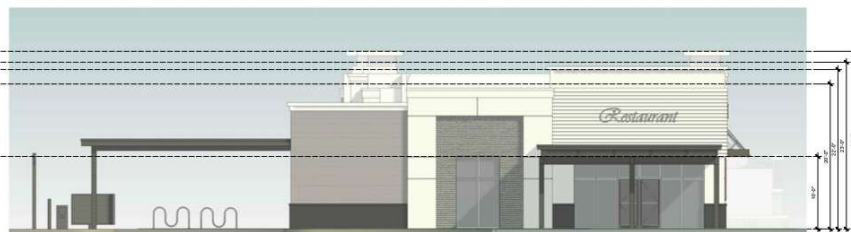
3 ELEVATION - W. VINE STREET
SCALE: NTS



4 ELEVATION - PARKING LOT
SCALE: NTS



5 ELEVATION - EAST
SCALE: NTS



6 ELEVATION - WEST
SCALE: NTS

CONCEPTUAL ELEVATIONS

SCALE: N.T.S.



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Demographic Detail Report

4307-4309 W Vine St, Kissimmee, FL 34746

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **6,041 SF**
 Year Built: **1973**

Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: **-**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	13,861		100,019		188,230	
2024 Estimate	11,379		82,519		158,974	
2020 Census	9,329		70,597		140,017	
Growth 2024 - 2029	21.81%		21.21%		18.40%	
Growth 2020 - 2024	21.97%		16.89%		13.54%	
2024 Population by Age	11,379		82,519		158,974	
Age 0 - 4	757	6.65%	5,497	6.66%	9,791	6.16%
Age 5 - 9	730	6.42%	5,219	6.32%	9,363	5.89%
Age 10 - 14	829	7.29%	5,759	6.98%	10,633	6.69%
Age 15 - 19	786	6.91%	5,493	6.66%	10,467	6.58%
Age 20 - 24	797	7.00%	5,596	6.78%	10,748	6.76%
Age 25 - 29	839	7.37%	6,045	7.33%	11,374	7.15%
Age 30 - 34	909	7.99%	6,474	7.85%	11,827	7.44%
Age 35 - 39	966	8.49%	6,711	8.13%	12,151	7.64%
Age 40 - 44	961	8.45%	6,636	8.04%	12,446	7.83%
Age 45 - 49	833	7.32%	5,848	7.09%	11,415	7.18%
Age 50 - 54	717	6.30%	5,065	6.14%	10,231	6.44%
Age 55 - 59	605	5.32%	4,404	5.34%	9,115	5.73%
Age 60 - 64	524	4.60%	3,868	4.69%	8,202	5.16%
Age 65 - 69	383	3.37%	2,935	3.56%	6,398	4.02%
Age 70 - 74	310	2.72%	2,576	3.12%	5,625	3.54%
Age 75 - 79	214	1.88%	1,986	2.41%	4,216	2.65%
Age 80 - 84	126	1.11%	1,299	1.57%	2,696	1.70%
Age 85+	92	0.81%	1,106	1.34%	2,276	1.43%
Age 65+	1,125	9.89%	9,902	12.00%	21,211	13.34%
Median Age	35.20		35.90		37.20	
Average Age	35.40		36.40		37.50	

