



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

**Sunrise Apartments
2,600 MF Units**

48,000 AADT

SUNRISE CITY PLAZA

+/- 3,900 SF RESTAURANT WITH DRIVE THRU (1.73 ACRES)



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
- Vested impact fees
- Located at primary entry to the Publix anchored Shopping Center

PROPERTY HIGHLIGHTS

- Located on SR-535 & Poinciana Blvd
- 3 traffic signals and 3 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
- Extremely strong customer traffic and retail sales
- 5,600 residential units adjacent to site with shares traffic signals
- 3.5 million visits and 1.6 million customers

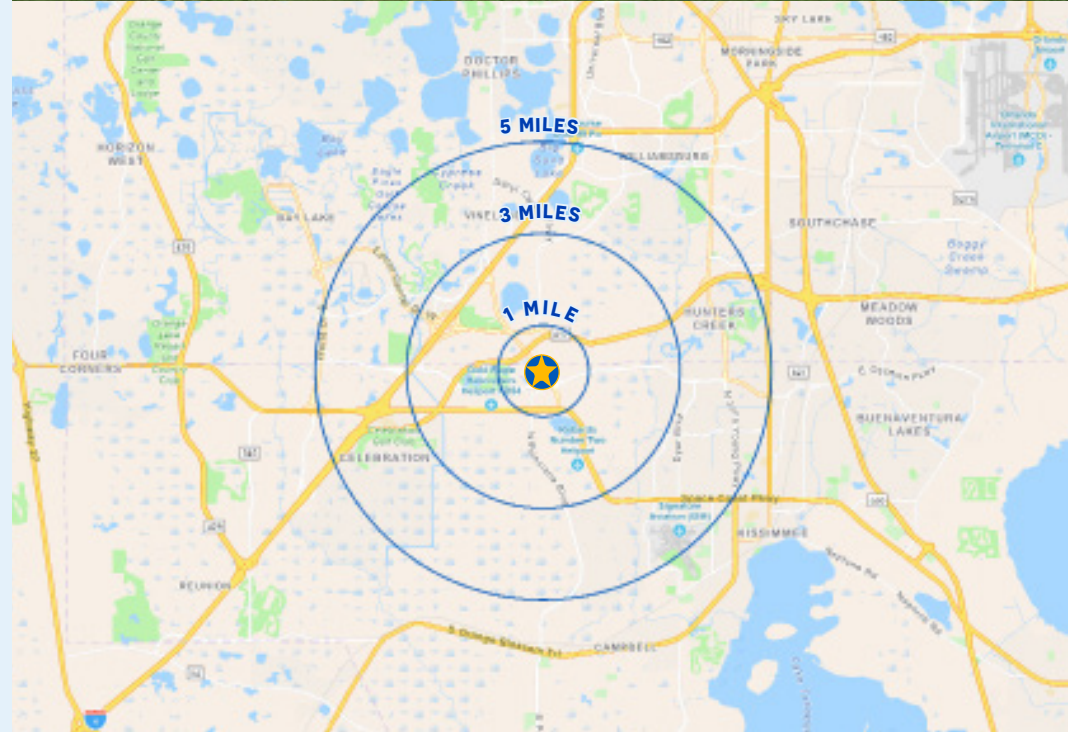


AREA RETAILERS



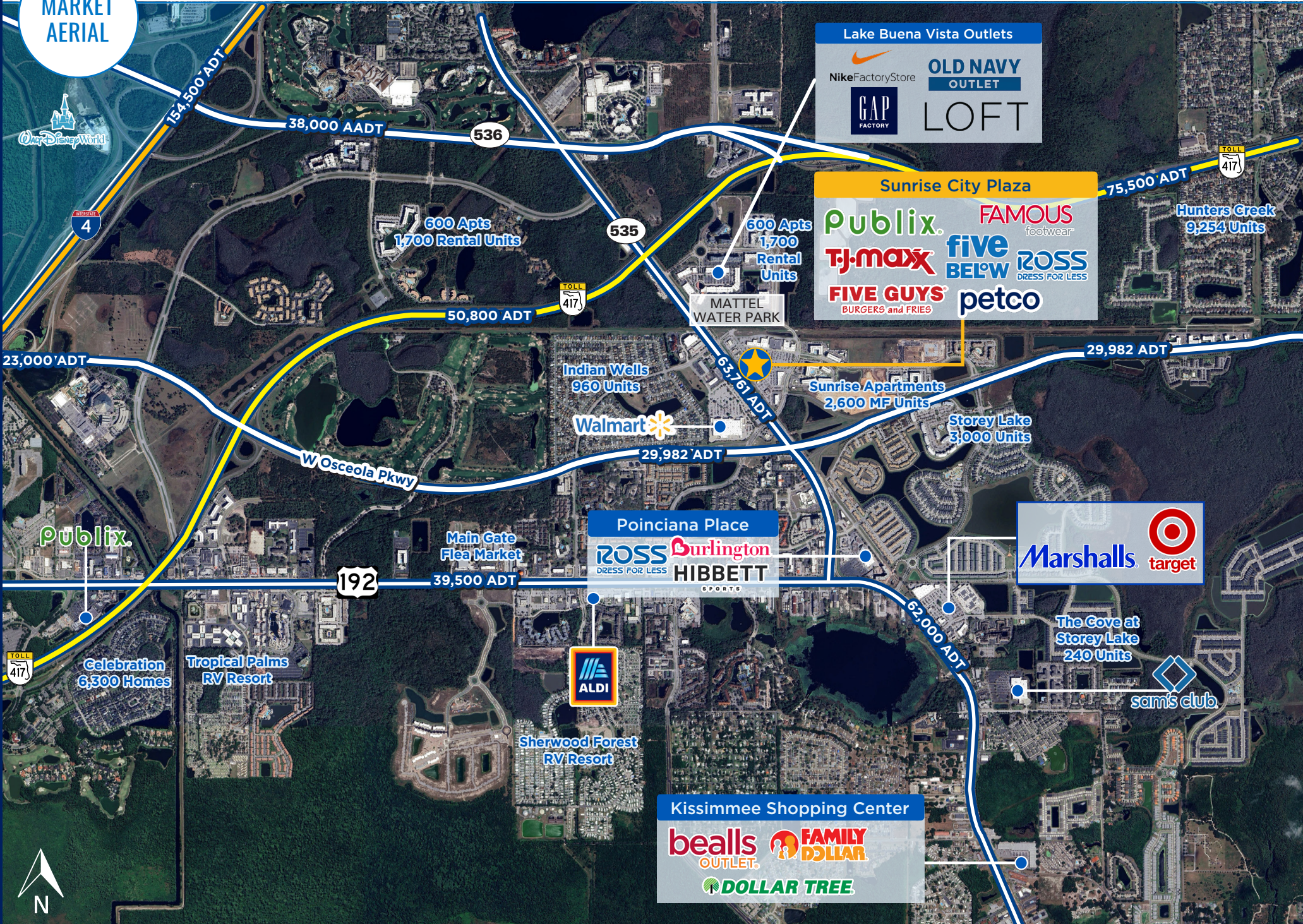
DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	8,877	51,480	163,809
DAYTIME POPULATION	9,127	67,282	206,192
AVERAGE HH INCOME	\$94,876	\$98,930	\$104,254
TOTAL HOUSEHOLDS	3,195	18,135	58,848



SOURCE: ESRI 2024

MARKET AERIAL



SITE AERIAL

1,700 Short-term Rental Units

Aventon Opal 308 Apartments (Proposed)

