

*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

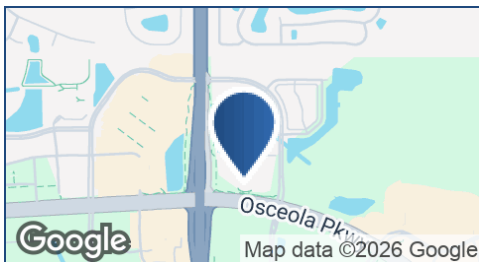
**DEMOGRAPHICS - 2025**

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**

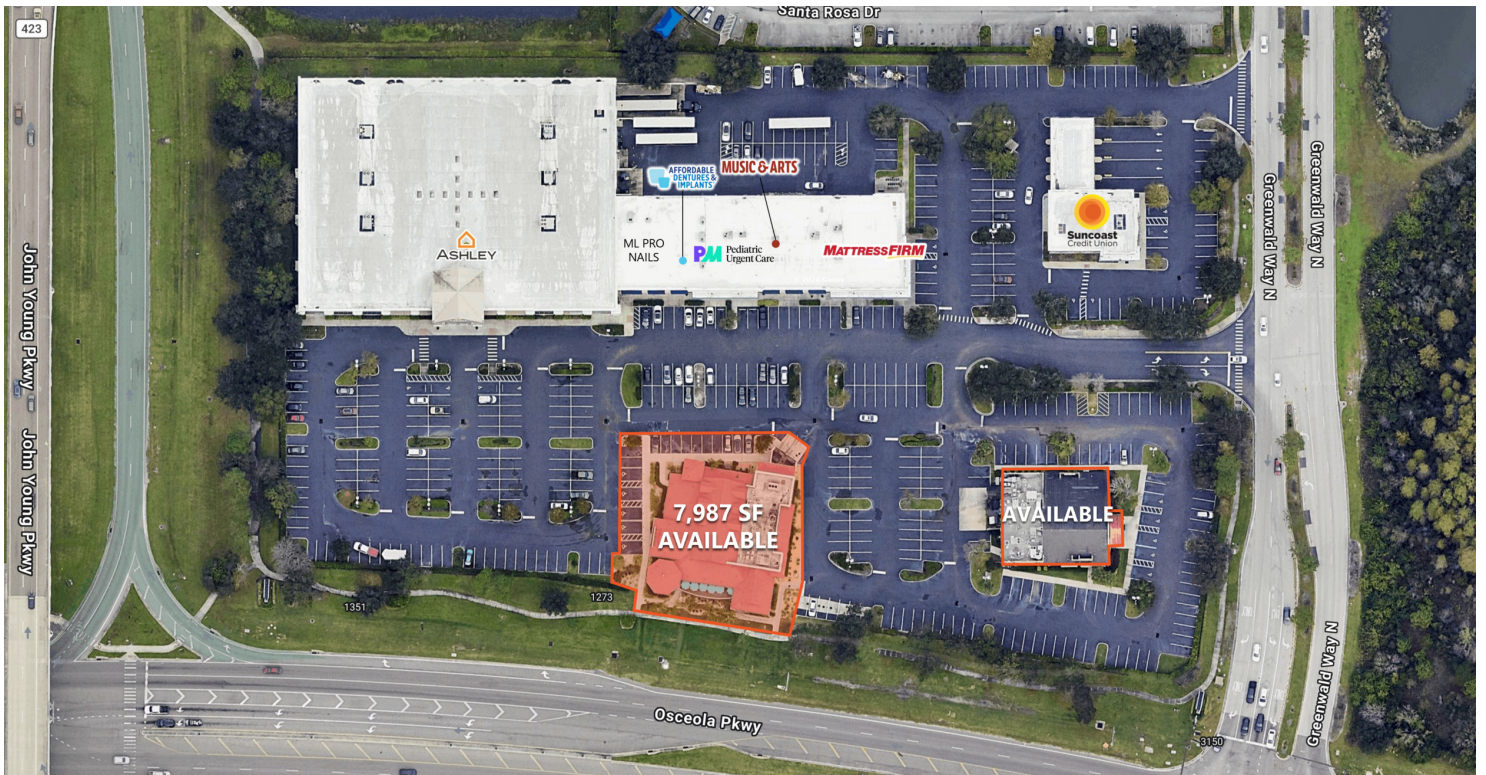
- 7,987 SF Available for Lease (see site plan on page 3)
- Former Restaurant
- Redevelopment opportunities welcome
- Can be subdivided
- Located in the Osceola Corporate Center
- Up to 4,000 SF is also available in the same shopping center
- Join Ashley Furniture, Mattress Firm, Affordable Dental, Suncoast 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

