

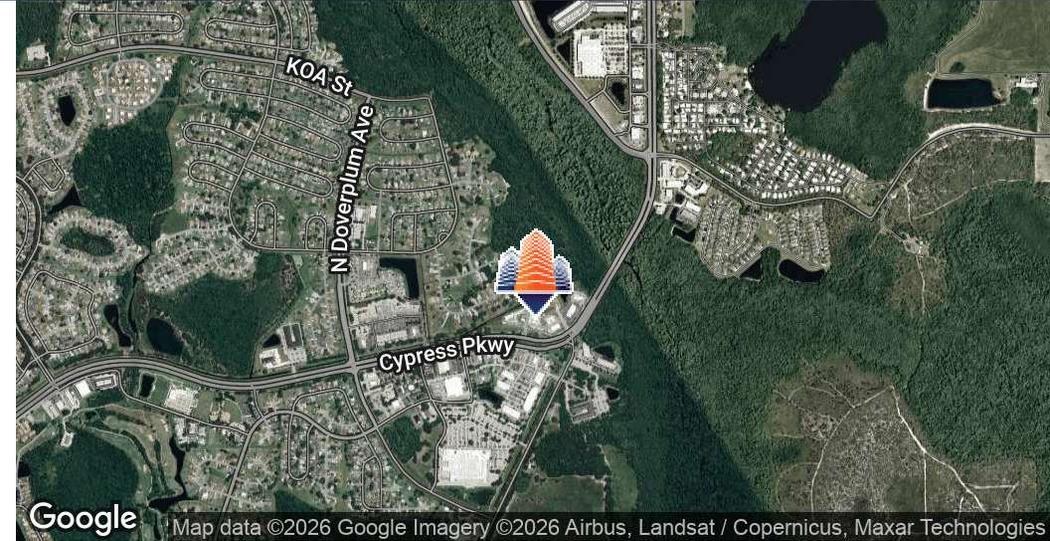
# RARE Cypress Pkwy 2nd Gen Drive-Thru QSR

1051 Cypress Pkwy, Kissimmee, FL 34759



EQUITY  
INVESTMENT  
SERVICES

## PROPERTY SUMMARY



### PROPERTY HIGHLIGHTS

- Turnkey 2nd Gen QSR Available!
- Strong Retail Corridor of Poinciana
- Full Signalized Access from Cypress Parkway
- Direct Access/Frontage to the cross street of Old Pleasant Hill Rd sees over 103,000+ cars per day
- Shared Access with Wawa which sees over 1.1m visitors per year and ranks in the 96th percentile via Placerai!
- Surrounding Traffic Generators like Walmart Supercenter, Publix, Aldi, Bravo Supermarket, and many more
- These Grocery Retailers see over 5,000,000 visitors per year per Placerai.
- Ideal Uses: QSR, Coffee, Financial Institution

### OFFERING SUMMARY

Lease Rate:	Negotiable
Lot Size:	1.28 Acres
Building Size:	2,614 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,410	11,308	22,615
Total Population	5,126	35,167	70,475
Average HH Income	\$71,149	\$79,352	\$87,525

