



**SOLIVITA
MARKETPLACE**

POINCIANA, FL



GAVIN WALSH
407.919.6970 | GWALSH@ATLANTICRETAIL.COM

**1,268 SF AVAILABLE FOR
LEASE**

Atlantic
RETAIL®

11NORTH
PARTNERS

SOLIVITA MARKETPLACE



WELLS FARGO

Little Caesars Pizza

ROSS
DRESS FOR LESS

McDonald's

POINCIANA LAKES PLAZA

SPROUTS
FARMERS MARKET

Walgreens

TJ-maxx

ULTA
BEAUTY

five
BELOW

Burlington

CRUNCH

PIZZA EXPRESS
COLUMBIA RIVER

Bojangles

FIRST WATCH
THE DAYTIME CAFE

PROJECT HIGHLIGHTS

PROPERTY HIGHLIGHTS

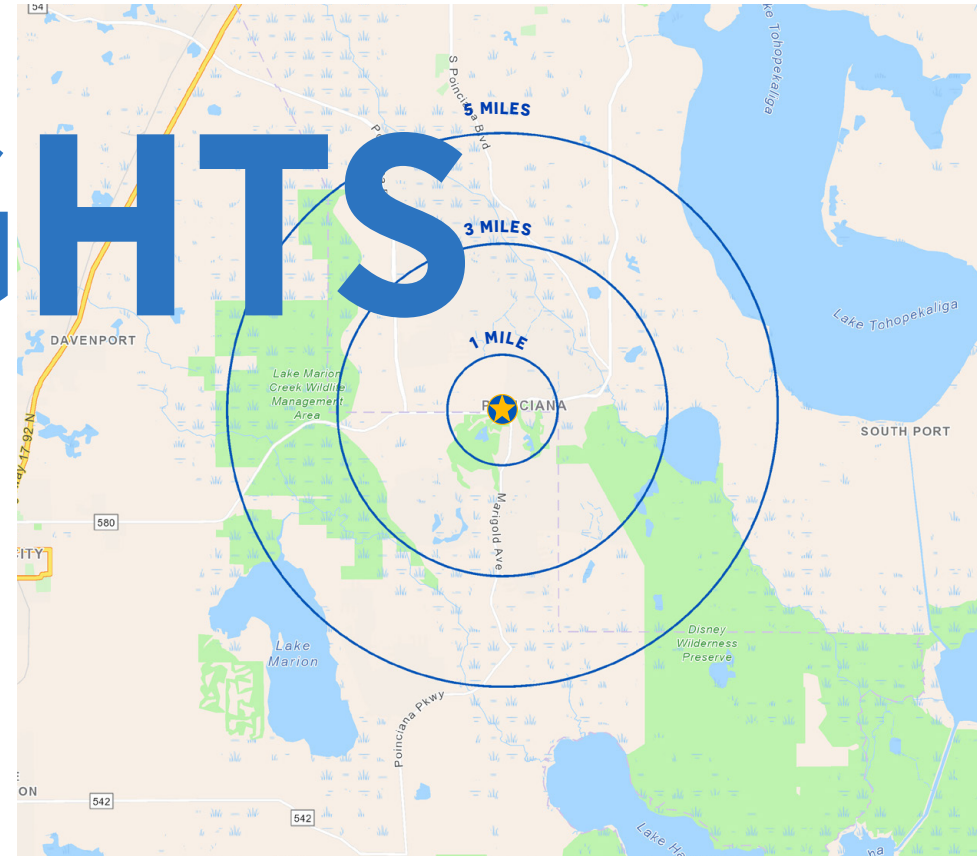
- 38,473 SF High Profile Shop Space at the NEC of Cypress Pkwy & Marigold Ave
- 1,268 SF coming available
- Excellent visibility from Cypress Pkwy
- Signalized access on Cypress Pkwy and access from Marigold Ave
- Strategically located directly in front of Poinciana Lakes Plaza and adjacent to HCA Florida Poinciana Hospital
- Co-tenants include:







- Cross access with Poinciana Lakes Plaza power center with co-tenants that include:



