



+/- 3,900 SF with
Drive Thru on 1.73
Acres for Lease

Sunrise Apartments
2,600 MF Units

48,000 AADT

PROPERTY DETAILS

SUNRISE CITY PLAZA • KISSIMMEE • RETAIL SPACE FOR LEASE

OUTPARCEL WITH BUILDING & DRIVE THRU AVAILABLE

- +/- 1.73 acre parcel
- +/- 3,900 SF restaurant with 2 drive thru lanes & bypass lane
- 57 parking spaces
- Covered patio with seating
- Includes all furniture, fixtures and equipment
- Vested impact fees
- Outparcel at primary signalized entry to 100% leased Publix anchored Center

PROPERTY HIGHLIGHTS

- 3221 Vineland Rd, Kissimmee, FL
- 4 traffic signals and 4 access points on SR-535
- 1 traffic signal with access via Oscoela Pkwy
- Neighbors Storey Lake and Sunrise Apartments with more than 5,600 units
- 3.52 million visit per year & strong sales across tenants
- 5,600 residential units adjacent to site with shares traffic signals
- 3.5 million visits and 1.6 million customers

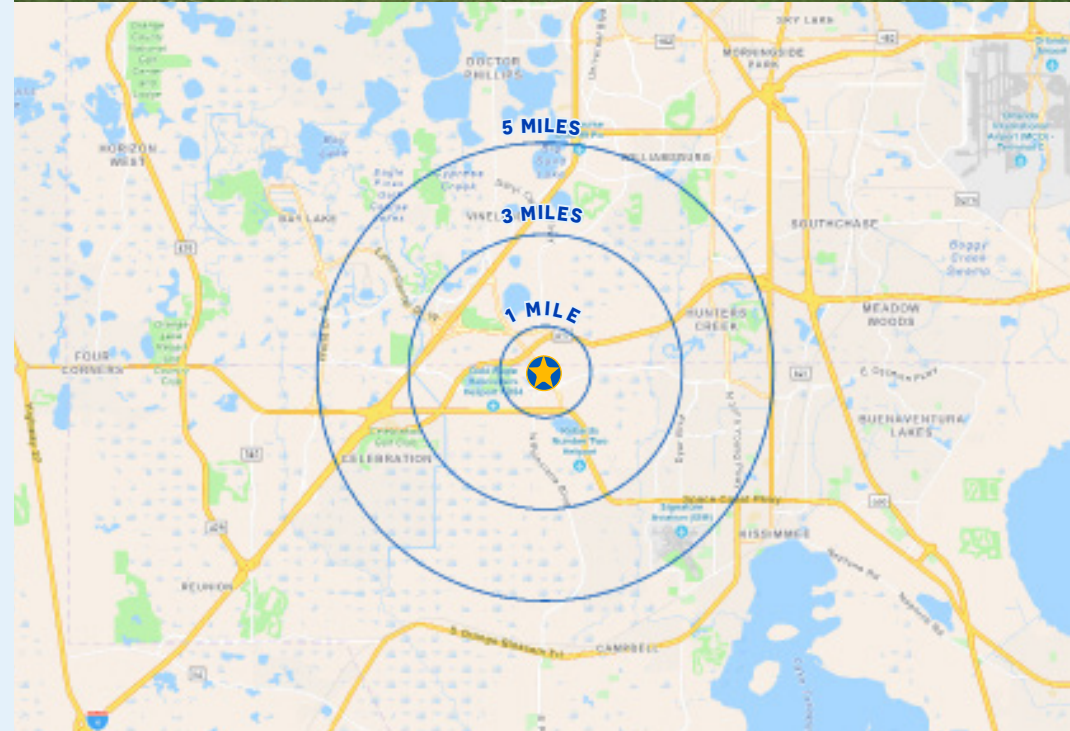
AREA RETAILERS



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
 POPULATION	8,735	53,791	172,006
 DAYTIME POPULATION	8,771	64,706	223,376
 AVERAGE HH INCOME	\$107,129	\$105,246	\$107,759
 TOTAL HOUSEHOLDS	3,116	19,131	62,329