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## PROPERTY PHOTO



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## PROPERTY PHOTOS



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## RETAILER MAP



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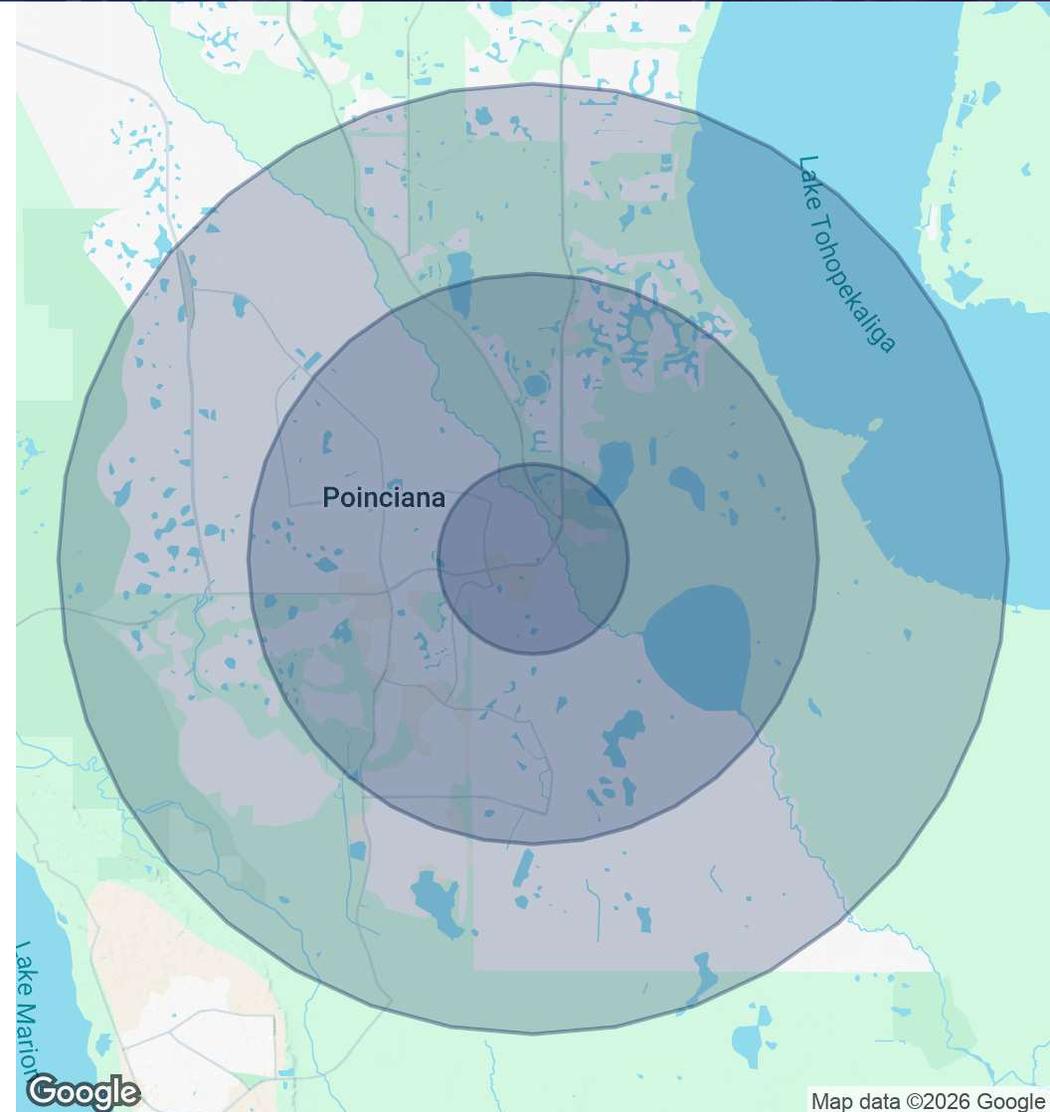
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## DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,126	35,167	70,475
Average Age	30.3	38.6	39.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,410	11,308	22,615
# of Persons per HH	3.6	3.1	3.1
Average HH Income	\$71,149	\$79,352	\$87,525
Average House Value	\$262,965	\$325,403	\$343,139

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	1,068	11,372	25,576
Total Population - Black	1,346	8,016	17,300
Total Population - Asian	135	801	1,528
Total Population - Hawaiian	0	0	0
Total Population - American Indian	1	33	103
Total Population - Other	1,830	8,667	13,986



