

PRIME RETAIL SPACE FOR LEASE

PROMENADE AT SUNSET WALK

3251 Margaritaville Boulevard, Kissimmee, FL 34747

±13,250 SF 2ND GENERATION
RESTAURANT AVAILABLE



ADJACENT TO MARGARITAVILLE RESORT ORLANDO

EXCLUSIVE RETAIL LEASING

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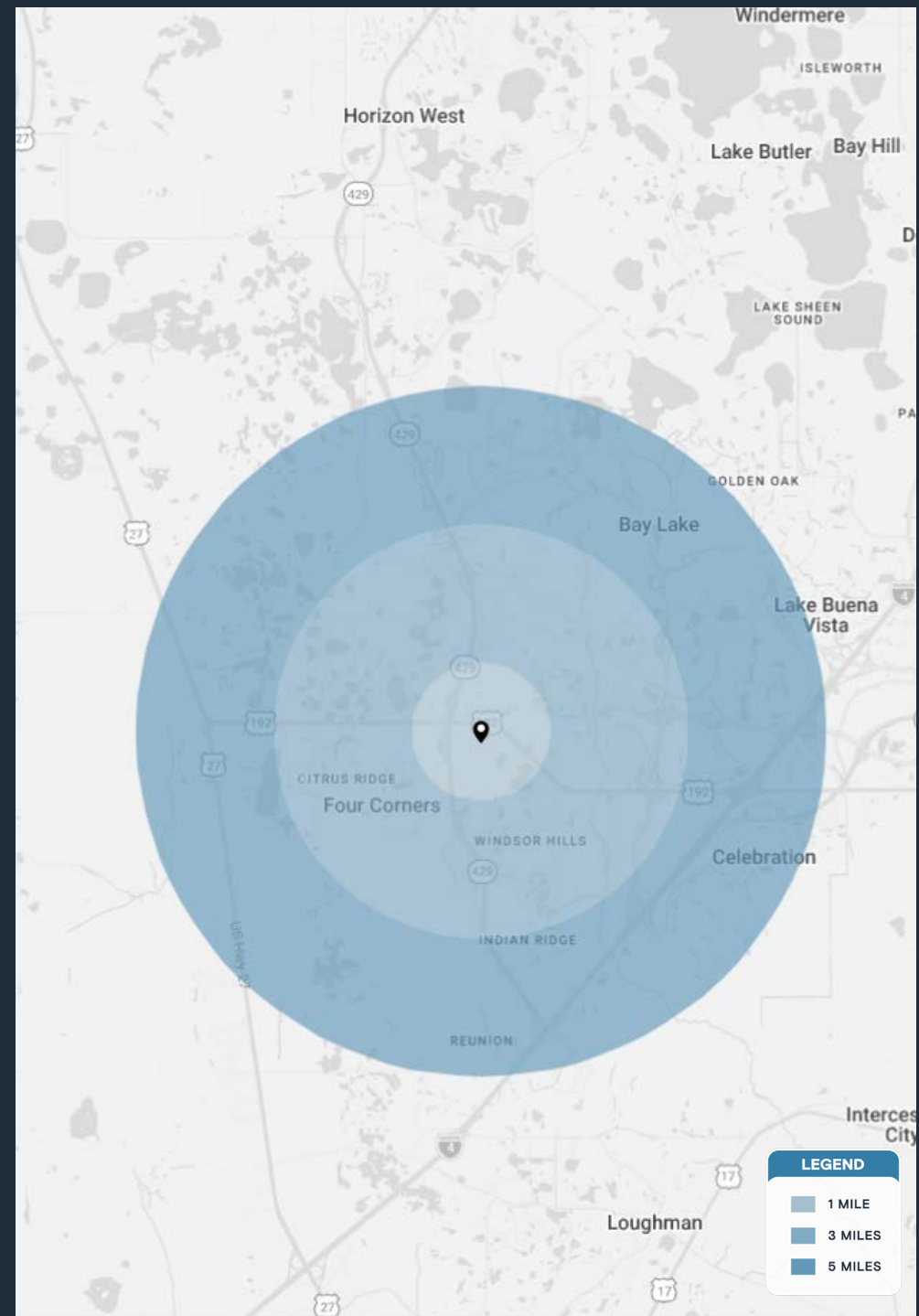
Property Overview