Sunrise City Dr

Sunrise Apartments 2,600 MF Units

W Oseola Pkwy 29,982 AADT

petco
TJ-maxx

Publix

ROSS DRESS FOR LESS

FIVE BELOW

FIVE GUYS BURGERS and FRIES

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

ORLANDO HEALTH

FIRST WATCH THE BAKING CAFE

Poinciana Blvd

MILLER'S ALE HOUSE

REGIONS



MOD PIZZA

TWISTE TREAT



Wendy's

48,000 AADT

Vineland Rd

MURPHY USA

Wawa



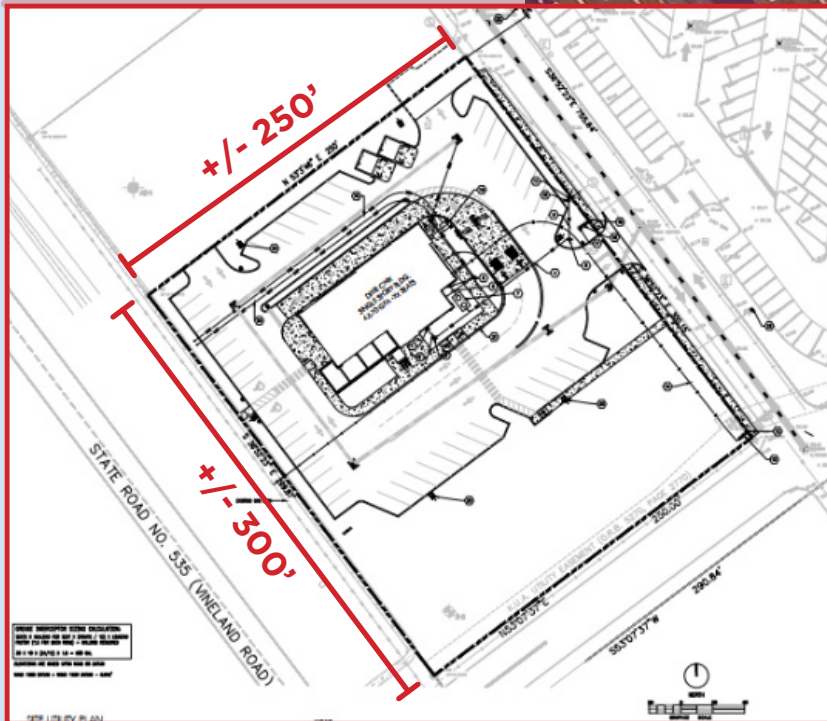
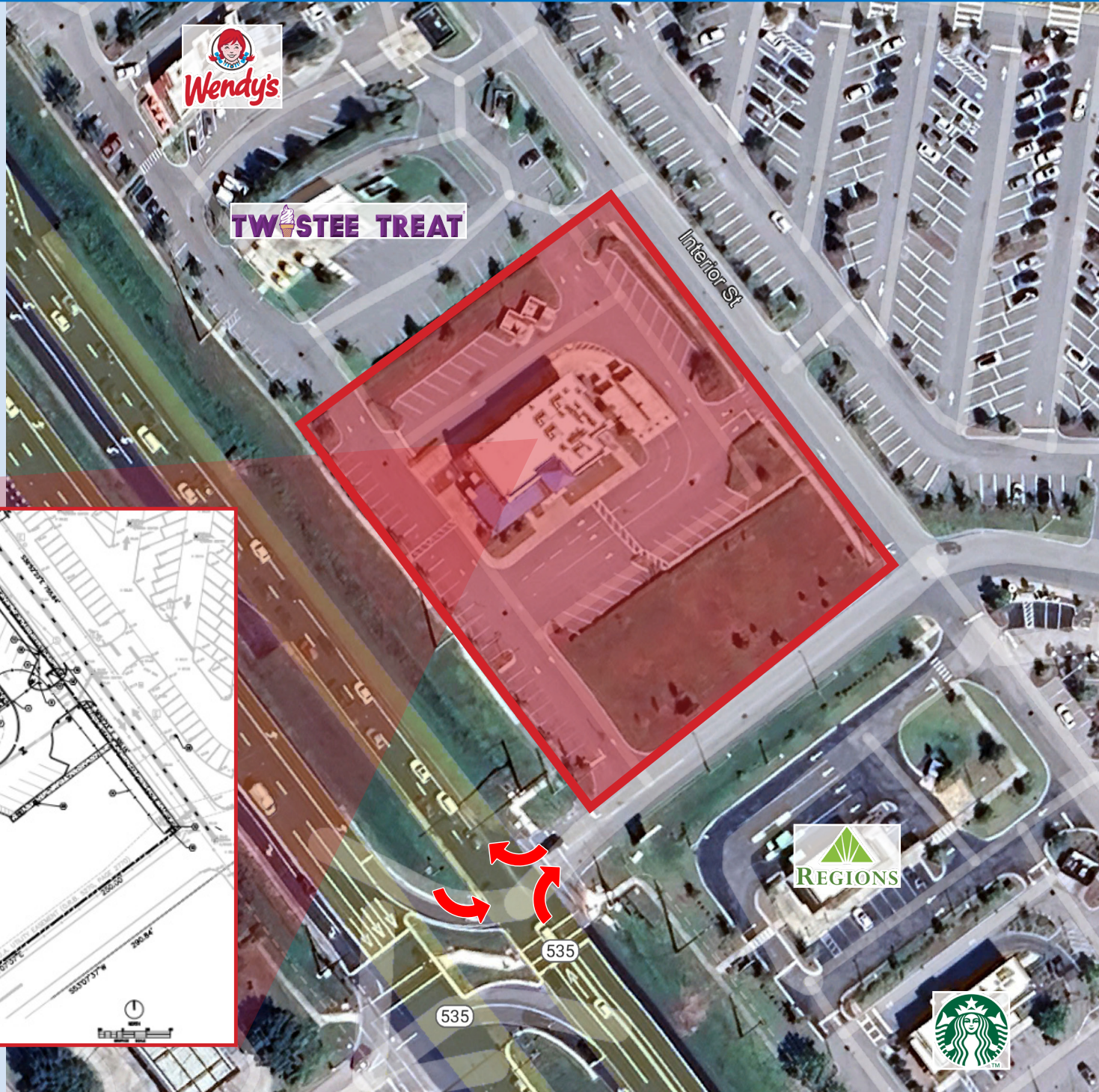
Walmart

