

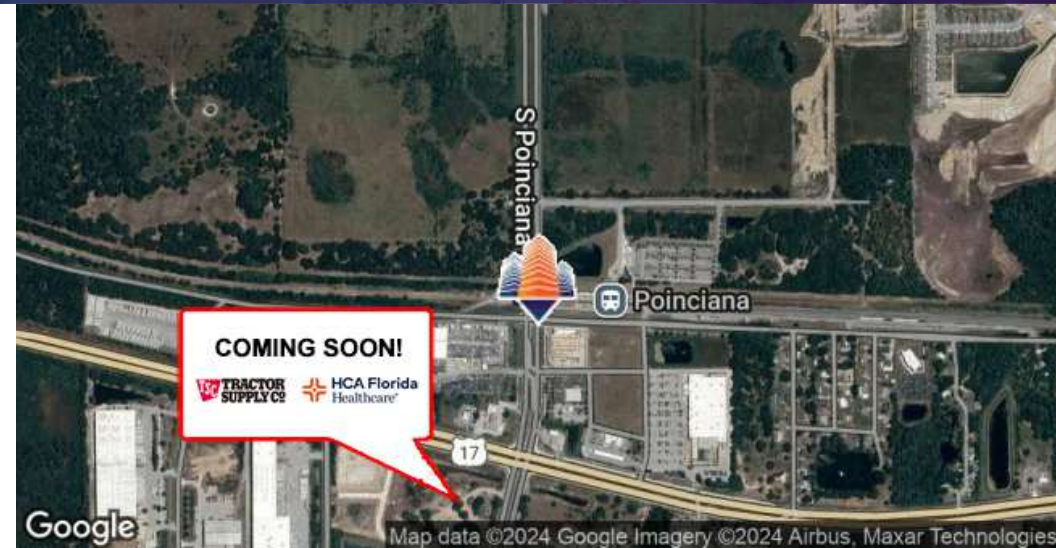
S Poinciana Blvd Development Site

1625 S Poinciana Blvd, Kissimmee, FL 34758



EQUITY
INVESTMENT
SERVICES

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- 10,000 - 30,000 SF available for lease
- 0.5 to 6 acres available for sale/lease
- Walking Distance to Poinciana Sunrail Station
- Signage Available on 17-92, S Poinciana Blvd, and Old Tampa Highway
- Ingress and Egress on 17-92, S Poinciana Blvd, and Old Tampa Highway
- Surrounding Traffic Counts: 59,900 vehicles per day
- Ideal Uses: Self Storage, Medical, Office, Flex, Retail
- Tractor Supply Co, and HCA Florida Medical/ER Center coming soon to SWC of Poinciana Blvd & Hwy-17/OBT!

OFFERING SUMMARY

Available SF:	10,000 - 30,000 SF
Lease Rate:	Negotiable
Lot Size:	6 Acres
Sale Price:	\$1,700,00.00

DEMOGRAPHICS (DRIVE TIME)	10 MINUTES	15 MINUTES	20 MINUTES
Household	13,599	49,042	95,500
Total Population	42,981	146,053	280,765
Average Income	\$74,556	\$71,306	\$77,363