HIGHLIGHTS

- Located adjacent to the Margaritaville Resort Orlando & Island H2O Water Park, Sunset Walk is a 200,000 SF premier dining and entertainment destination
- ±13,250 SF fully built out restaurant/entertainment venue available
- From ±2,162 SF - ±5,300 SF retail space available
- ±0.17 acre parcel for ground lease and a ±1.6 acre parcel for ground lease
- Sunset Walk is on the 50-yard line of Kissimmee's tourist district, around the corner from Disney World, and sees over 3M visitors annually
- Join: **STUDIO MOVIE GRILL**, **Ford's GARAGE**, **GAME TIME**, **SUNO SHOT** and over 15 other food and beverage options

DEMOGRAPHICS

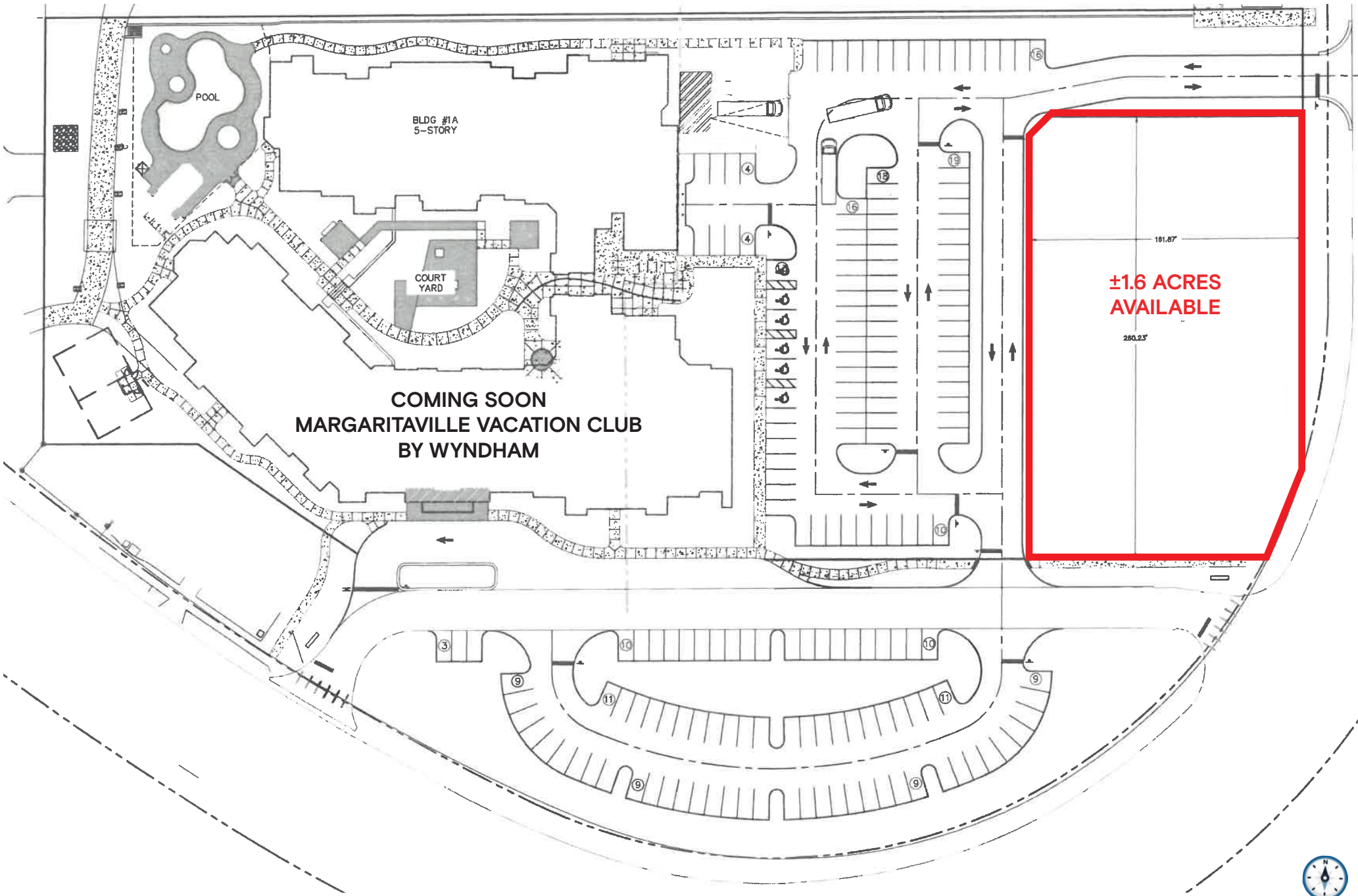
	1 MILE	3 MILES	5 MILES
POPULATION	1,299	21,596	89,185
HOUSEHOLDS	474	7,959	34,644
EMPLOYEES	1,207	8,052	30,258
AVERAGE HH INCOME	\$138,817	\$121,438	\$120,773
	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	9,179	33,092	135,062
HOUSEHOLDS	3,446	13,352	51,793
EMPLOYEES	3,857	12,643	47,260
AVERAGE HH INCOME	\$111,450	\$120,125	\$125,876

