

The Loop

3208 N John Young Parkway
Kissimmee, FL 34741
Lat 28.346, Long -81.419

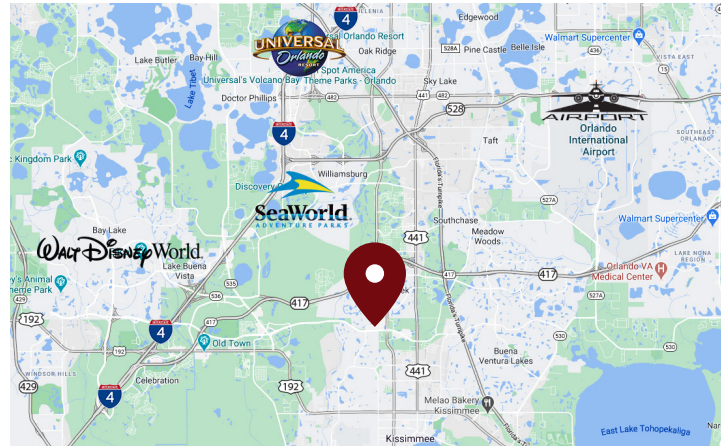
FOR LEASE



1,563 - 24,897 SF AVAILABLE

PROPERTY HIGHLIGHTS

- Orlando MSA
- Located in the Fast-Growing Tourist Market of Kissimmee
- Nearly 435,000 SF Power Center Anchored by Kohl's, Regal Cinema, Ross, Michael's, Old Navy, Petco, Five Below, and More
- Highly Visible Along the Highly-Trafficked John Young Parkway and Osceola Parkway
- Multiple Access Points Including Two Signalized Intersections
- Two Monument Signs as Well as Additional Signage Throughout the Center



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	10,025	109,452	259,911
Daytime Population	12,812	95,413	236,118
Total Households	3,799	37,049	87,988
Avg. HH Income	\$105,019	\$90,381	\$90,357

Data provided by Placer Labs Inc. (www.placer.ai) & Esri

Rochelle DuBrule

407.581.6248 | rdubrue@crossmanco.com

3333 South Orange Avenue, Suite 201, Orlando, FL

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Suite	Tenant	Size	Suite	Tenant	Size	Suite	Tenant	Size	Suite	Tenant	Size
A1	Kohl's	88,303	B24	Ameriuno	1,035	D1	ABC	9,464	H17	Lenscrafters	4,325
B1	Ross Dress for Less	30,174	B25	Claire's	1,201	E1	CVS	13,013	H20	FH Jewelry and Watch Repair	750
B3	Five Below	8,065	B27	Johnny Rockets	2,200	F1	Wendy's	3,065	H22	Studio Blue Suites	6,000
B5	Yankee Candle	1,600	B29	Regal Cinemas	70,685	H1	Chipotle	2,760	H25	Michaels	23,715
B9	AVAILABLE	10,751	B31	Ben & Jerry's	1,210	H3	Old Navy	14,945	H27	AVAILABLE	1,891
B11	**LOI in Negotiation**	24,897	B33	PIEZZA	1,210	H5	Uniform Advantage	3,991	H29	Famous Footwear	8,051
B12	Planet Fitness	35,000	B35	Planet Smoothie	1,100	H6	Torrid	3,862	J1	Chilis Bar and Grill	5,697
B13	Kay Jewelers	2,000	B37	Lee Nails	1,105	H7	5.11 Tactical	5,210	K1	Chick-fil-A	6,820
B15	Sunglass Hut	1,000	B38	Milk Tea Café	1,937	H8	Nothing Bundt Cakes	1,800	L1	**LOI in Negotiation**	2,000
B17	Aeropostale	3,353	B39	AVAILABLE	1,563	H9	T Mobile	2,600	L2	AVAILABLE	2,000
B21	Little Greek	1,446	B41	Nature's Wax	2,800	H11	**LOI in Negotiation**	3,000	L3	**LOI in Negotiation**	2,000
B23	Lids	1,364	B43	Petco	14,951	H15	KPOT Korean BBQ & Hot Pot	5,000			
TOTAL 436,909											

