



Retail Property **For Lease**

KISSIMMEE, FL 34746

3180 SOUTH JOHN YOUNG PARKWAY



VASHA CARTER PATRICK KENNEY TIFFANI SCUNCIO

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KISSIMMEE, FL 34746



OFFERING SUMMARY

Lease Rate:	\$35 SF/yr (MG)
Building Size:	20,000 SF
Available SF:	1,520 SF
Year Built:	2004
Market:	Orlando
Submarket:	Kissimmee

PROPERTY OVERVIEW

Discover the perfect setting for your business at this prime property in Kissimmee, FL. Boasting a strategic location with easy access to major roadways, this impressive space offers high visibility and convenience for both tenants and clientele. The property features modern construction, ample parking, and customizable layouts, making it an ideal canvas for retail, office, or showroom needs. With its well-maintained exterior and versatile interior, the property presents an exceptional opportunity for businesses looking to establish a strong presence in a thriving commercial hub. Take advantage of this dynamic space to elevate your brand and capture the attention of your target audience.

PROPERTY HIGHLIGHTS

- Strategic location with easy access to major roadways
- High visibility and convenient for tenants and clientele
- Modern construction with versatile interior
- Ample parking for customers and employees
- Customizable layouts to suit various business needs
- Well-maintained exterior for professional curb appeal
- Ideal for retail, office, or showroom use

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LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,520 SF	Lease Rate:	\$35 SF/yr

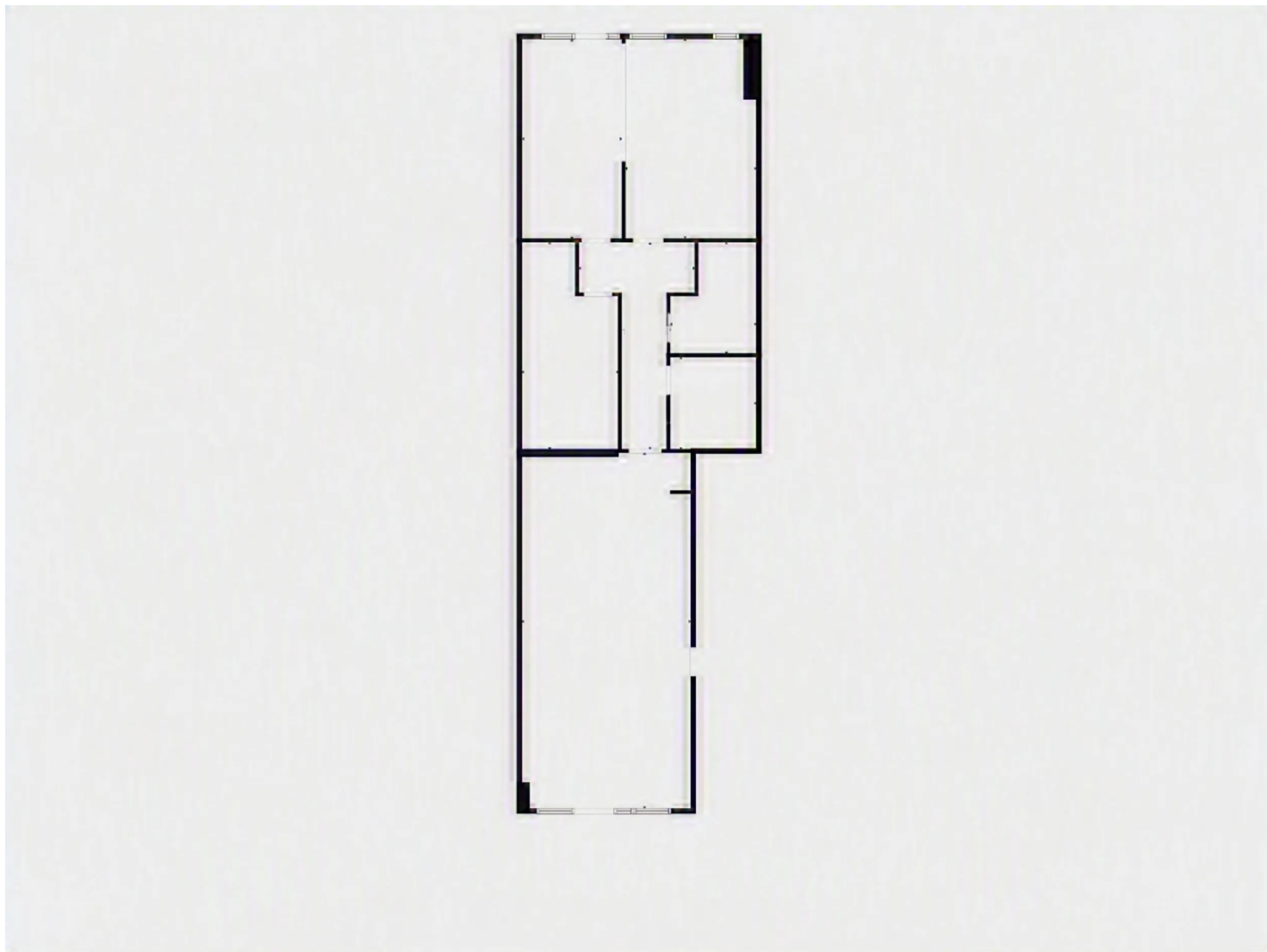
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 3190	Available	1,520 SF	Modified Gross	\$35.00 SF/yr
Suite 3184	Available	1,520 SF	Modified Gross	\$35.00 SF/yr