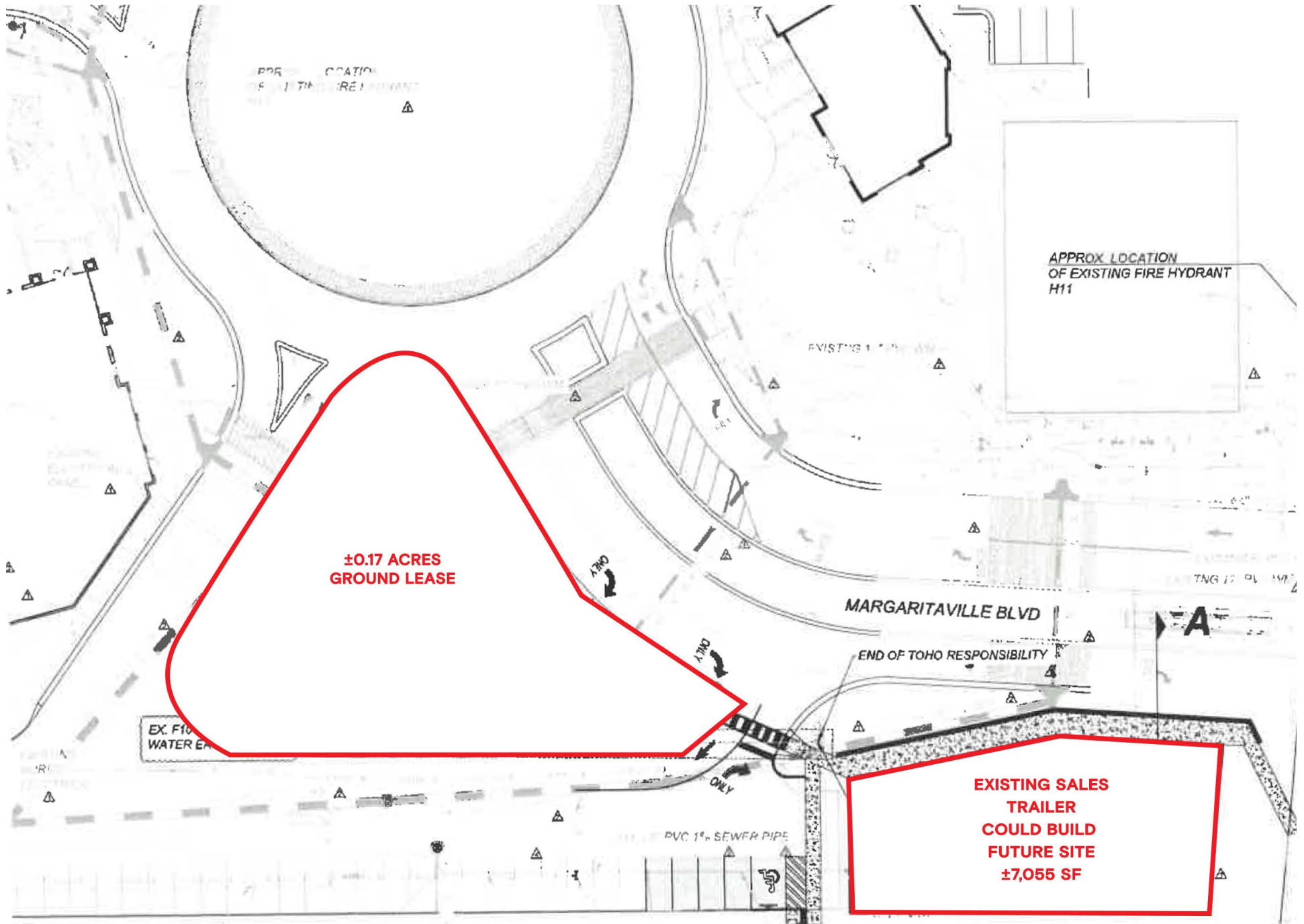




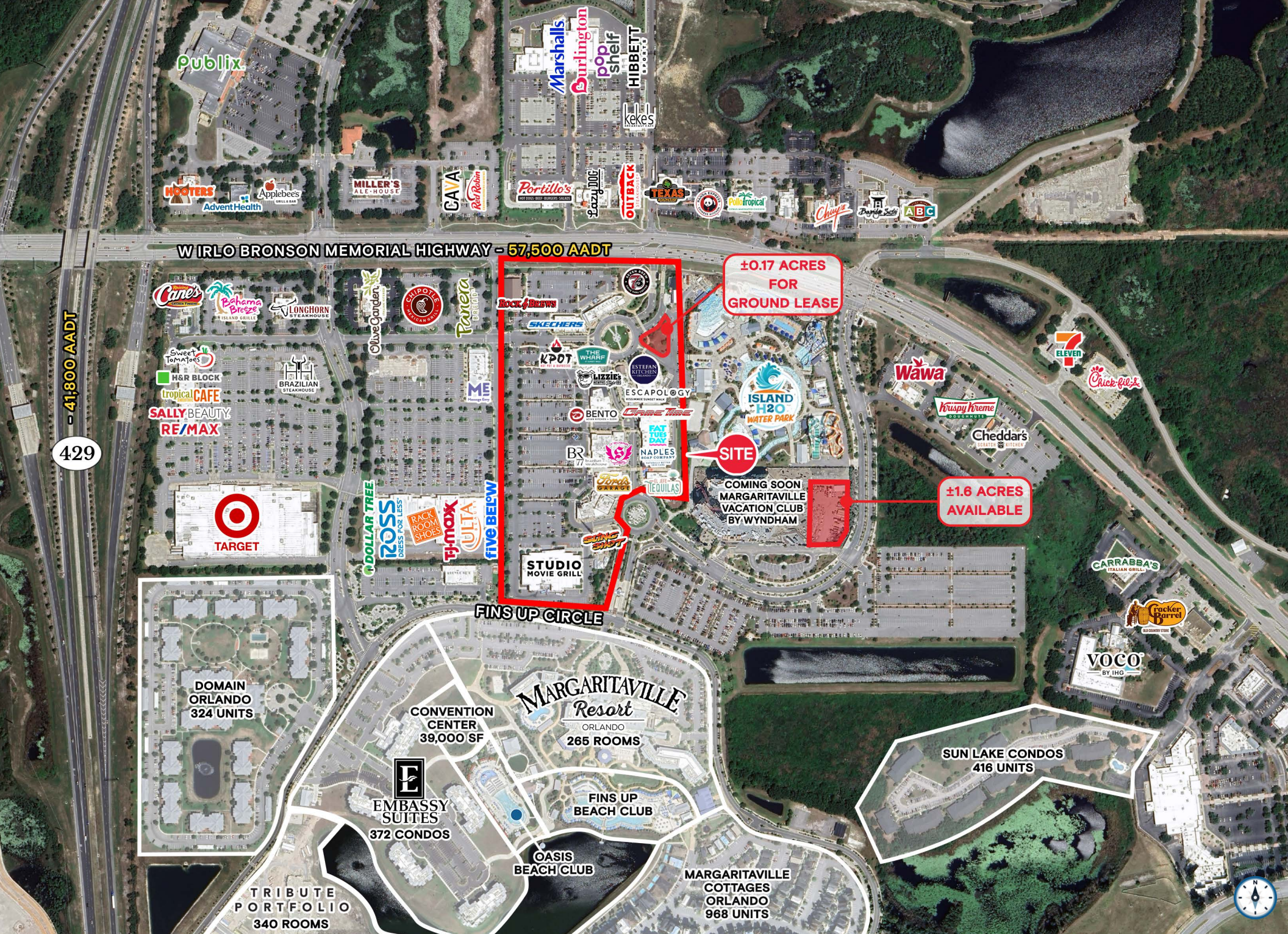
Tenant Roster

A100	Cowboy Chicken	2,524 SF	D120	Bento	2,384 SF	J110	Escapology	4,339 SF
A120	Cold Stone Creamery	1,067 SF	E100	Condo Hotel Sales Office	6,466 SF	J130	Game Time	24,010 SF
A130	Pared Tree Spirits & Wine	1,072 SF	E110	Bucks	2,020 SF	J150	River Street Sweets	1,521 SF
A130A	Pared Tree Spirits & Wine	1,036 SF	E120	Avalon	1,396 SF	J170	Fat Tuesday	2,645 SF
A140	Savvy Sliders	2,856 SF	E130	Verizon	1,004 SF	J180	Naples Soap Company	2,534 SF
B100	Skechers	8,491 SF	E135	SoFresh	1,325 SF	PAD01	Rock & Brews	6,198 SF
C100	KPOT	6,073 SF	E140	It's Sugar	2,500 SF	OP2	7 Brew	1,000 SF
C120	The Wharf	7,760 SF	E160	BR 77 Brazilian Steakhouse	3,240 SF	PAD03	Old Town Slingshot	2,500 SF
C140	Lizzie's Memphis Style BBQ	2,981 SF	F110A	Ford's Garage	8,893 SF	PAD04	Studio Movie Grill	40,521 SF
D100	LA Boom Cafe	2,818 SF	F110B	Available	13,250 SF	OP1	Available for Ground Lease	0.17 AC
D110	Available	3,141 SF	H100	EL JEFE Tequila Bar & Grill	5,140 SF	OP	Available	1.6 AC
D110B	Available	2,162 SF	J100	Estefan Kitchen	11,350 SF			