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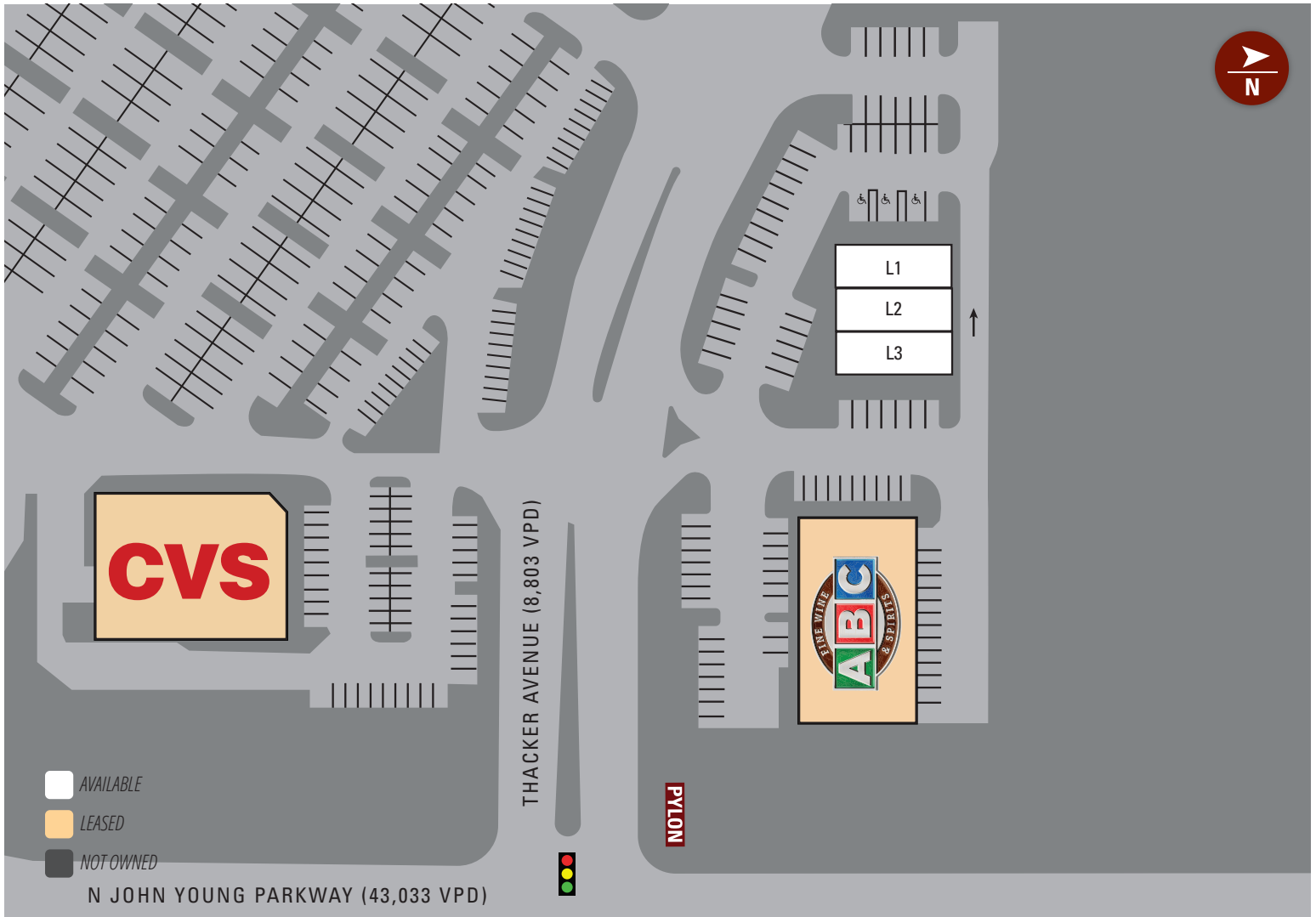
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UNDER DEVELOPMENT



Suite	Tenant	Size
L1	**LOI in Negotiation**	2,000
L2	AVAILABLE	2,000
L3	**LOI in Negotiation**	2,000
		TOTAL 6,000

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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY