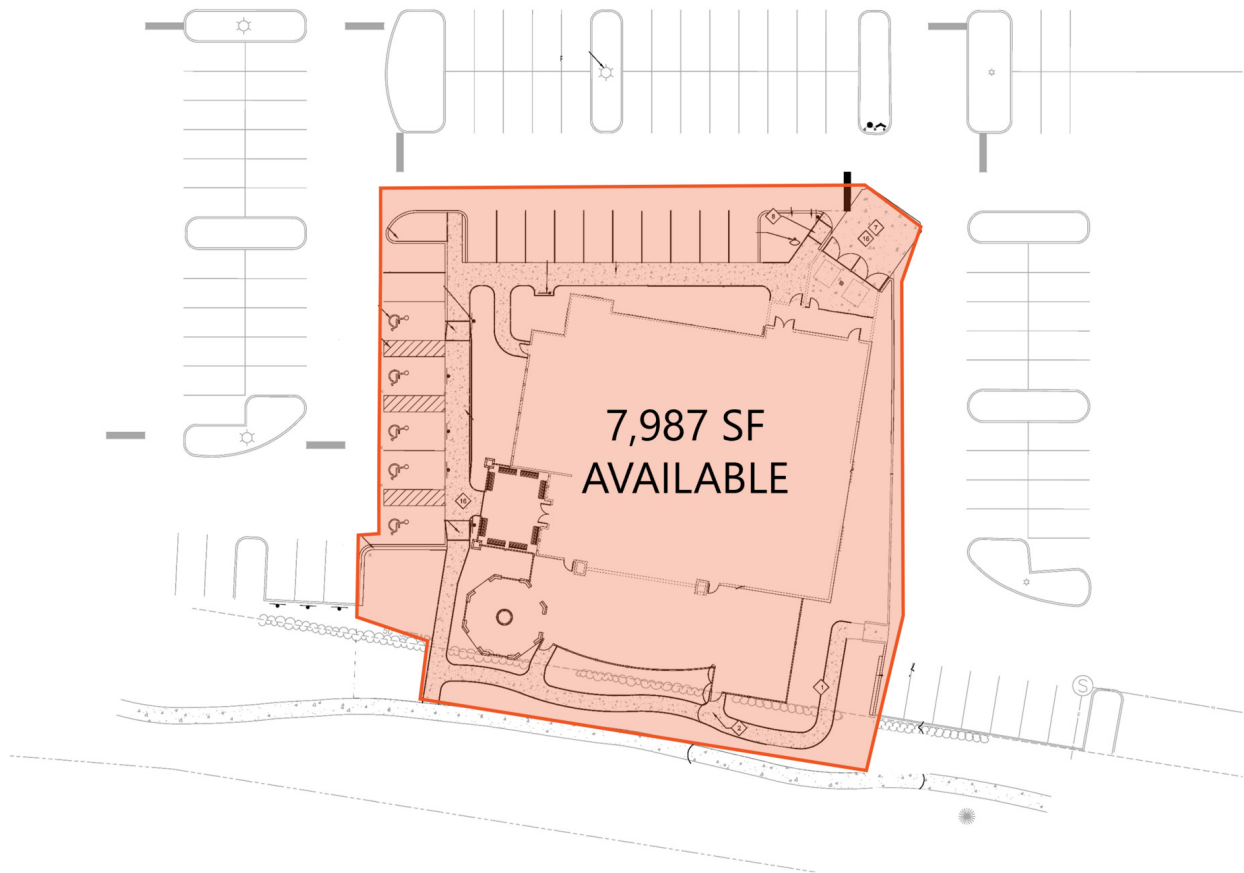


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**SITE PLAN**  
SCALE: 1" = 100'-0"



**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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