W IRLO BRONSON MEMORIAL HIGHWAY - 57,500 AADT

c 41,800 AADT

429

±0.17 ACRES FOR GROUND LEASE

±1.6 ACRES AVAILABLE

SITE

COMING SOON MARGARITAVILLE VACATION CLUB BY WYNDHAM

Publix

Hooters

Applebee's

MILLER'S ALE-HOUSE

CAVA

Marshalls

Burlington

pop shelf

HIBBETT

Portillo's

Lazy JUNG

OUTBACK

TEXAS

Folk Tropical

Chuya

ABC

Cane's

Bahama Breeze

LONGHORN STEAKHOUSE

Olive Garden

CRISPOLIS

Panera

Rock & Brews

SKECHERS

KPOT

THE WHARF

ESTEBAN RESTAURANT

LIZZIE'S

ESCAPOLGY

BENTO

CRISPOLIS

BR

FAT TUE DAY

BR

NAPLES

BR

TEQUILAS

BR

TEQUILAS

Sweet's

H&R BLOCK

tropical CAFE

SALLY BEAUTY

RE/MAX

Target

Target

Target

Target

Target

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DOMAIN ORLANDO 324 UNITS

CONVENTION CENTER 39,000 SF

MARGARITAVILLE Resort ORLANDO 265 ROOMS

EMBASSY SUITES 372 CONDOS

FINS UP BEACH CLUB

OASIS BEACH CLUB

MARGARITAVILLE COTTAGES ORLANDO 968 UNITS

TRIBUTE PORTFOLIO 340 ROOMS

SUN LAKE CONDOS 416 UNITS

VOCO BY IHG

CARRABBA'S ITALIAN GRILL

Rock & Brews

VOCO

BY IHG

VOCO

BY IHG

VOCO

BY IHG

VOCO

BY IHG

VOCO

BY IHG

VOCO

BY IHG

VOCO

BY IHG



WATERSTAR ORLANDO
Marshalls pop shelf
Burlington
OUTBACK STEAKHOUSE
Portillo's
HOT POGS, BEER, BURGERS, SALADS

