

Poinciana Exchange

1625 S Poinciana Blvd, Kissimmee, FL 34758



EQUITY
INVESTMENT
SERVICES

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Free Standing Retail and Office Buildings for Sale and Lease
- Developed by JW2, the group who developed Cross Ridge, Stoneybrook, Oakland Park, and more!
- 2,375 SF to 7,150 SF available
- Drive-thru building available
- Walking Distance to Poinciana Sunrail Station
- Ingress and Egress on 17-92, S Poinciana Blvd, and Old Tampa Hwy
- Surrounding Traffic Counts: 33,000+ Cars Per Day
- Ideal Uses: Retail, Medical, and Office

[VISIT THE SITE](#)

[VIEW THE SITE PLAN HERE](#)

OFFERING SUMMARY

Available SF:	2,375 SF - 7,150 SF
Lease Rate:	Negotiable
Sale Price:	\$350psf
Building Size:	7,150 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,123	4,389	8,840
Total Population	2,487	32,088	105,267
Average HH Income	\$80,669	\$92,590	\$92,127

Eric Portnoy

954.242.2010

EPortnoy@eisre.com

Nick Barbato

954.579.2672

NBarbato@eisre.com



7575 Dr. Phillips Blvd, Ste 390

Orlando, FL 32819

www.eisre.com

Poinciana Exchange

1625 S Poinciana Blvd, Kissimmee, FL 34758

PROPERTY RENDERING



EQUITY
INVESTMENT
SERVICES



Eric Portnoy

954.242.2010

EPortnoy@eisre.com

Nick Barbato

954.579.2672

NBarbato@eisre.com



7575 Dr. Phillips Blvd, Ste 390

Orlando, FL 32819

www.eisre.com

Poinciana Exchange

1625 S Poinciana Blvd, Kissimmee, FL 34758

PROPERTY RENDERING



EQUITY
INVESTMENT
SERVICES



Eric Portnoy

954.242.2010

EPortnoy@eisre.com

Nick Barbato

954.579.2672

NBarbato@eisre.com



7575 Dr. Phillips Blvd, Ste 390

Orlando, FL 32819

www.eisre.com

Poinciana Exchange

1625 S Poinciana Blvd, Kissimmee, FL 34758

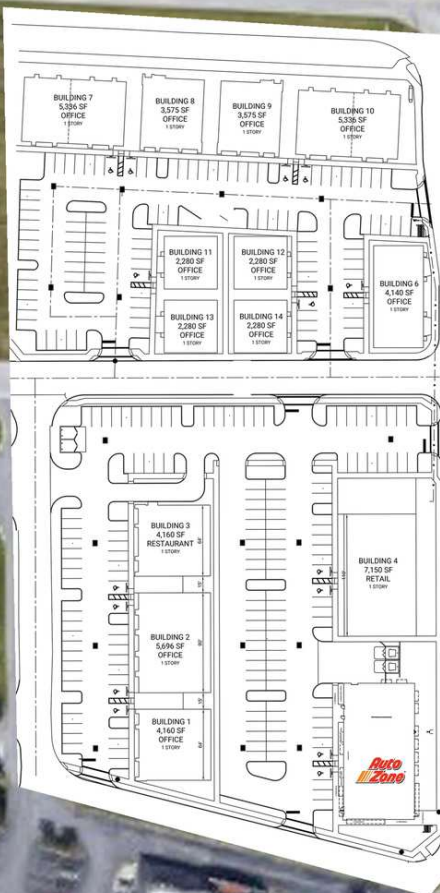


EQUITY
INVESTMENT
SERVICES

SITE PLAN

Available Buildings		Price
Building 1	4,160 SF	\$1,456,000
Building 2	5,696 SF	\$1,993,600
Building 3	4,160 SF	\$1,456,000
Building 4	7,150 SF	\$2,502,500
Building 5	7,872 SF	\$2,755,200
Building 6	4,140 SF	\$1,449,000
Building 7	5,336 SF	\$1,867,600
Building 8	3,575 SF	\$1,251,250
Building 9	3,575 SF	1,251,250
Building 10	5,336 SF	\$1,867,600
Building 11	2,375 SF	\$831,250
Building 12	2,375 SF	\$831,250
Building 13	2,375 SF	\$831,250
Building 14	2,375 SF	\$831,250