SOURCE: ESRI 2024



MARKET AERIAL

SUNRISE CITY PLAZA • KISSIMMEE • RETAIL SPACE FOR LEASE



ANNUAL PLACER AI VISITS

CENTER NAME	VISITS
SUNRISE CITY PLAZA	3.5M
MARSHALLS & TARGET	1.5M
LAKE BUENA VISTA FACTORY STORES	917.4K
POINCIANA PLACE	717.8K
KISSIMMEE SHOPPING CENTER	578.6K

SITE
AERIAL

1,700 Short-term
Rental Units

Aventon Opal
308 Apartments
(Proposed)

Sunrise Apartments
2,600 MF Units

petco

TJ-maxx

Publix

ROSS
DRESS FOR LESS

FIVE
BEL'W

FIVE GUYS
BURGERS and FRIES

+/- 3,900 SF with
Drive Thru on 1.73
Acres for Lease

TWISTEE TREAT

MOD PIZZA



Wendy's

REGIONS



MILLER'S
ALE HOUSE

MURPHY
USA



Wawa

Walmart

SITE
INFO



TWISTEE TREAT

+/- 250'

+/- 300'

Interior St

Interior St



535

535

SITE
PHOTOS



+/- 1.73
ACRE PARCEL

+/- 3,900 SF
RESTAURANT



TRAFFIC INSIGHT

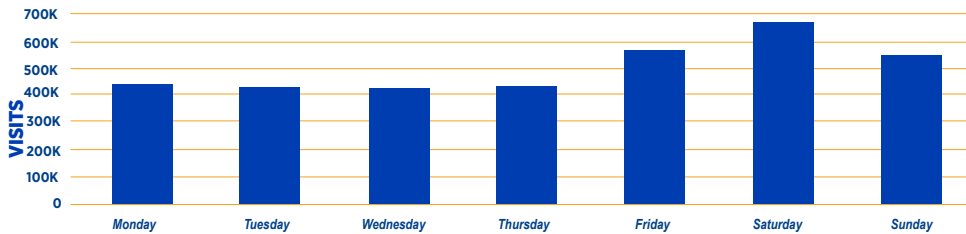
ESTIMATED ANNUAL VISITS (2024)