Demographic Detail Report

4307-4309 W Vine St, Kissimmee, FL 34746					
Radius	1 Mile		3 Mile		5 Mile
2024 Population By Race	11,379		82,519		158,974
White	2,741	24.09%	20,554	24.91%	45,796 28.81%
Black	1,245	10.94%	8,641	10.47%	16,998 10.69%
Am. Indian & Alaskan	138	1.21%	1,073	1.30%	1,722 1.08%
Asian	513	4.51%	2,890	3.50%	6,716 4.22%
Hawaiian & Pacific Island	5	0.04%	58	0.07%	255 0.16%
Other	6,737	59.21%	49,302	59.75%	87,487 55.03%
Population by Hispanic Origin	11,379		82,519		158,974
Non-Hispanic Origin	3,998	35.13%	27,385	33.19%	62,224 39.14%
Hispanic Origin	7,381	64.87%	55,134	66.81%	96,750 60.86%
2024 Median Age, Male	34.50		35.00		36.30
2024 Average Age, Male	34.40		35.20		36.50
2024 Median Age, Female	35.90		36.80		38.20
2024 Average Age, Female	36.30		37.50		38.60
2024 Population by Occupation Classification	8,906		64,944		127,088
Civilian Employed	5,362	60.21%	39,837	61.34%	79,641 62.67%
Civilian Unemployed	198	2.22%	1,494	2.30%	2,621 2.06%
Civilian Non-Labor Force	3,346	37.57%	23,603	36.34%	44,744 35.21%
Armed Forces	0	0.00%	10	0.02%	82 0.06%
Households by Marital Status					
Married	1,824		12,124		25,193
Married No Children	951		6,710		14,433
Married w/Children	873		5,414		10,761
2024 Population by Education	8,581		64,667		126,656
Some High School, No Diploma	868	10.12%	7,923	12.25%	13,748 10.85%
High School Grad (Incl Equivalency)	2,136	24.89%	16,409	25.37%	29,794 23.52%
Some College, No Degree	2,510	29.25%	17,856	27.61%	35,041 27.67%
Associate Degree	1,102	12.84%	9,713	15.02%	18,684 14.75%
Bachelor Degree	1,417	16.51%	9,225	14.27%	20,182 15.93%
Advanced Degree	548	6.39%	3,541	5.48%	9,207 7.27%

Demographic Detail Report

4307-4309 W Vine St, Kissimmee, FL 34746						
Radius	1 Mile		3 Mile		5 Mile	
2024 Population by Occupation	9,170		67,419		135,869	
Real Estate & Finance	368	4.01%	2,528	3.75%	5,143	3.79%
Professional & Management	2,152	23.47%	14,621	21.69%	33,723	24.82%
Public Administration	52	0.57%	831	1.23%	1,884	1.39%
Education & Health	534	5.82%	4,316	6.40%	11,027	8.12%
Services	1,044	11.38%	10,059	14.92%	17,378	12.79%
Information	80	0.87%	617	0.92%	1,106	0.81%
Sales	1,450	15.81%	9,544	14.16%	18,731	13.79%
Transportation	47	0.51%	992	1.47%	1,317	0.97%
Retail	862	9.40%	6,038	8.96%	12,098	8.90%
Wholesale	80	0.87%	648	0.96%	1,631	1.20%
Manufacturing	310	3.38%	1,436	2.13%	2,980	2.19%
Production	809	8.82%	6,175	9.16%	11,298	8.32%
Construction	741	8.08%	4,874	7.23%	8,626	6.35%
Utilities	274	2.99%	2,356	3.49%	4,850	3.57%
Agriculture & Mining	23	0.25%	148	0.22%	343	0.25%
Farming, Fishing, Forestry	1	0.01%	23	0.03%	171	0.13%
Other Services	343	3.74%	2,213	3.28%	3,563	2.62%
2024 Worker Travel Time to Job	4,761		36,711		73,670	
<30 Minutes	2,072	43.52%	17,441	47.51%	35,855	48.67%
30-60 Minutes	2,375	49.88%	15,019	40.91%	30,634	41.58%
60+ Minutes	314	6.60%	4,251	11.58%	7,181	9.75%
2020 Households by HH Size	3,089		24,339		48,531	
1-Person Households	485	15.70%	4,834	19.86%	9,453	19.48%
2-Person Households	870	28.16%	6,915	28.41%	14,234	29.33%
3-Person Households	645	20.88%	4,916	20.20%	9,601	19.78%
4-Person Households	601	19.46%	4,160	17.09%	8,349	17.20%
5-Person Households	286	9.26%	2,098	8.62%	4,075	8.40%
6-Person Households	129	4.18%	882	3.62%	1,740	3.59%
7 or more Person Households	73	2.36%	534	2.19%	1,079	2.22%
2024 Average Household Size	3.00		2.90		2.80	
Households						
2029 Projection	4,506		33,956		64,558	
2024 Estimate	3,707		28,067		54,614	
2020 Census	3,090		24,339		48,531	
Growth 2024 - 2029	21.55%		20.98%		18.21%	
Growth 2020 - 2024	19.97%		15.32%		12.53%	