LOI Pending	
Under LOI	
U/C	



Eric Portnoy

954.242.2010

EPortnoy@eisre.com

Nick Barbato

954.579.2672

NBarbato@eisre.com



7575 Dr. Phillips Blvd, Ste 390

Orlando, FL 32819

www.eisre.com

Poinciana Exchange

1625 S Poinciana Blvd, Kissimmee, FL 34758



EQUITY
INVESTMENT
SERVICES

AERIAL MAP



Eric Portnoy

954.242.2010

EPortnoy@eisre.com

Nick Barbato

954.579.2672

NBarbato@eisre.com



7575 Dr. Phillips Blvd, Ste 390

Orlando, FL 32819

www.eisre.com

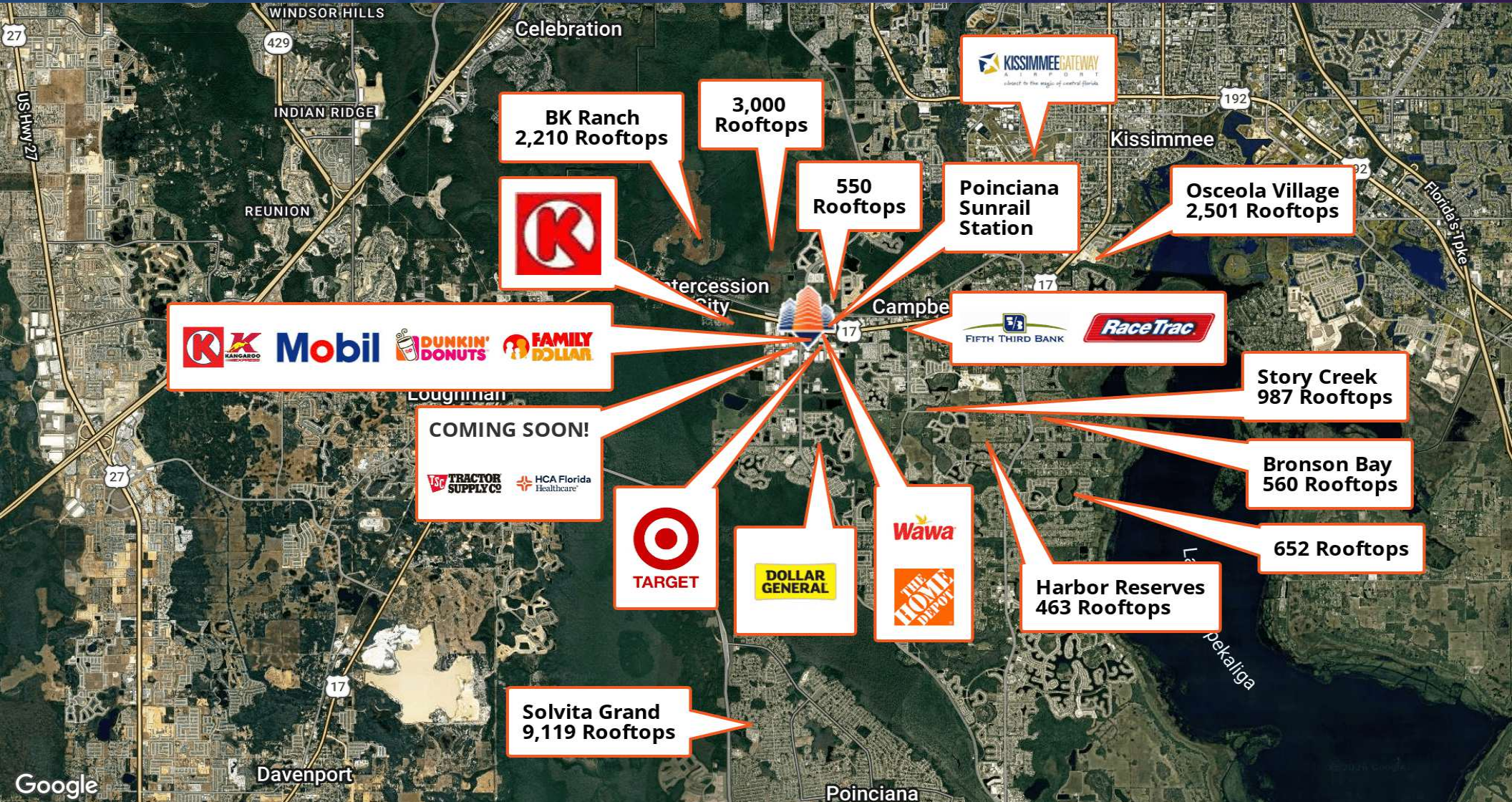
Poinciana Exchange

1625 S Poinciana Blvd, Kissimmee, FL 34758



EQUITY
INVESTMENT
SERVICES

RETAILER MAP



Eric Portnoy

954.242.2010

EPortnoy@eisre.com

Nick Barbato

954.579.2672

NBarbato@eisre.com



7575 Dr. Phillips Blvd, Ste 390

Orlando, FL 32819

www.eisre.com

Poinciana Exchange

1625 S Poinciana Blvd, Kissimmee, FL 34758