EST. # OF VISITS ANNUALLY



AVG. VISITS / CUSTOMER



AVG. LENGTH-OF-STAY / VISIT



TOP 3 DAYS



Saturday	996,385
Friday	814,259
Sunday	363,871

OF VISITS

TOP 3 HOURS

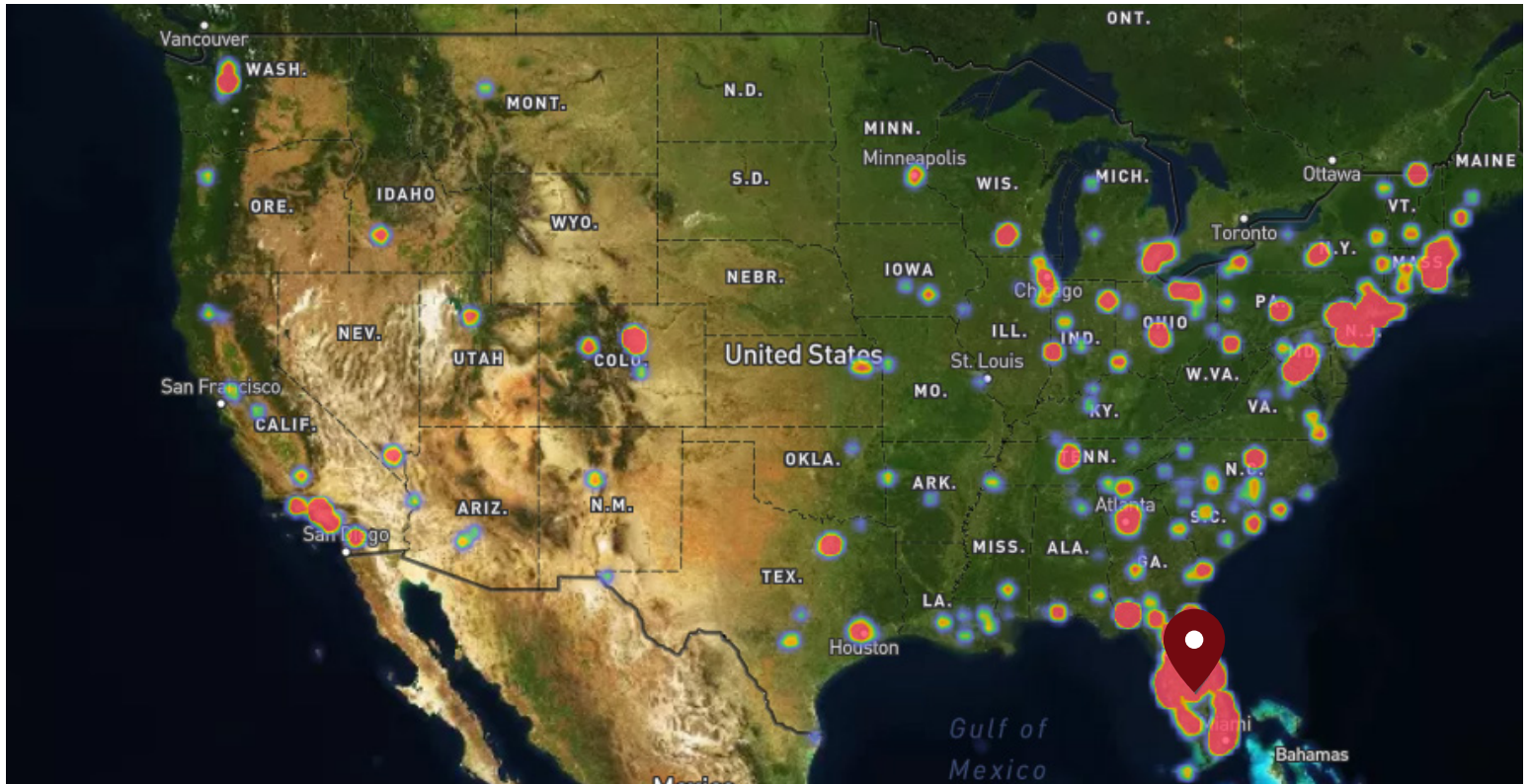


6-7 PM	892,324
7-8 PM	869,742
5-6 PM	829,965

OF VISITS

Data provided by Placer Labs Inc. (www.placer.ai) February 1, 2025 - January 31, 2026

SITE VISIT DENSITY



Red, orange, and yellow colors represent the location of 60% of site visitors

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RANKING PERCENTILE - FOOT TRAFFIC

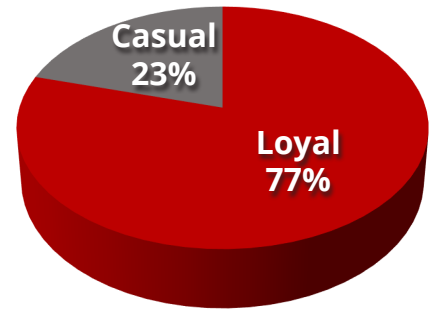
Area Shopping Centers	State	15 Miles	5 Miles
The Loop	93%	86%	100%

