

Poinciana Shoppes

4423 S Poinciana Blvd, Kissimmee, FL 34758

PROPERTY SUMMARY

Construction
Underway!



EQUITY
INVESTMENT
SERVICES

Construction
Completed!



PROPERTY HIGHLIGHTS

- Construction Completed!
- Poinciana Blvd has been recently expanded due to traffic demands
- Exclusive Parking Available with cross access
- Located in booming area of Poinciana Kissimmee
- Multiple Access Points from Poinciana Blvd and Pleasant Hill Rd
- National Co-Tenancy – join Chipotle, Autozone, Lowe's, Truist, and more!
- 55,000+ cars per day at the intersection of Poinciana Blvd and Pleasant Hill Rd
- Ideal Uses: Medical, Retail, and QSR

[CLICK HERE FOR SITE PLAN.](#)

[CLICK HERE TO VIEW ON GOOGLE MAPS.](#)

OFFERING SUMMARY

Lease Rate:	Negotiable
Available Space:	1,074 - 5,470 SF
Lot Size:	1.5 Acres

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	14,002	28,894	75,218
Total Population	43,100	90,450	228,326
Average HH Income	\$82,939	\$87,205	\$84,519

Nick Barbato

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7575 Dr. Phillips Blvd, Ste 390

Orlando, FL 32819

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Poinciana Shoppes

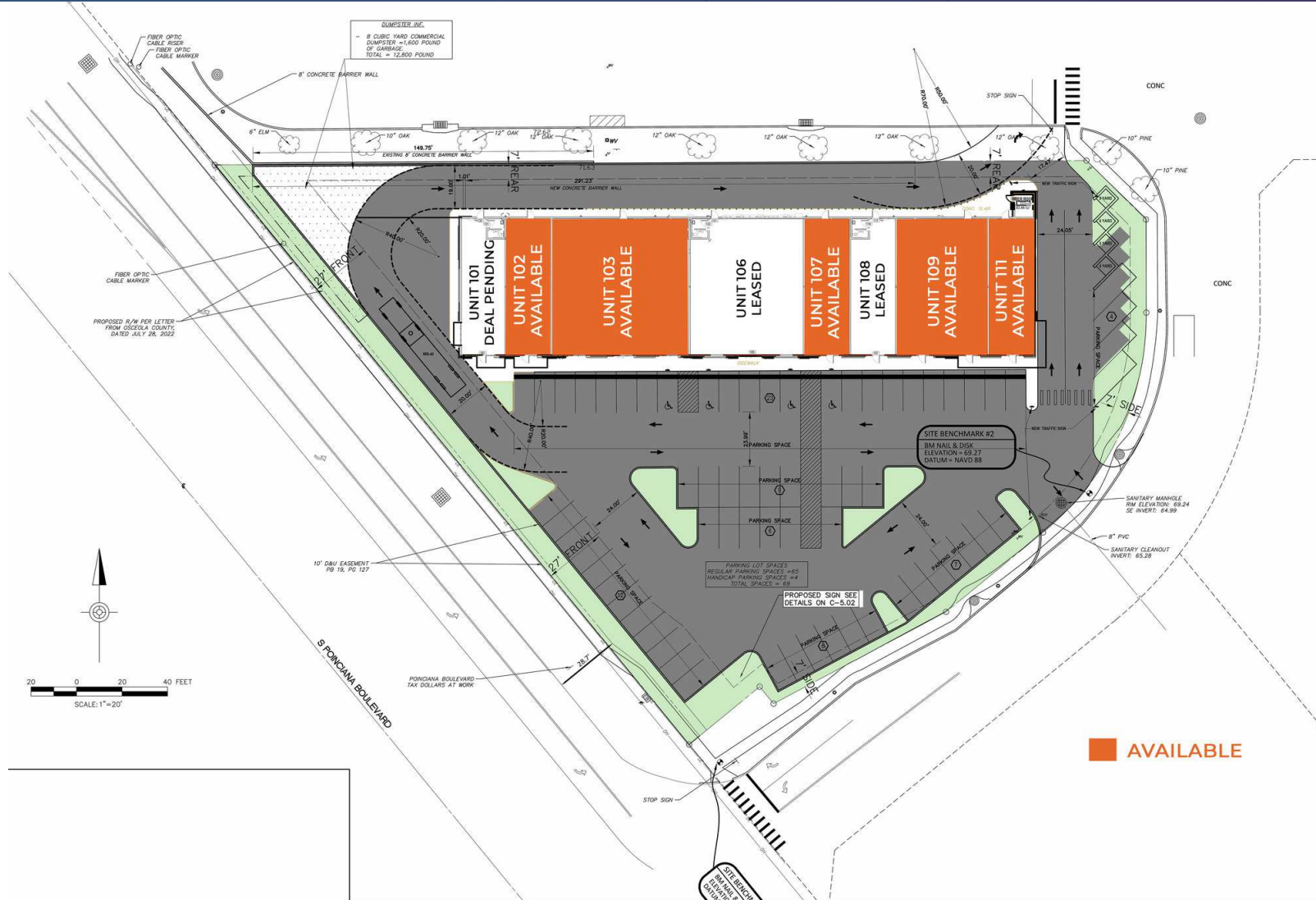
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SITE PLAN

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ELEVATIONS

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EQUITY
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MATERIAL FINISHES