- 44,500 VPD on Cypress Pkwy & 5,700 on Marigold Ave



DEMOGRAPHICS

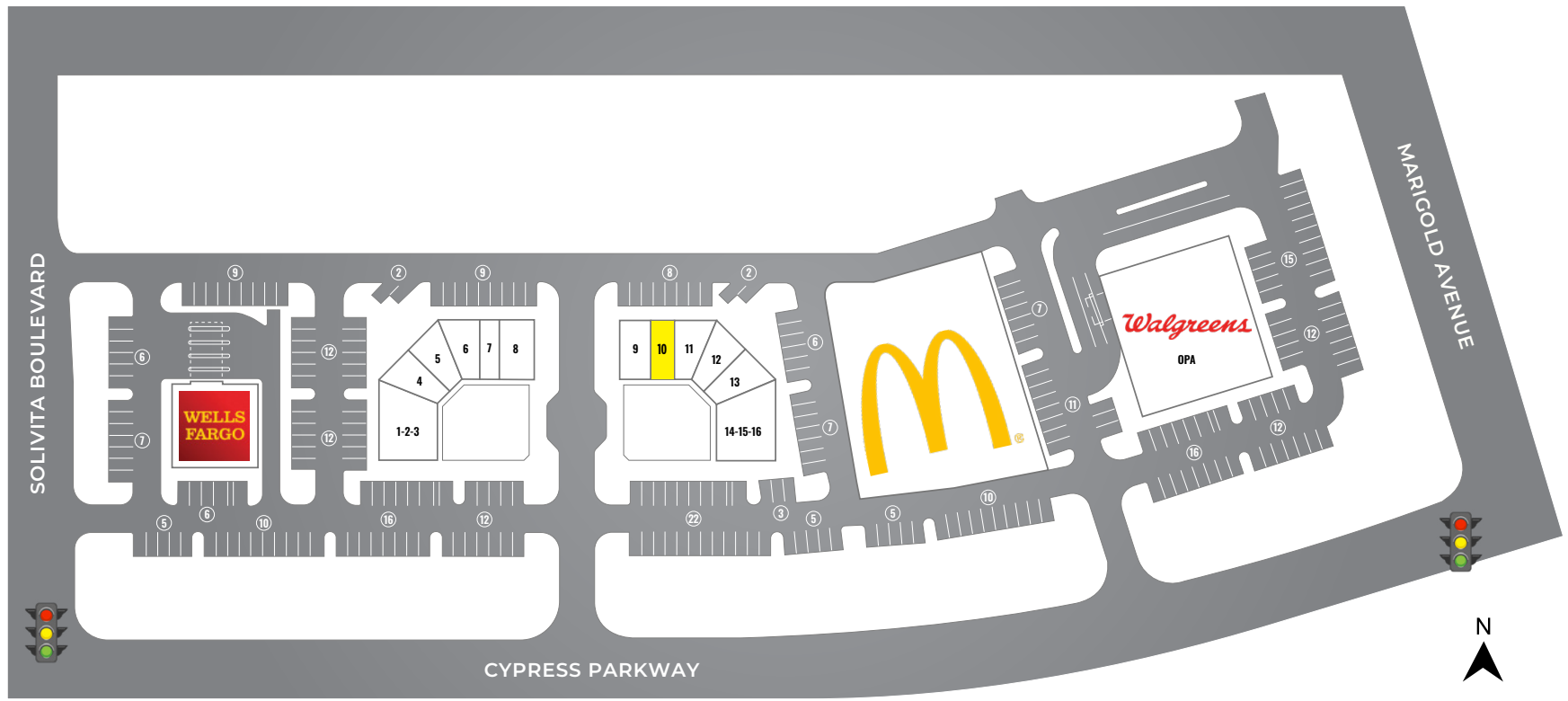
	1 MILE	3 MILE	5 MILE
 POPULATION	6,789	57,533	82,819
 DAYTIME POPULATION	5,560	44,375	62,212
 AVERAGE HH INCOME	\$84,757	\$86,434	\$92,068
 TOTAL HOUSEHOLDS	2,285	19,307	26,816