Eric Portnoy

954.242.2010

eportnoy@eisre.com

Casey Dorner

407.404.4017

cdorner@eisre.com



7575 Dr. Phillips Blvd, Ste 390

Orlando, FL 32819

www.eisre.com

S Poinciana Blvd Development Site

1625 S Poinciana Blvd, Kissimmee, FL 34758



EQUITY
INVESTMENT
SERVICES

AERIAL PHOTO



Eric Portnoy

954.242.2010

eportnoy@eisre.com

Casey Dorner

407.404.4017

cdorner@eisre.com



7575 Dr. Phillips Blvd, Ste 390

Orlando, FL 32819

www.eisre.com

S Poinciana Blvd Development Site

1625 S Poinciana Blvd, Kissimmee, FL 34758



EQUITY
INVESTMENT
SERVICES

AERIAL MAP



Eric Portnoy

954.242.2010

eportnoy@eisre.com

Casey Dorner

407.404.4017

cdorner@eisre.com



7575 Dr. Phillips Blvd, Ste 390

Orlando, FL 32819

www.eisre.com

S Poinciana Blvd Development Site

1625 S Poinciana Blvd, Kissimmee, FL 34758



EQUITY
INVESTMENT
SERVICES

RETAILER MAP



Eric Portnoy
954.242.2010
eportnoy@eisre.com

Casey Dorner
407.404.4017
cdorner@eisre.com



7575 Dr. Phillips Blvd, Ste 390
Orlando, FL 32819
www.eisre.com

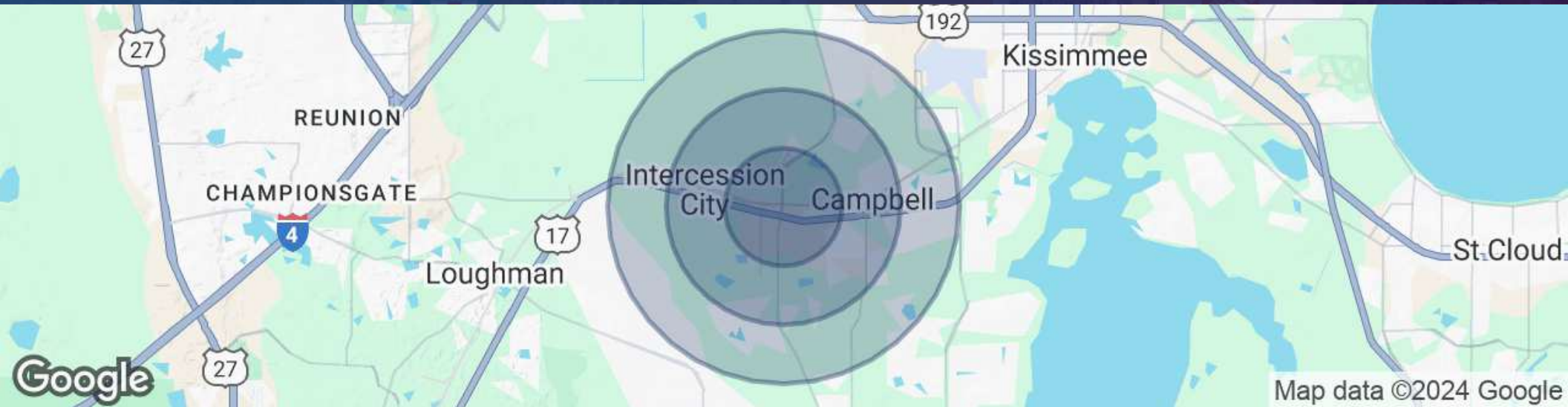
S Poinciana Blvd Development Site

1625 S Poinciana Blvd, Kissimmee, FL 34758



EQUITY
INVESTMENT
SERVICES

DEMOGRAPHICS MAP & REPORT



POPULATION	10 MINUTES	15 MINUTES	20 MINUTES
Total Population	42,981	146,053	280,765
Average Age	37.0	35.1	35.6
Male Population	49.1%	49.1%	48.9%
Female Population	50.9%	50.9%	51.1%
Household & Income	10 MINUTES	15 MINUTES	20 MINUTES
Total Households	13,599	49,042	95,500
# of Persons per HH	3.15	2.96	2.91
Average HH Income	\$74,556	\$71,306	\$77,363
Average House Value	\$240,026	\$258,344	\$274,239

Eric Portnoy

954.242.2010

eportnoy@eisre.com

Casey Dorner

407.404.4017

cdorner@eisre.com



7575 Dr. Phillips Blvd, Ste 390

Orlando, FL 32819

www.eisre.com