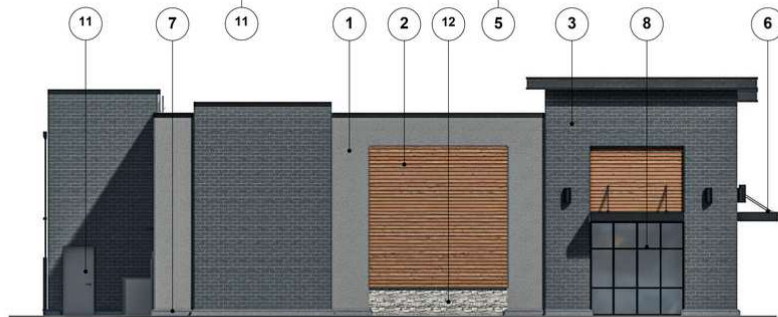
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|---|---|---|---|----|---|
|  | 1 | STUCCO, COLOR TO MATCH SW 9563 (BEDROCK) |  | 7 | PRECAST CONCRETE CURB |
|  | 2 | EIFS WITH WOOD TEXTURE ADDED |  | 8 | KAWNEER ALUMINUM STOREFRONT SYSTEM, #29 BLACK |
|  | 3 | EIFS WITH BRICK TEXTURE ADDED |  | 9 | COPING CAP, COLOR TO MATCH SW 6991 (BLACK MAGIC) |
|  | 4 | EIFS WITH TILE TEXTURE ADDED |  | 10 | WALL MOUNTED LIGHT FIXTURES, COLOR TO MATCH SW 6991 (BLACK MAGIC) |
|  | 5 | SPLITFACE CMU, COLOR TO MATCH SW 7064 (PASSIVE) |  | 11 | HM DOORS & FRAMES PAINTED TO MATCH ADJACENT MATERIAL |
|  | 6 | MAPES OR SIMILAR ARCHITECTURAL CANOPY, COLOR TO MATCH SW 6991 (BLACK MAGIC) |  | 12 | STONE VENEER, QUICK STACK BY CORONADO IN THE COLOR ANTIQUE CREAM |



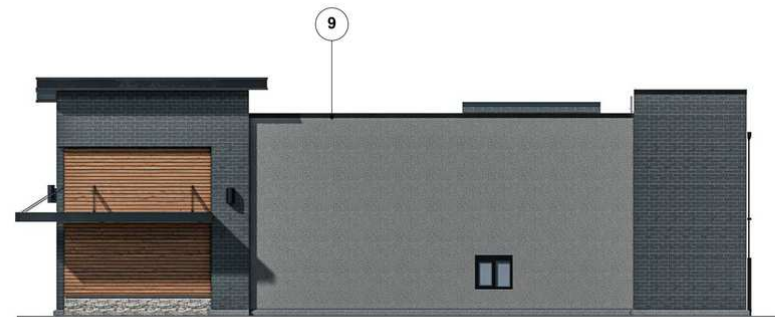
FRONT ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

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LEASE SPACES

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SERVICES

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,074 - 5,470 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit 101	1,213 SF	NNN	Negotiable	Deal Pending
Unit 102	1,213 SF	NNN	Negotiable	Available
Unit 103	3,640 SF	NNN	Negotiable	Available
Unit 106	3,013 SF	NNN	Negotiable	Leased Northstar Wine & Spirits
Unit 107	1,074 - 5,470 SF	NNN	Negotiable	Available
Unit 108	1,213 SF	NNN	Negotiable	Leased Nail Salon
Unit 109	2,426 SF	NNN	Negotiable	Available
Unit 111	1,213 SF	NNN	Negotiable	Available

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RETAILER MAP



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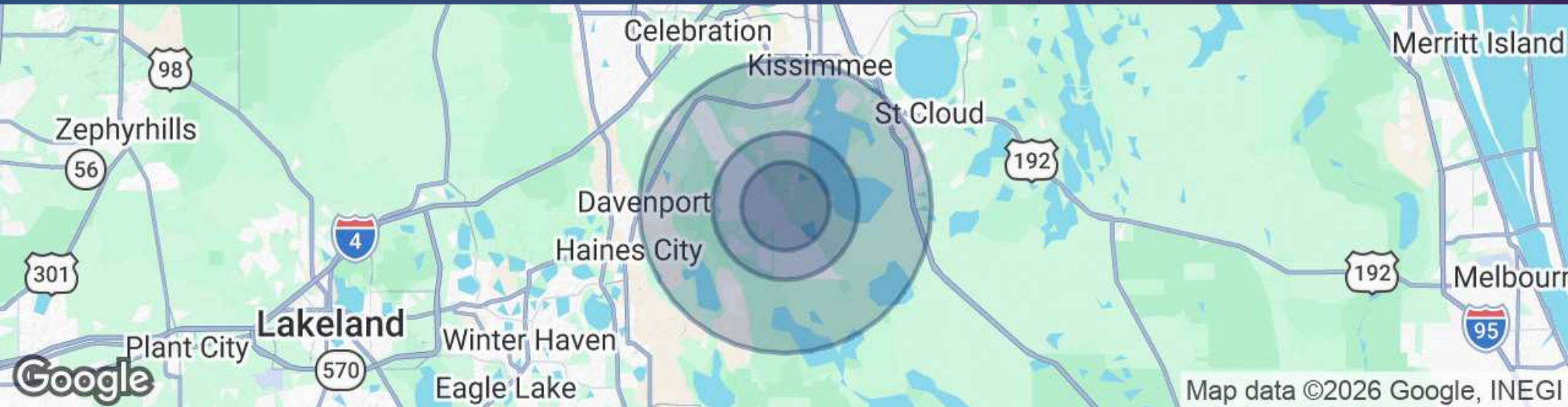
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DEMOGRAPHICS MAP & REPORT



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	43,100	90,450	228,326
Average Age	42	42	40
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	14,002	28,894	75,218
# of Persons per HH	3.1	3.1	3
Average HH Income	\$82,939	\$87,205	\$84,519
Average House Value	\$311,141	\$319,713	\$331,048

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