SITE PLAN

SOLIVITA MARKETPLACE

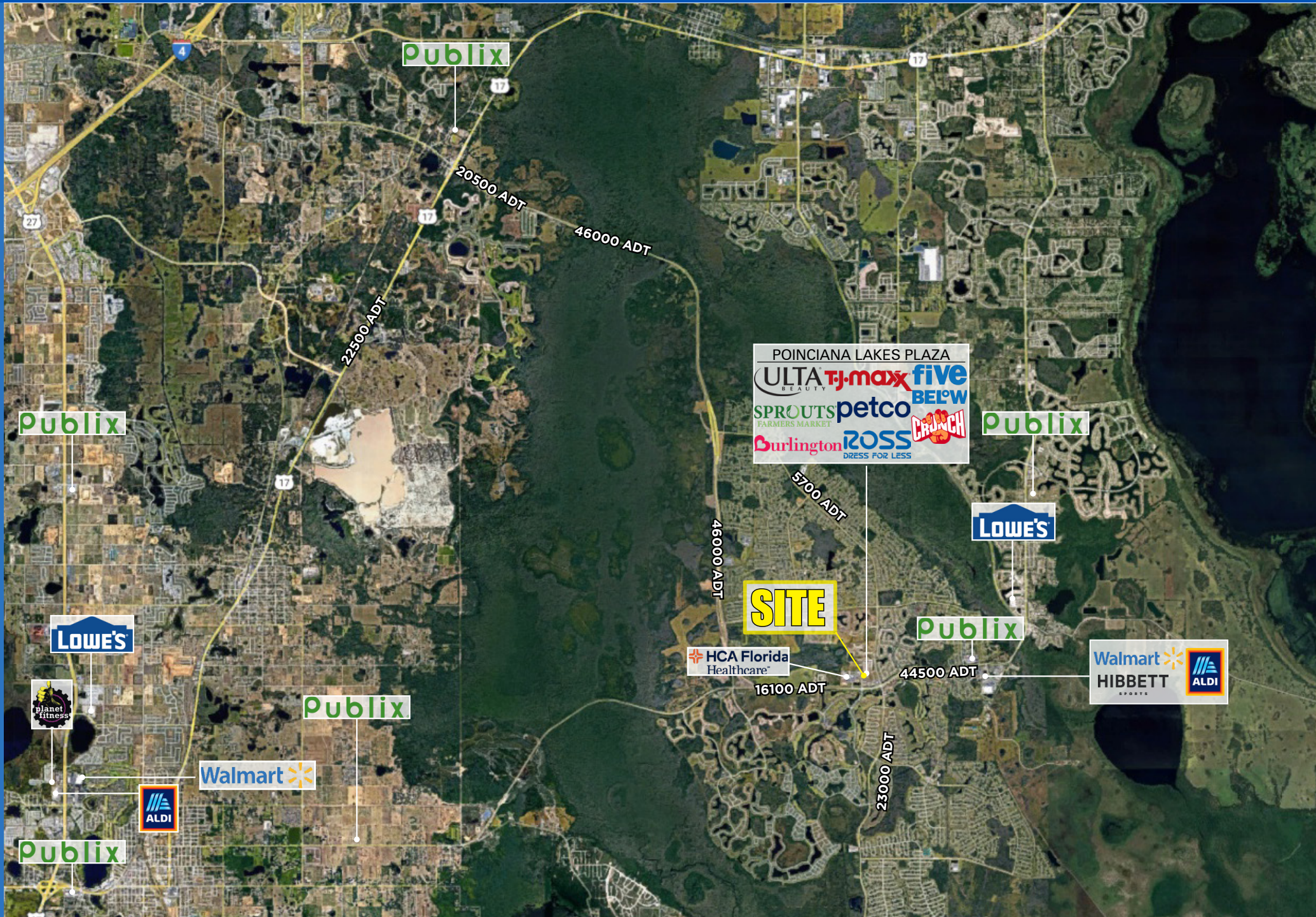
TENANTS	UNIT	SIZE
Sanitas	1-2-3	2,918 SF
Insurance	4	1,268 SF
Sunset Cleaners	5	1,268 SF
Queen's Nails	6	1,268 SF
New Era Barber	7	750 SF
Unidos Restaurant	8	1,500 SF
Little Caesar's Pizza	9	1,250 SF
Coming Available	10	1,000 SF

TENANTS	UNIT	SIZE
Mueller Chiropractic	11	1,268 SF
Tapu Hair Salon	12	1,268 SF
Grill + Wings	13	1,264 SF
Lin Garden Restaurant	14-15-16	2,916 SF
Walgreens	OPA	16,510 SF
McDonald's	OPB	4,508 SF
Wells Fargo	OPC	4,025 SF