SITE PLAN

TENANT	SF
Five Guys	2,450
Disney Gifts	5,950
Five Below	8,500
Famous Footwear	6,000
Ross Dress For Less	27,000
AT&T	2,800
Hair Cuttery	1,400
Publix	45,600
Publix Liquor	1,400
MOD Pizza	2,800
TJ Maxx	20,356
UPS	1,050
Lee Nails	2,100
Petco	12,510
Chipotle	2,400
Wendy's	2,450
Twistee Treat	683
AVAILABLE	+/- 3,900
CBD	1,305
Crown Dentistry	1,400
First Watch	4,326
America's Best Contacts & Eyeglasses	3,551
Starbucks	2,530
Miller's Ale House	7,202
Regions Bank	3,500
Esquire Menswear	1,633
Flipper Pizza	1,437
Orlando Health	10,080



SITE
INFO

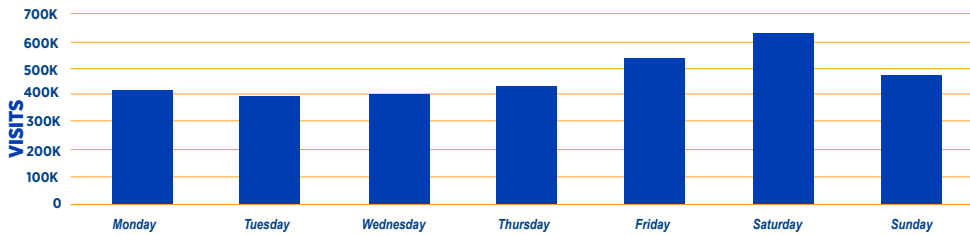


TRAFFIC INSIGHT

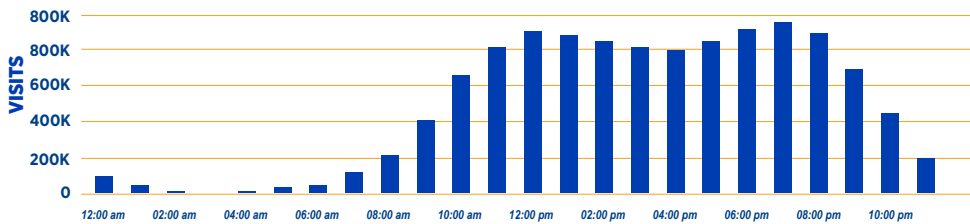
ESTIMATED ANNUAL VISITS (2024)