WIRLO BRONSON MEMORIAL HIGHWAY - 57,500 AADT

429

41,800 AADT

±0.17 ACRES FOR GROUND LEASE

±1.6 ACRES AVAILABLE

SITE

COMING SOON MARGARITAVILLE VACATION CLUB BY WYNDHAM

CONVENTION CENTER 39,000 SF

STUDIO MOVIE GRILL

FINS UP CIRCLE

DOMAIN ORLANDO 324 UNITS

MARGARITAVILLE Resort ORLANDO 265 ROOMS

SUN LAKE CONDOS 416 UNITS

EMBASSY SUITES 372 CONDOS

FINS UP BEACH CLUB

OASIS BEACH CLUB

TRIBUTE PORTFOLIO 340 ROOMS

THE RETREAT AT SUNSET WALK 352 UNITS

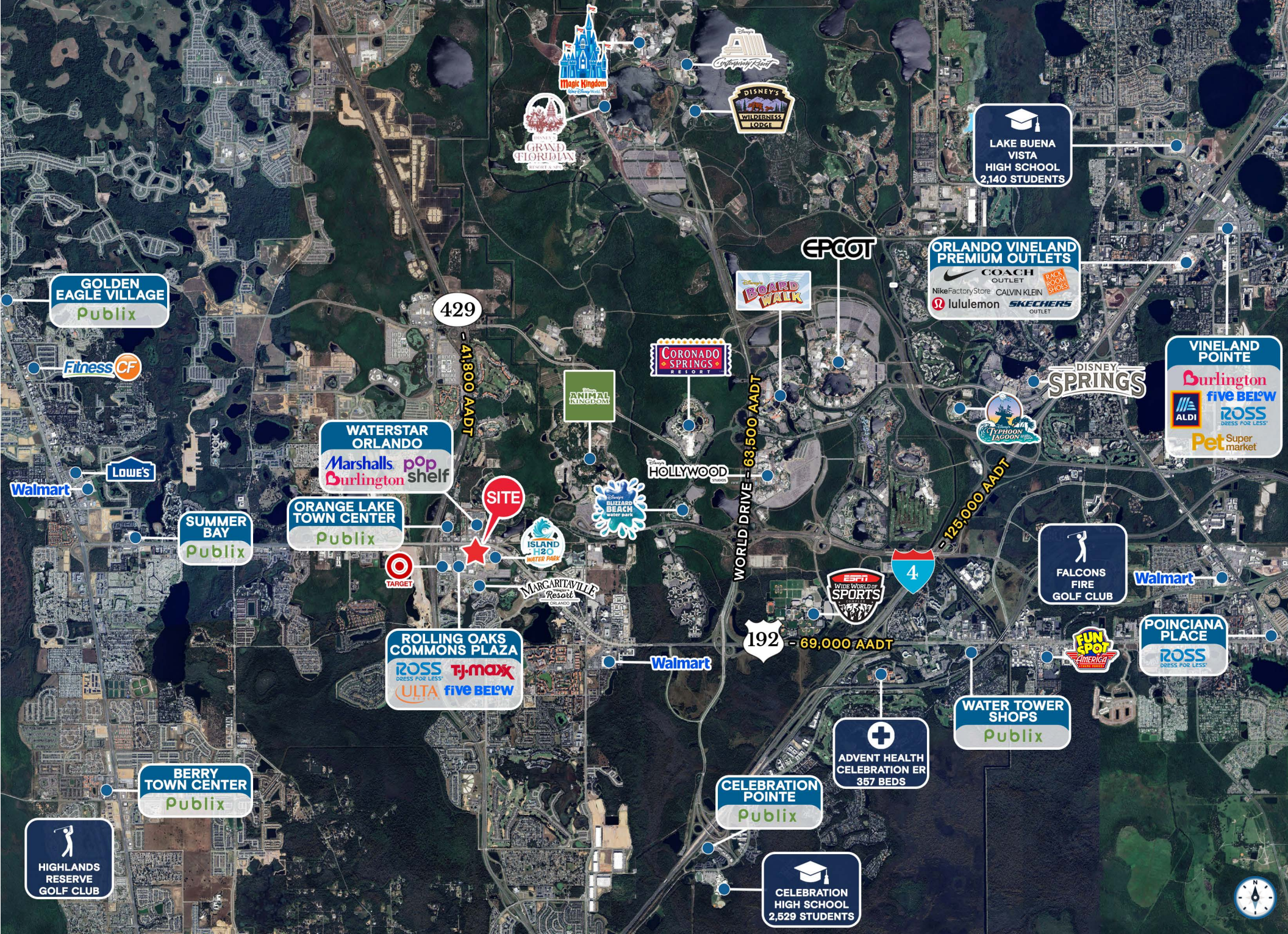
MARGARITAVILLE COTTAGES ORLANDO 968 UNITS

EVEREST PLACE

nickelodeon HOTELS & RESORTS ORLANDO

mysk





WIRLO BRONSON MEMORIAL HIGHWAY - 57,500 AADT

EXISTING SALES TRAILER
COULD BUILD
FUTURE SITE
±7,055 SF

±0.17 ACRES
GROUND LEASE
OP1

±3,141 SF
AVAILABLE

±2,162 SF
AVAILABLE

±13,250 SF
2ND GEN
RESTAURANT

±1.6 ACRES
AVAILABLE

COMING SOON
MARGARITAVILLE
VACATION CLUB
BY WYNDHAM

ROCK & BREWS

SKECHERS

KPOT

THE WHARF

LIZZIE'S

Sunnyside*

BENTO

verizon

BR

Ford's GARAGE

STUDIO
MOVIE GRILL

SUNO SHOT

INSPIRATION DRIVE

FINS UP CIRCLE

COLD STONE
CREAMERY

SAVVY
SLIDERS

ESTEFAN
KITCHEN

ESCAPOLOGY

CHASE TIME

RIVER STREET
STREET

NAPLES
ROAD COMPANY

EL Jefe
TEQUILAS

ISLAND
H2O
WATER PARK

SITE

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