

OFFICE/RETAIL PROPERTY **FOR LEASE**

YOUR FUTURE SPACE IS HERE

OSCEOLA VILLAGE CENTER
1952-1976 South John Young Parkway, Kissimmee, FL 34741

Vanilla Shell Delivery



Property Highlights

- Located in fast growing City of Kissimmee
- Direct visibility on S John Young Pkwy
- Great signage exposure
- 4 contiguous Medical/ Professional Office/ Retail bays available
- Parking 1 per 200 sf
- Minimum 5 -year term
- Vanilla shell delivery estimated 11/2026
- Great co-tenancy with PJ's Coffee Shop, Professional Office, and Dental Office
- Newly built apartments behind center
- Major Therapy Center within PUD
- Future Traffic Light by PUD entrance

OFFERING SUMMARY

Minimum Divisible
1,500 sf

Total Contiguous Available
6,986.25 sf

\$35 per sf + \$8 NNN

AADT 54,574

South John Young Parkway

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DEMOGRAPHICS

2025 Summary

Radius	Population	Median HH Income
1 mile	5,921	\$ 78,203
3 miles	51,342	\$ 63,210
5 miles	166,292	\$ 67,336

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1,500 sf

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South John Young Parkway

VERONICA MALOLOS, CCIM
C 407-791-3772
veronica@capstrata.com

CapStrata.com

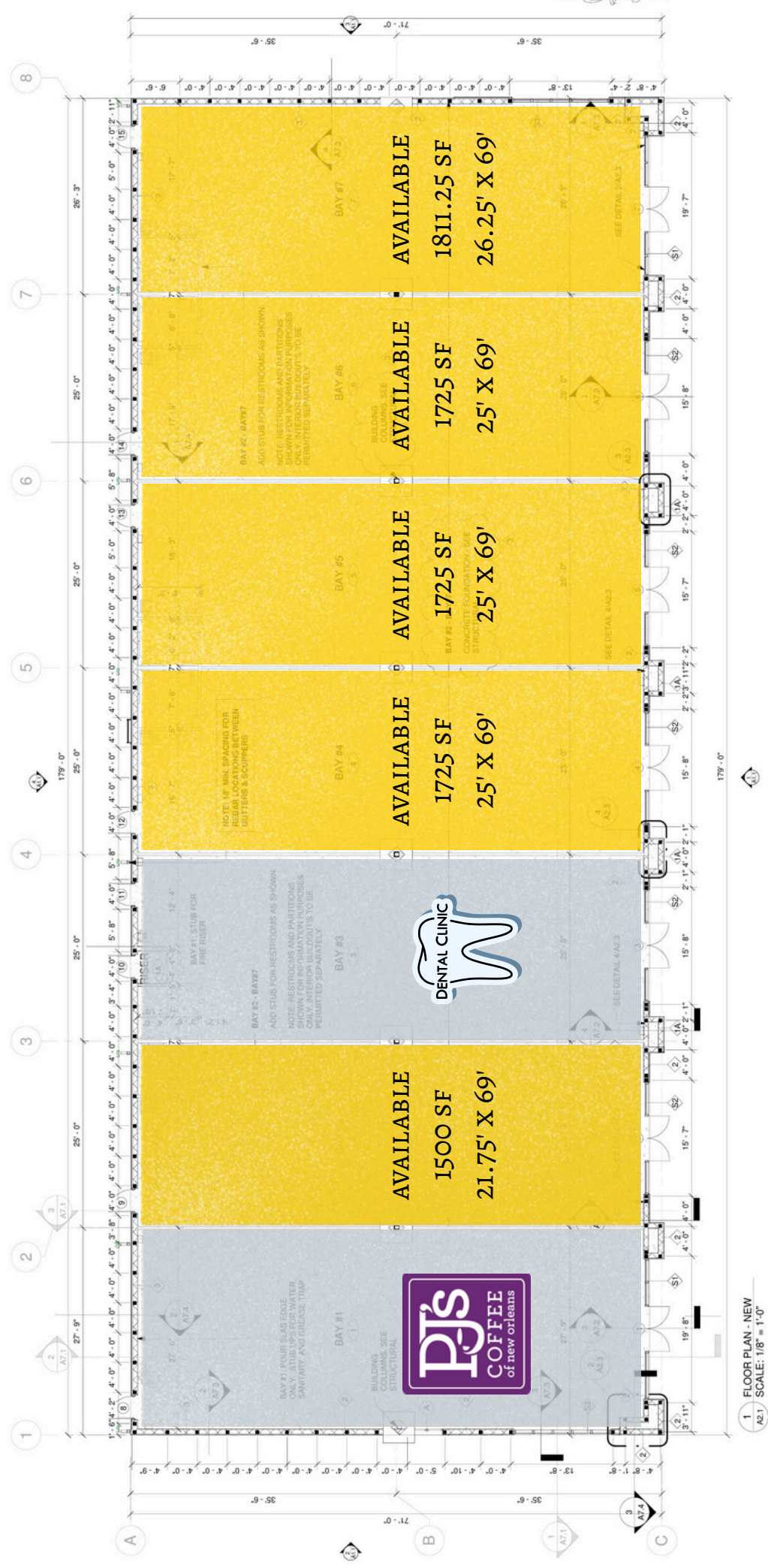
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Future Traffic Light

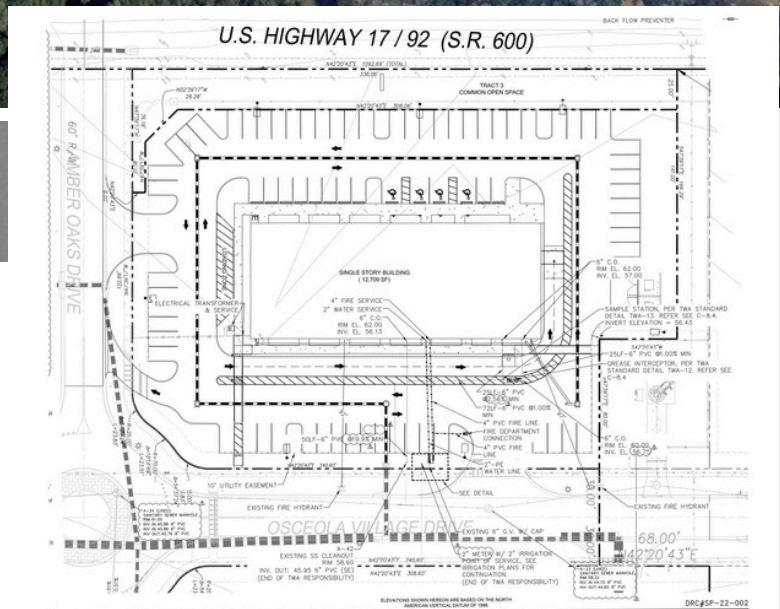


Located Within 3 miles

Minimum Divisible
1,500 sf

Total Contiguous Available
6,986.25 sf

\$35 per sf + \$8 NNN



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