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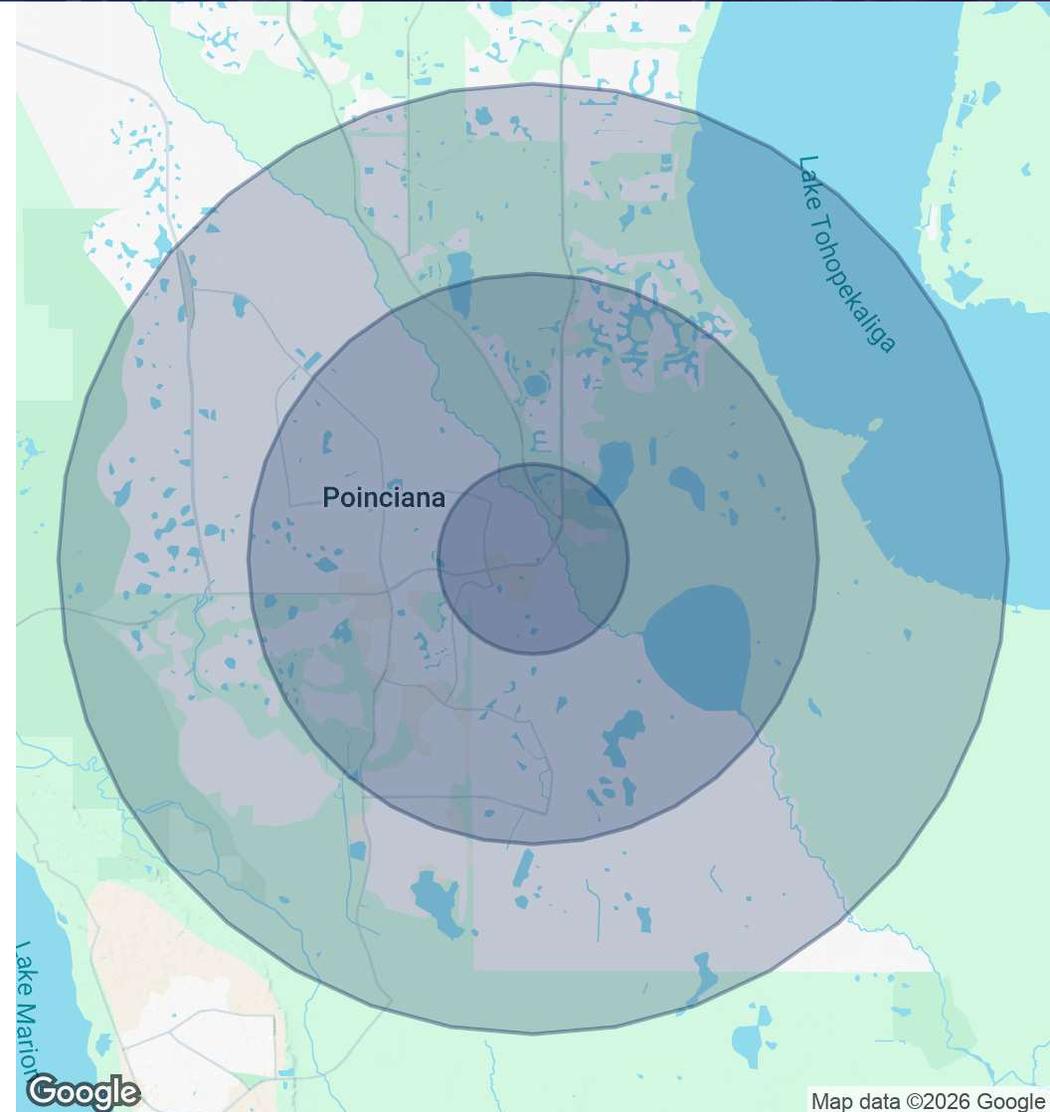
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## DEMOGRAPHICS MAP & REPORT

AGE	1 MILE	3 MILES	5 MILES
0 - 4	565	2,355	4,389
5 - 9	377	1,914	4,792
10 - 14	306	1,877	4,473
15 - 17	353	2,149	3,662
18 - 20	241	1,749	2,950
21 - 24	330	2,053	3,624
25 - 34	755	4,285	8,138
35 - 44	591	4,263	8,628
45 - 54	429	3,897	7,712
55 - 64	537	3,820	7,451
65 - 74	385	3,830	8,971
75 - 84	235	2,306	4,514
85+	25	675	1,176



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