381 CYPRESS PARKWAY, KISSIMMEE FL 34759

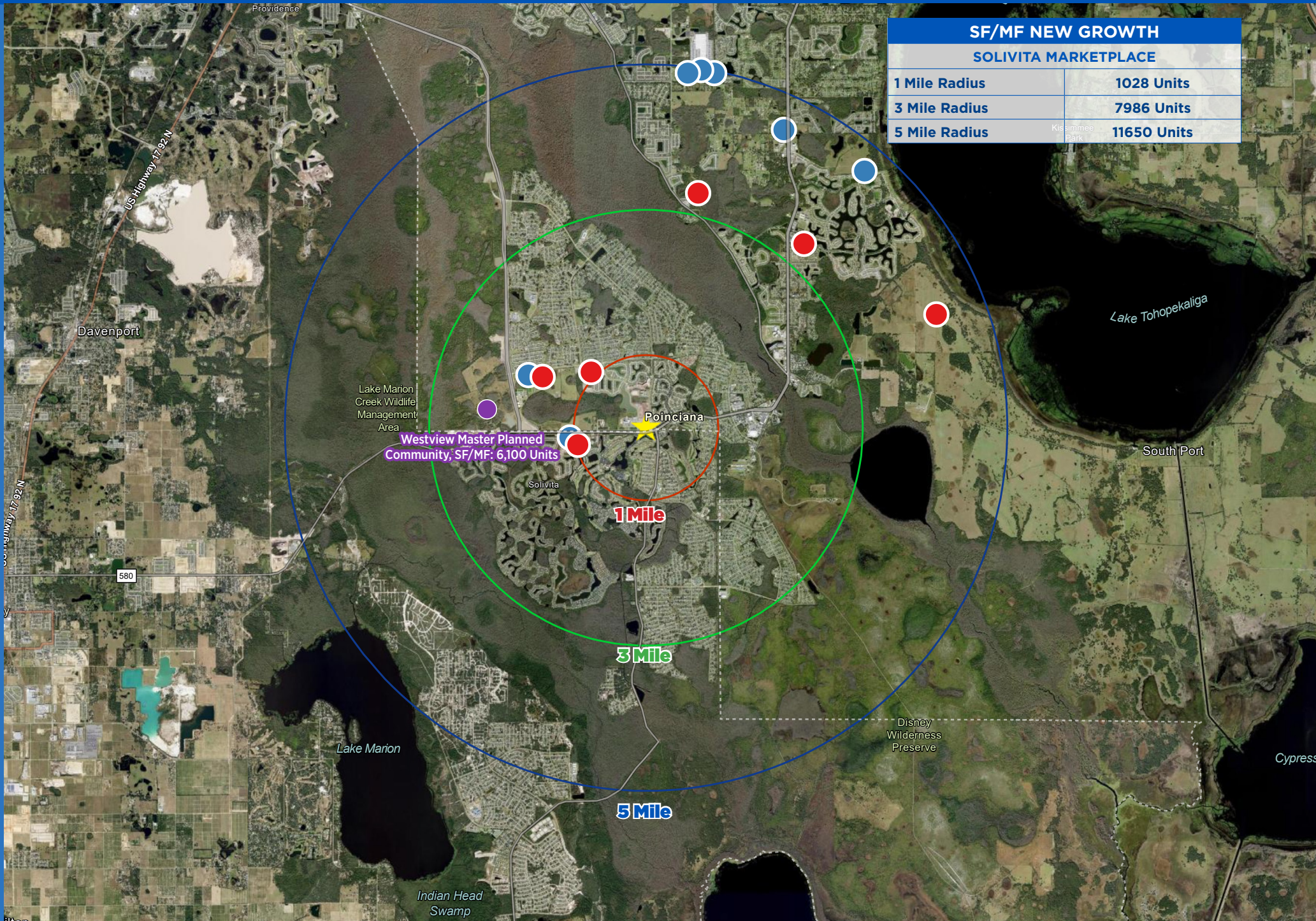
SITE TRADE AERIAL



SITE ZOOM AERIAL



HOUSING GROWTH



SF/MF NEW GROWTH	
SOLIVITA MARKETPLACE	
1 Mile Radius	1028 Units
3 Mile Radius	7986 Units
5 Mile Radius	11650 Units

Westview Master Planned Community, SF/MF: 6,100 Units

1 Mile

3 Mile

5 Mile



**SOLIVITA
MARKETPLACE**

POINCIANA, FL



GAVIN WALSH
407.919.6970 | GWALSH@ATLANTICRETAIL.COM

**1,268 SF AVAILABLE FOR
LEASE**