1.6M
EST. # OF CUSTOMERS

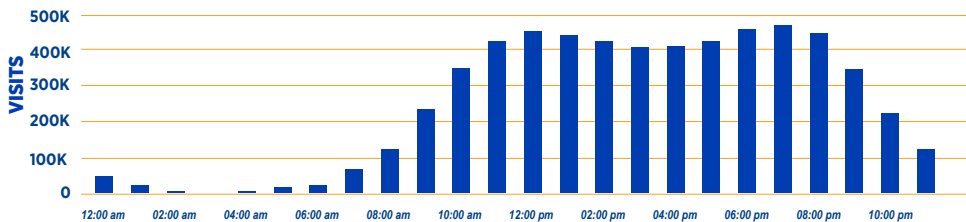
3.5M
EST. # OF VISITS

2.19
AVG VISITS/CUSTOMERS

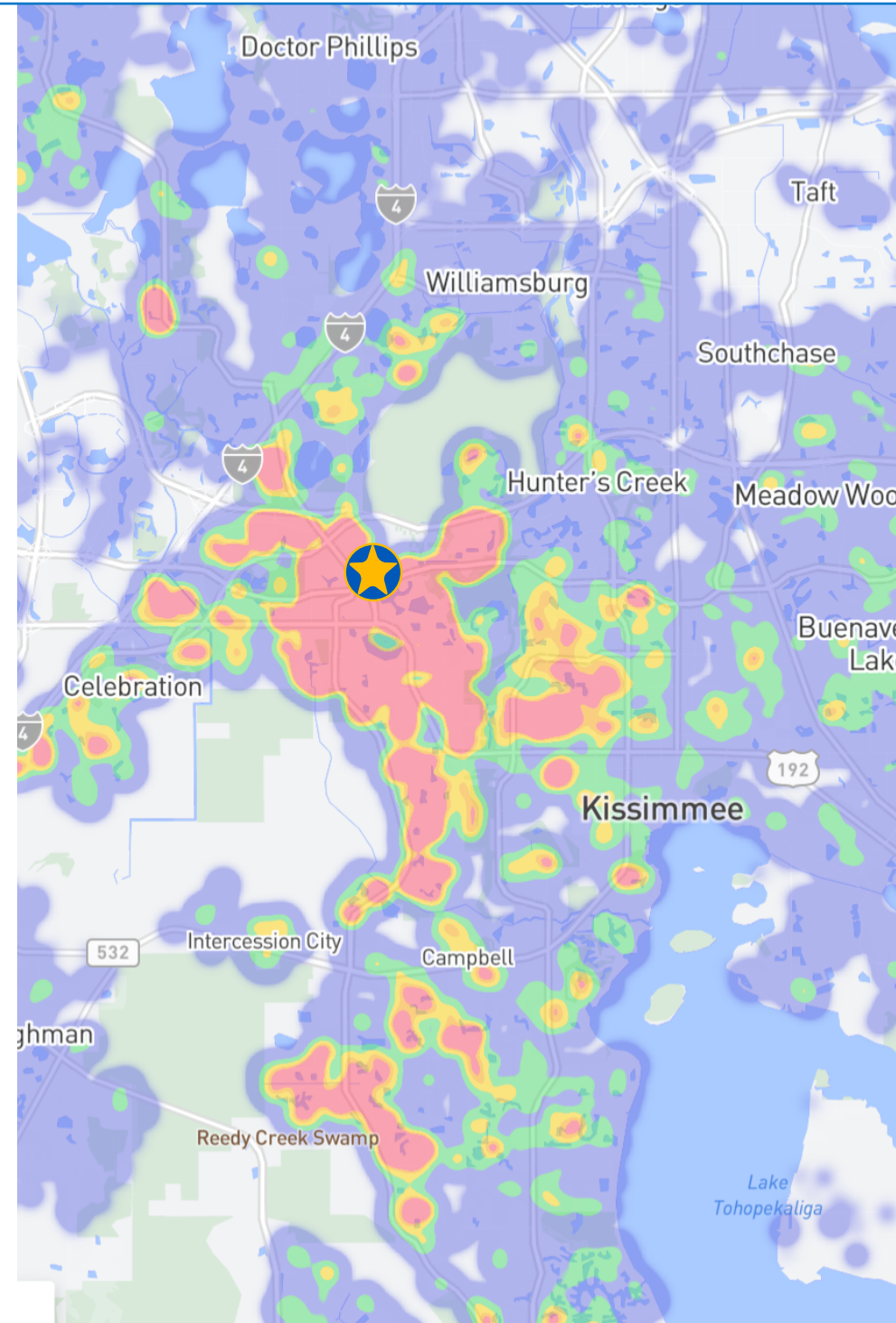
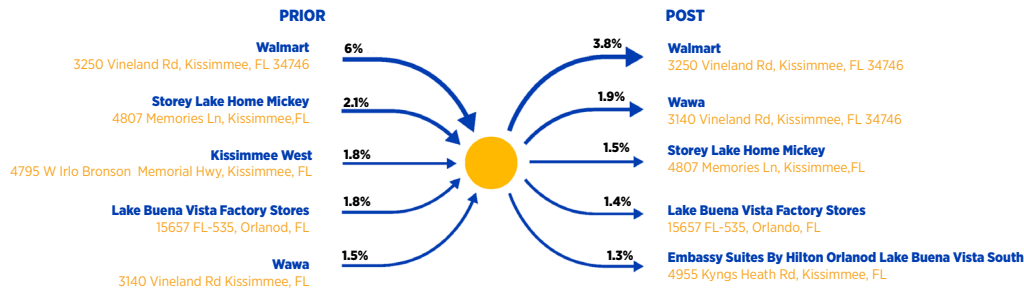
DAILY VISITS



HOURLY VISITS



CUSTOMER JOURNEY





SUNRISE CITY PLAZA

2ND GEN RESTAURANT W DRIVE THRU AVAILABLE FOR LEASE

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