



# Retail Space Available 609 W. Vine Street Kissimmee, FL



## Features:

- Excellent Location directly on US Hwy 192.
- Minutes from the FL Turnpike Osceola Parkway Entrance.
- Prime storefront exposure to more than 44,500 cars per day.
- High density residential communities within a 5-mile radius.
- Ample on-site parking

- 4,693 Square Feet
- Base Rent: \$15.00/FT/nnn
- OPEX: \$4.45/ft
- Large open meeting area
- 4 bathrooms
- Kitchenette
- 8 private offices



Traffic Count: **44,500 per day**

Population 5-mile radius: 72,717

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