

Property Summary



DAILY TRAFFIC CONDITIONS

TRAFFIC COUNT	DAILY TRAFFIC
COUNT	33,532
STREET	W Osceola Parkway
COUNT 2	35,902
STREET 2	John Young Parkway

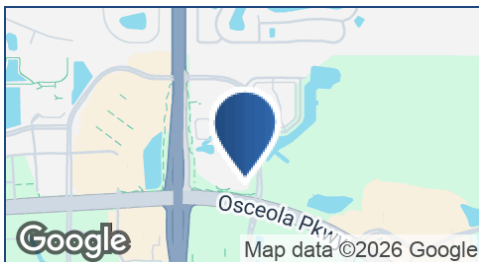
DEMOGRAPHICS - 2025

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Estimated Population	9,705	109,323	252,669
Average HH Income	\$87,157	\$89,780	\$88,843
Estimated Households	3,634	37,739	86,319

PROPERTY HIGHLIGHTS

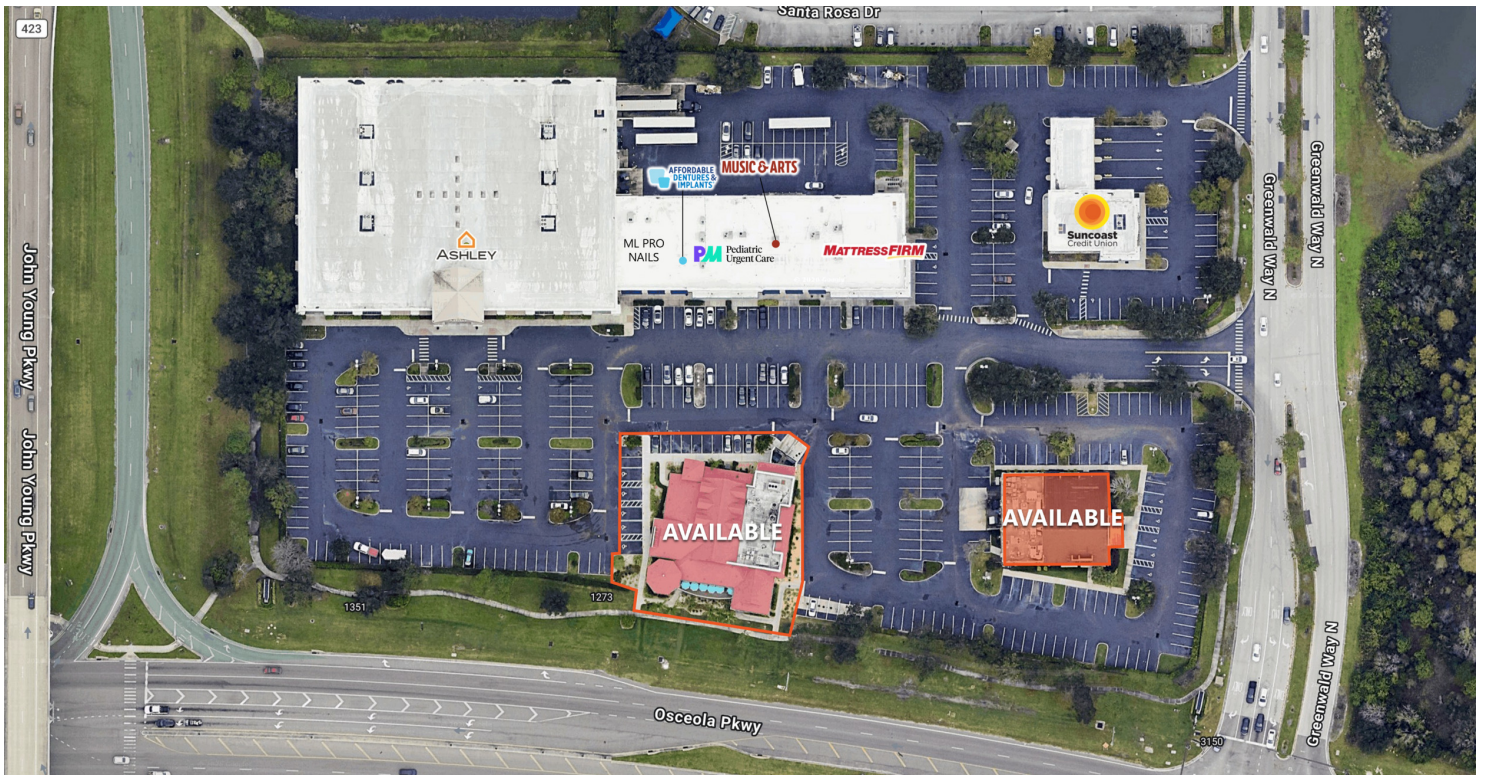
- Up to 4,000 SF available for lease (see site plan on page three)
- Estimated Q2 2027 delivery
- Located in the Osceola Corporate Center
- 7,987 SF is also available in the same shopping center
- Join Ashley Furniture, Mattress Firm, Affordable Dental, Suncoast Credit Union, PM Pediatric Urgent Care, ML Pro Nails, and Music & Arts
- Other area retailers include BJ's Wholesale Club, Lowe's, Hobby Lobby, Academy Sports + Outdoors, Marshalls, Ross Dress For Less, HomeGoods, Burlington, Nike, Bed Bath & Beyond, Old Navy, Michael's, Dick's Sporting Goods, and many more