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Suite 3184

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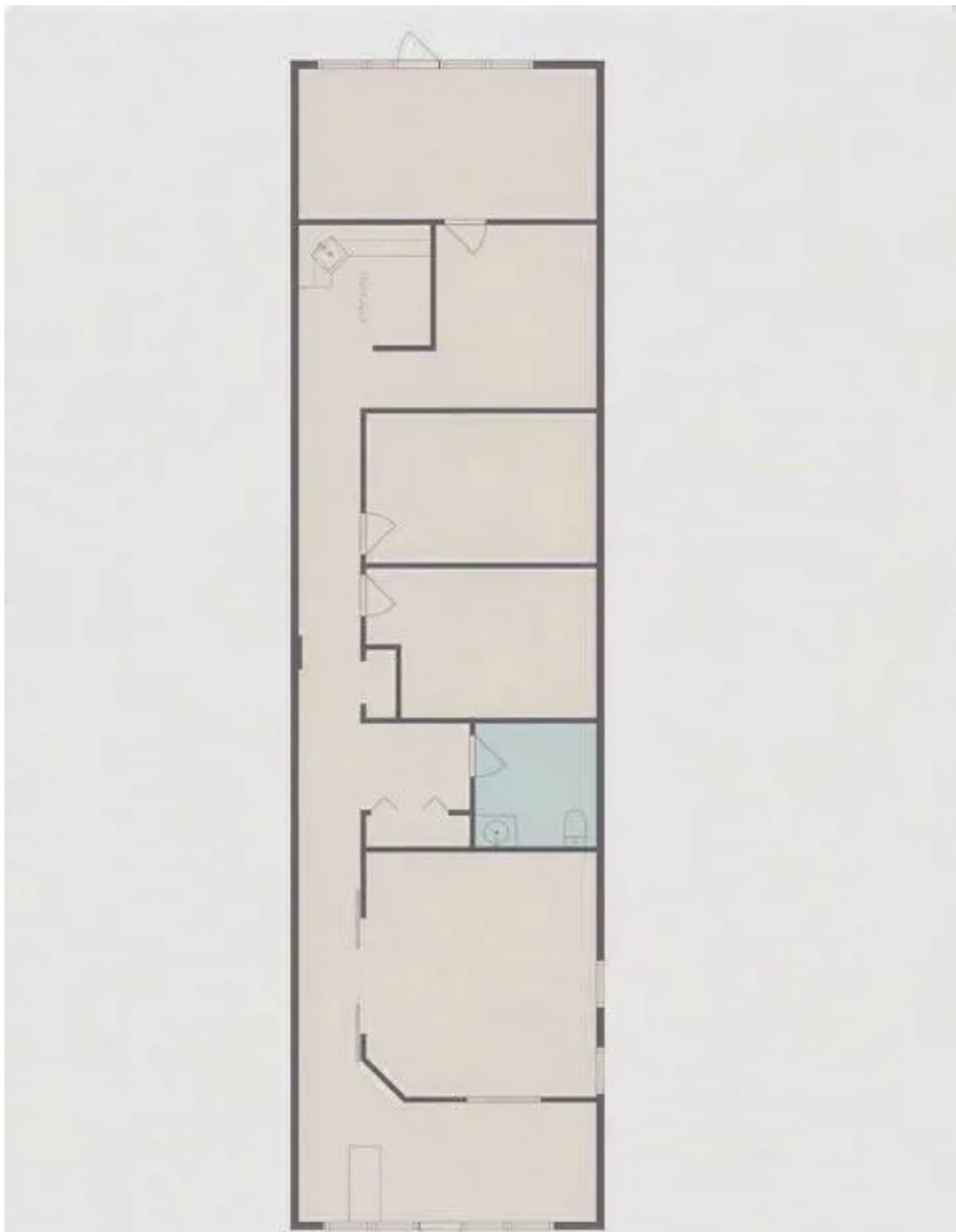
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Suite 3190