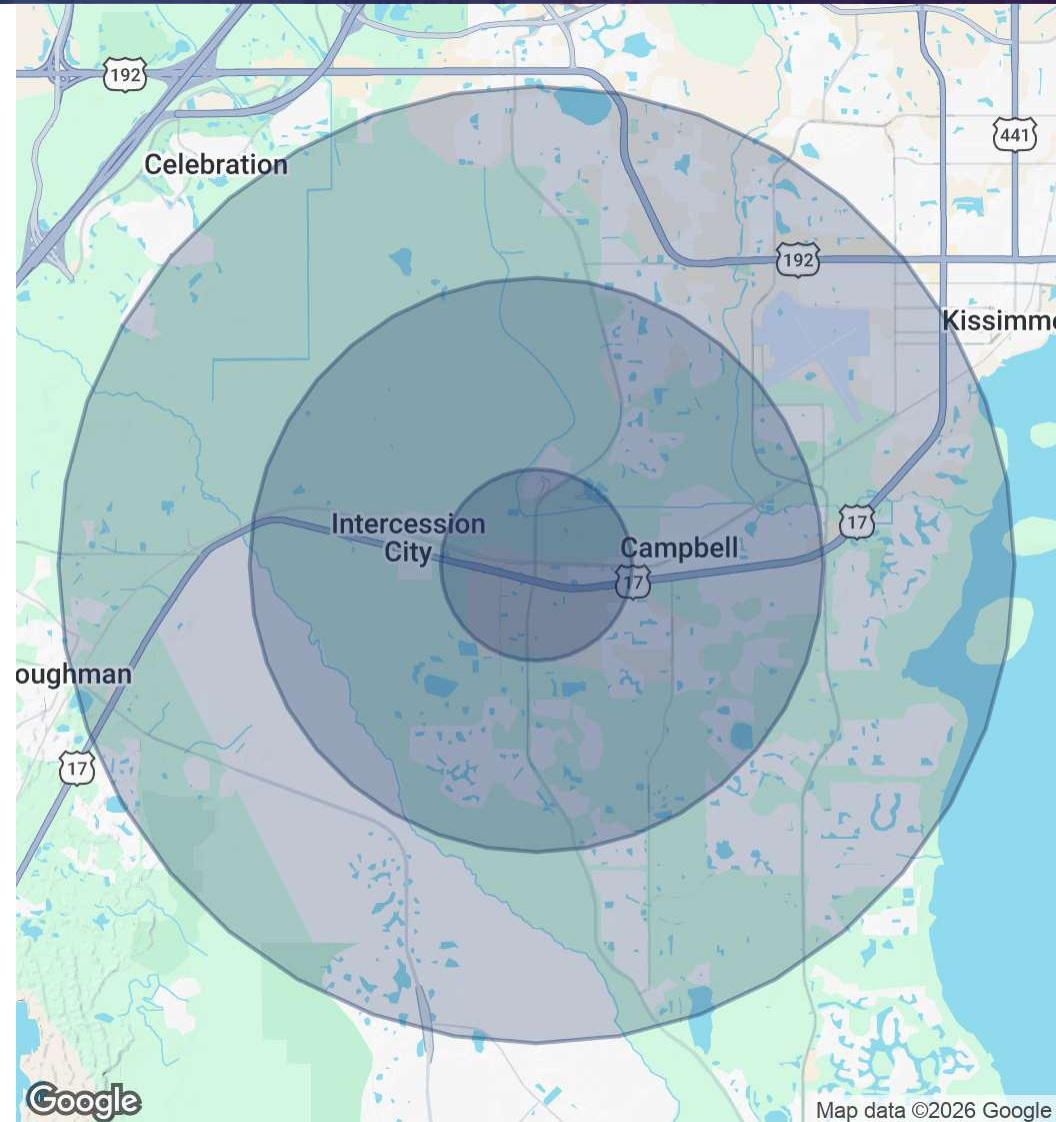
EQUITY
INVESTMENT
SERVICES

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,487	32,088	105,267
Average Age	40.8	38.2	37.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,123	4,389	8,840
# of Persons per HH	2	2.2	2.3
Average HH Income	\$80,669	\$92,590	\$92,127
Average House Value	\$236,458	\$326,241	\$350,308

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	912	10,587	32,085
Total Population - Black	295	4,554	14,520
Total Population - Asian	102	1,383	4,390
Total Population - Hawaiian	8	108	250
Total Population - American Indian	4	56	222
Total Population - Hispanic	1,342	18,108	63,910
Total Population - Other	152	926	1,960



Eric Portnoy

954.242.2010

EPortnoy@eisre.com

Nick Barbato

954.579.2672

NBarbato@eisre.com



7575 Dr. Phillips Blvd, Ste 390

Orlando, FL 32819

www.eisre.com