Area Apparel Stores	State	15 Miles	5 Miles
Kohl's	70%	100%	100%

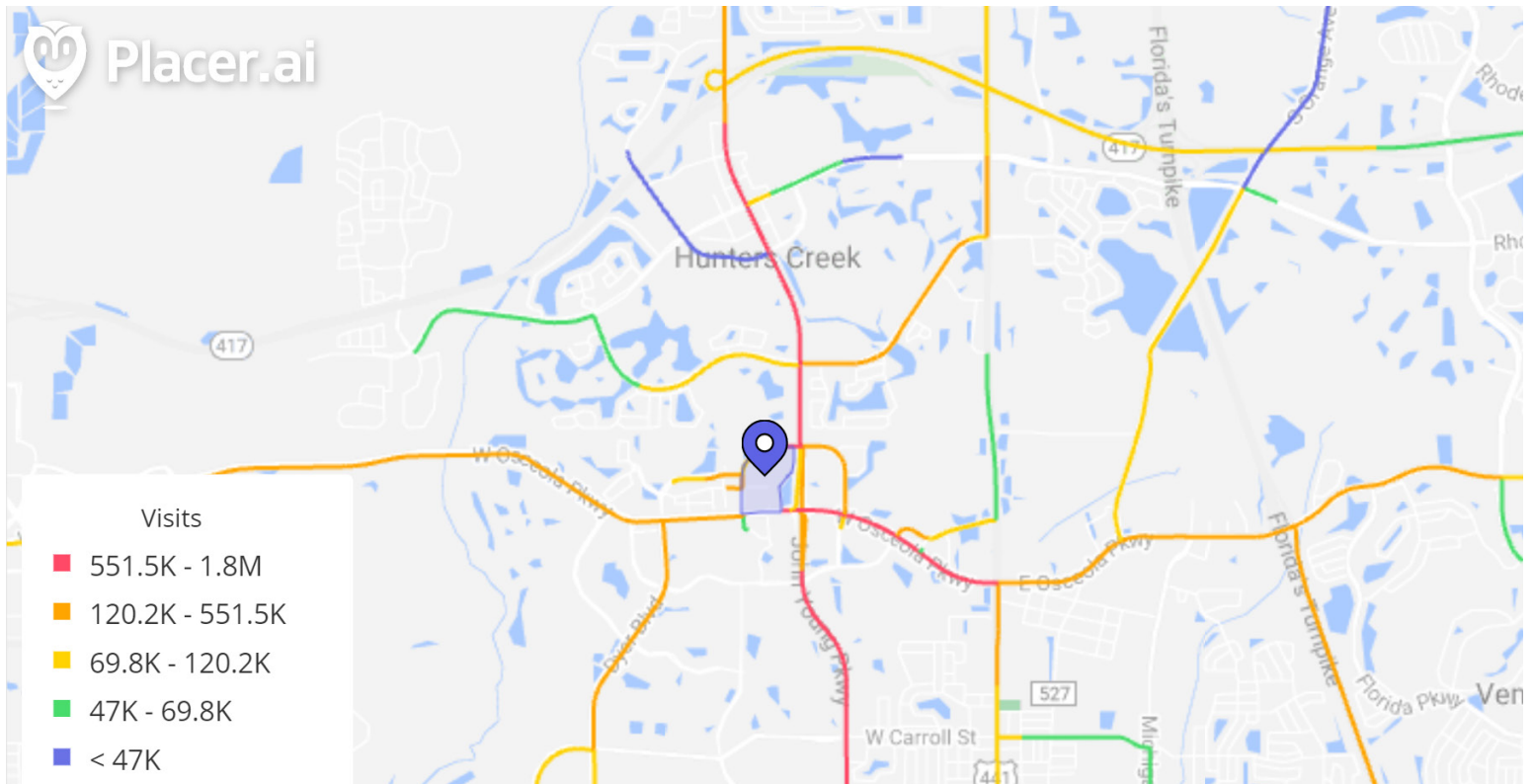
Area Leisure	State	15 Miles	5 Miles
Regal Cinemas	52%	100%	100%

Data provided by Placer Labs Inc. (www.placer.ai)

CUSTOMER LOYALTY



CUSTOMER JOURNEY



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