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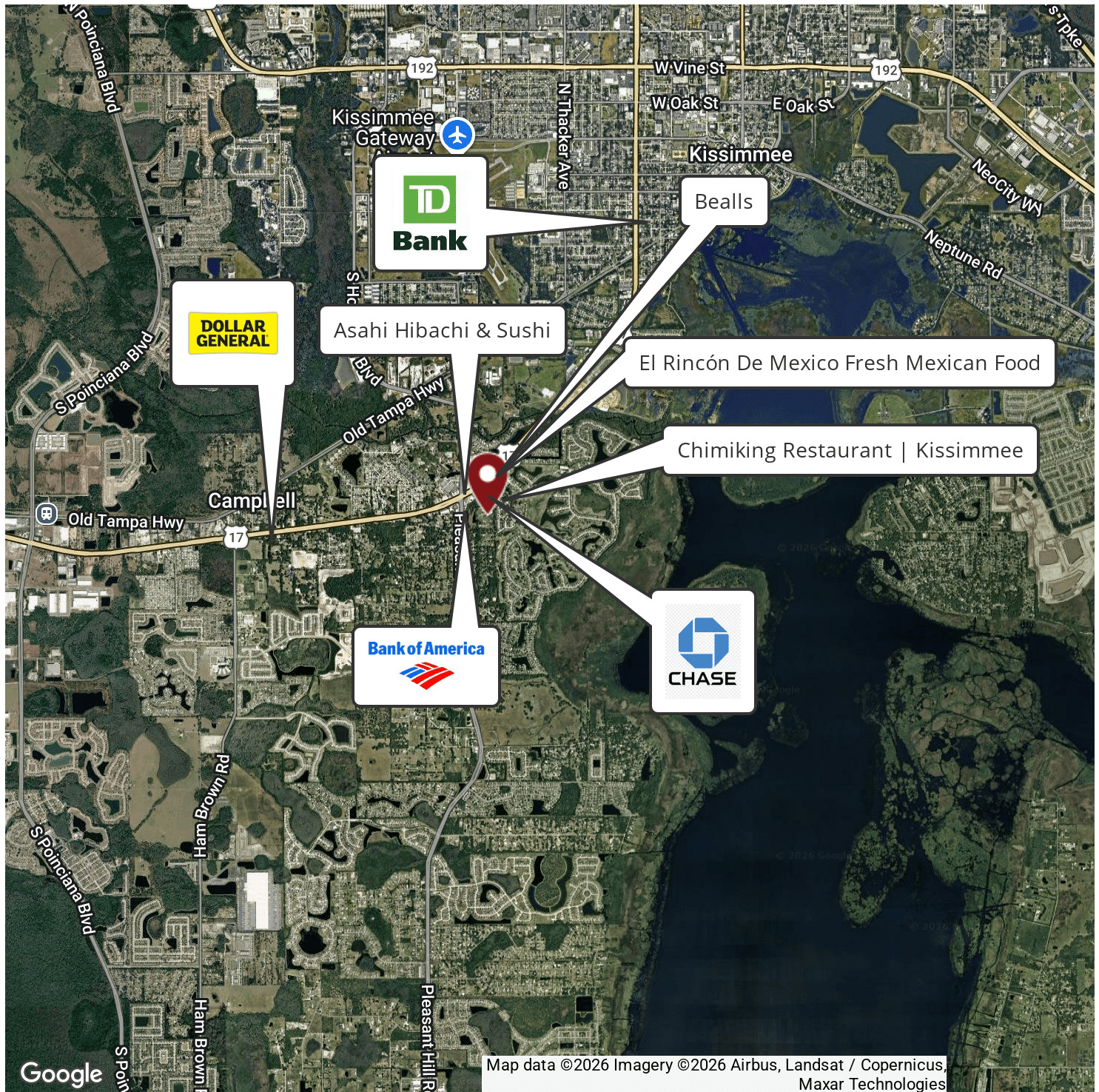
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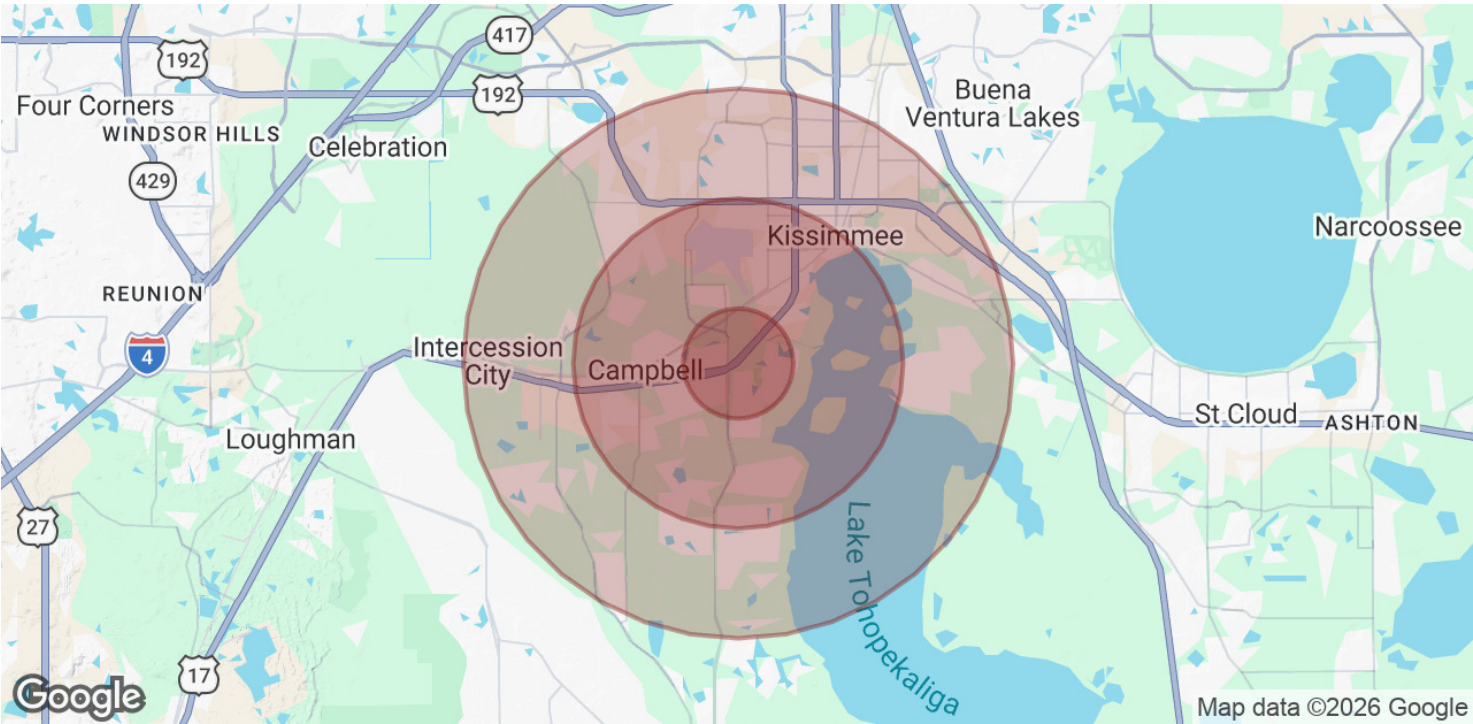
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,655	35,308	122,234
Average Age	52.9	40.2	37.0
Average Age (Male)	45.8	39.5	35.1
Average Age (Female)	54.5	39.9	38.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,755	11,390	39,235
# of Persons per HH	2.7	3.1	3.1
Average HH Income	\$70,160	\$84,321	\$80,184
Average House Value	\$269,263	\$292,237	\$290,381

2023 American Community Survey (ACS)

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