* Figures shown represent estimates



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Location Map

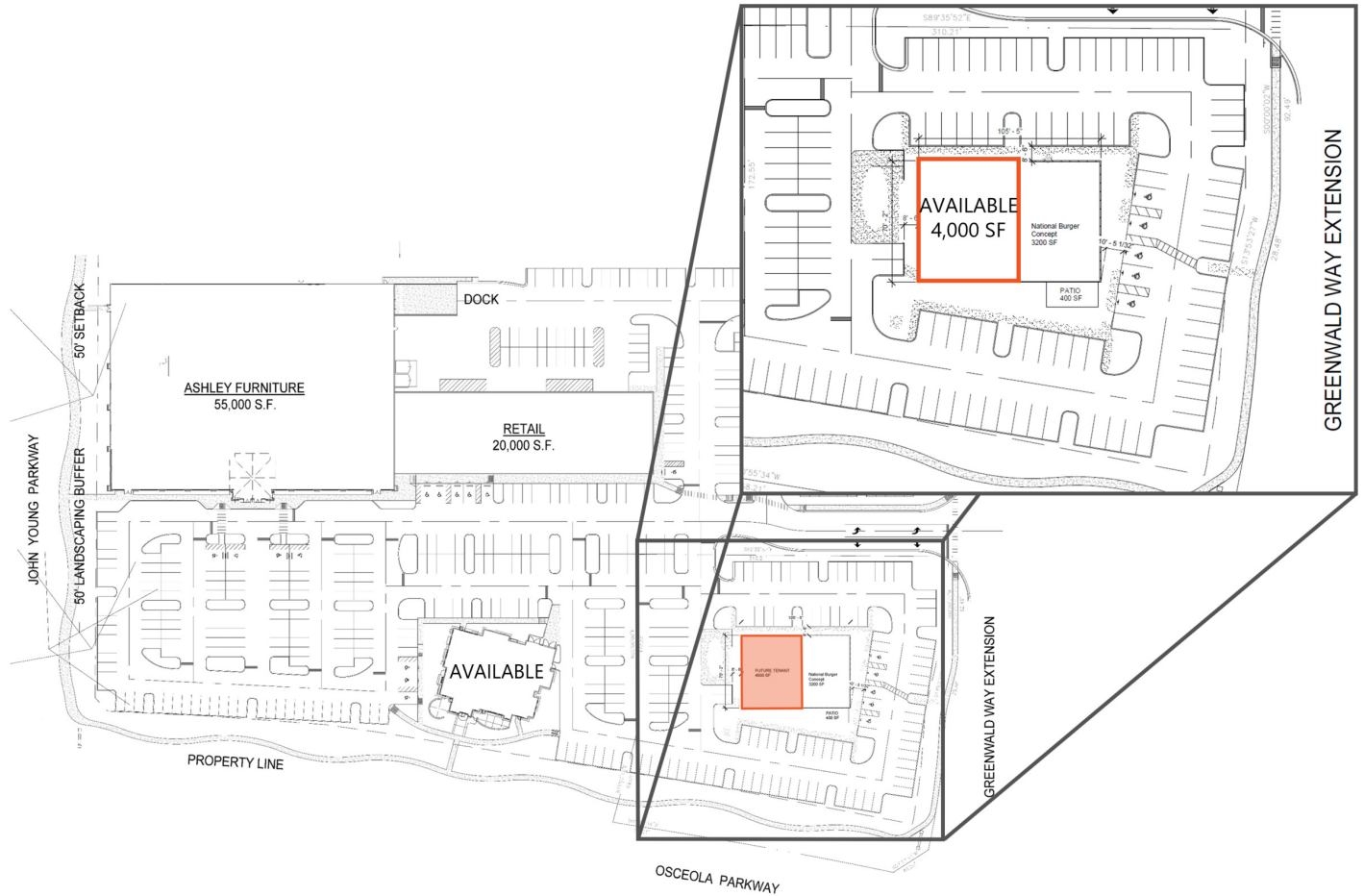


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No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, any special list conditions imposed by our Principals.



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SITE PLAN
SCALE: 1" = 100'-0"



AVAILABLE SPACES

SUITE	TENANT	SIZE	RATE
Anchor	Ashley Furniture	55,000 SF	-
A	ML Pro Nails	1,600 SF	-
B	ML Pro Nails	1,600 SF	-
C1	Affordable Dental	3,200 SF	-
C2	Night Light Pediatrics	3,200 SF	-
D	Music & Arts	3,200 SF	-
E	Coming Soon	1,600 SF	-
F	Mattress Firm	5,200 SF	-
1201A	National Burger Concept	3,200 SF	-
1201B	Available	4,000 SF	Negotiable
1221	Suncoast Credit Union	3,600 SF	-
1251	Available	7,987 SF	Negotiable

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