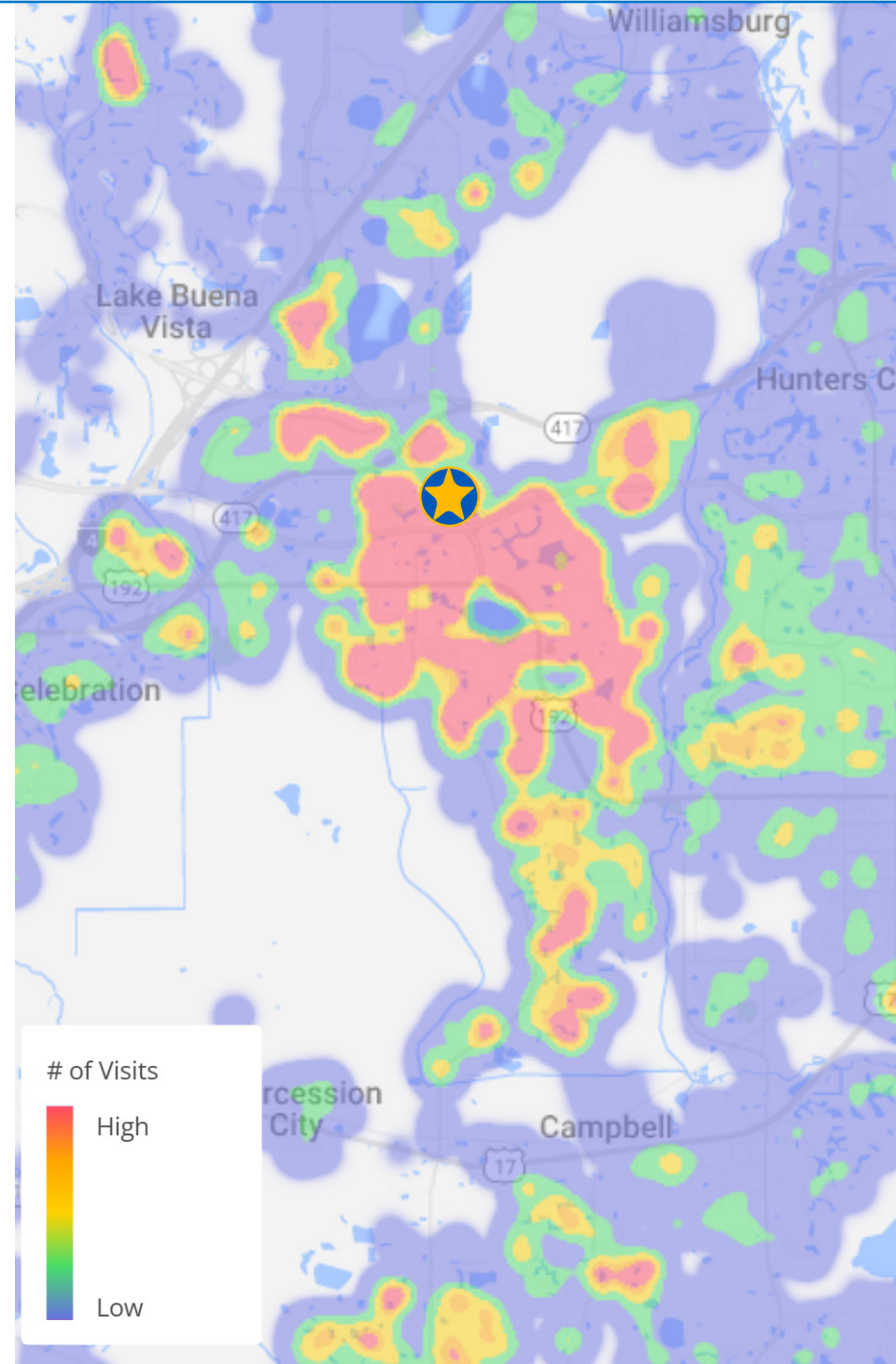
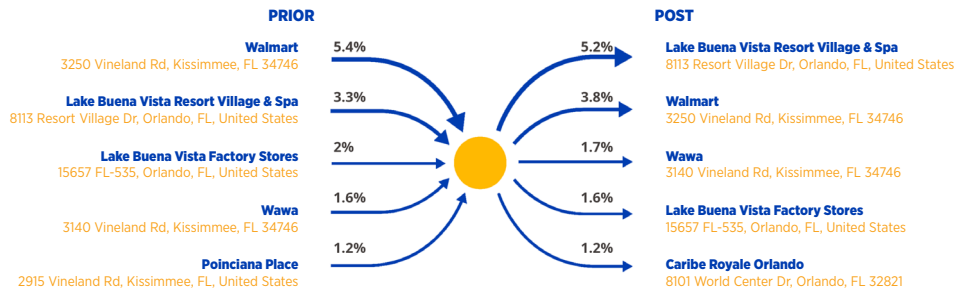
DAILY VISITS



HOURLY VISITS



CUSTOMER JOURNEY



SR-535 & W OSCEOLA PKWY, KISSIMMEE, FL

SUNRISE CITY PLAZA

+/- 3,900 SF FAST FOOD WITH DRIVE THRU (1.73 AC)

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