Demographic Detail Report

4307-4309 W Vine St, Kissimmee, FL 34746							
Radius	1 Mile		3 Mile		5 Mile		
2024 Households by HH Income	3,706		28,068		54,614		
<\$25,000	871	23.50%	7,763	27.66%	13,001	23.81%	
\$25,000 - \$50,000	908	24.50%	7,414	26.41%	12,931	23.68%	
\$50,000 - \$75,000	796	21.48%	6,278	22.37%	12,538	22.96%	
\$75,000 - \$100,000	354	9.55%	2,696	9.61%	6,511	11.92%	
\$100,000 - \$125,000	227	6.13%	1,374	4.90%	3,710	6.79%	
\$125,000 - \$150,000	95	2.56%	679	2.42%	1,531	2.80%	
\$150,000 - \$200,000	154	4.16%	772	2.75%	1,988	3.64%	
\$200,000+	301	8.12%	1,092	3.89%	2,404	4.40%	
2024 Avg Household Income	\$76,833		\$61,579		\$68,286		
2024 Med Household Income	\$52,235		\$45,013		\$52,845		
2024 Occupied Housing	3,707		28,067		54,613		
Owner Occupied	1,632	44.02%	11,214	39.95%	25,534	46.75%	
Renter Occupied	2,075	55.98%	16,853	60.05%	29,079	53.25%	
2020 Housing Units	4,422		30,989		59,261		
1 Unit	2,594	58.66%	15,196	49.04%	33,609	56.71%	
2 - 4 Units	288	6.51%	3,026	9.76%	4,762	8.04%	
5 - 19 Units	1,303	29.47%	10,356	33.42%	14,899	25.14%	
20+ Units	237	5.36%	2,411	7.78%	5,991	10.11%	
2024 Housing Value	1,630		11,214		25,535		
<\$100,000	62	3.80%	1,947	17.36%	3,727	14.60%	
\$100,000 - \$200,000	149	9.14%	1,767	15.76%	3,594	14.07%	
\$200,000 - \$300,000	518	31.78%	2,802	24.99%	7,274	28.49%	
\$300,000 - \$400,000	709	43.50%	3,212	28.64%	6,845	26.81%	
\$400,000 - \$500,000	62	3.80%	351	3.13%	1,479	5.79%	
\$500,000 - \$1,000,000	130	7.98%	1,066	9.51%	2,360	9.24%	
\$1,000,000+	0	0.00%	69	0.62%	256	1.00%	
2024 Median Home Value	\$312,130		\$267,558		\$274,876		
2024 Housing Units by Yr Built	4,532		33,907		65,054		
Built 2010+	1,286	28.38%	8,393	24.75%	16,461	25.30%	
Built 2000 - 2010	1,520	33.54%	6,582	19.41%	14,051	21.60%	
Built 1990 - 1999	990	21.84%	6,623	19.53%	14,698	22.59%	
Built 1980 - 1989	428	9.44%	6,599	19.46%	11,173	17.17%	
Built 1970 - 1979	226	4.99%	2,831	8.35%	4,887	7.51%	
Built 1960 - 1969	71	1.57%	1,292	3.81%	1,623	2.49%	
Built 1950 - 1959	1	0.02%	784	2.31%	1,173	1.80%	
Built <1949	10	0.22%	803	2.37%	988	1.52%	
2024 Median Year Built	2003		1996		1998		



Daytime Employment Report

1 Mile Radius

4307-4309 W Vine St, Kissimmee, FL 34746

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **6,041 SF**
 Year Built: **1973**

Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: **-**



Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	431	3,453	8
Retail & Wholesale Trade	93	1,190	13
Hospitality & Food Service	60	1,029	17
Real Estate, Renting, Leasing	23	101	4
Finance & Insurance	25	88	4
Information	12	75	6
Scientific & Technology Services	37	151	4
Management of Companies	1	3	3
Health Care & Social Assistance	39	181	5
Educational Services	7	25	4
Public Administration & Sales	0	0	0
Arts, Entertainment, Recreation	13	66	5
Utilities & Waste Management	21	144	7
Construction	19	102	5
Manufacturing	17	78	5
Agriculture, Mining, Fishing	0	0	0
Other Services	64	220	3

