

# SHOPPES OF KISSIMMEE

3205 S. John Young Parkway, Kissimmee, FL 34746

FOR LEASE



## PROPERTY OVERVIEW

- » Available for lease: 1,600 SF
- » Fully built-out office space
- » Anchored by Bealls, Ross Dress for Less, and Dollar Tree
- » Located at the signalized intersection of S. John Young Parkway and Pleasant Hill Road, with a combined traffic volume of 71,700 vehicles per day
- » Pylon and monument signage with frontage along S. John Young Parkway
- » Convenient access featuring two dedicated turn lanes on S. John Young Parkway and an additional entrance on Pleasant Hill Road
- » Center draws in 852K visits annually (Source: Placer.ai)

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	5,732	42,987	139,190
Households	2,209	14,393	46,313
Daytime Pop.	4,796	34,911	86,156
Ave. HH Income	\$74,825	\$87,867	\$87,843

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UNIT	TENANT	SF
1	Greenberg Dental	5,000
2	Bealls	25,000
3	Ross Dress for Less	30,000
4	El Rincon de Mexico	1,600
5	Rio Laser	1,600
6	Available	1,600
7	Wingstop	1,600
8	Dollar Tree	5,000
9	Amscot	3,120

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