

SUNRISE CITY PLAZA

SR-535 & W Osceola Pkwy, Kissimmee, Florida 32821

FOR LEASE

PROPERTY HIGHLIGHTS

- Located on SR-535 & Poinciana Blvd
- 2 traffic signals and 3 access points on SR-535
- 1 traffic signal with access via Osceola Pkwy
- Neighbors Storey Lake and Sunrise Apartments with more than 5,600 units
- Extremely strong customer traffic and retail sales

2021 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Total Population	4,574	47,565	141,348
Daytime Population	5,872	51,189	160,188
Average HH Income	\$59,933	\$68,350	\$75,492

AREA RETAILERS



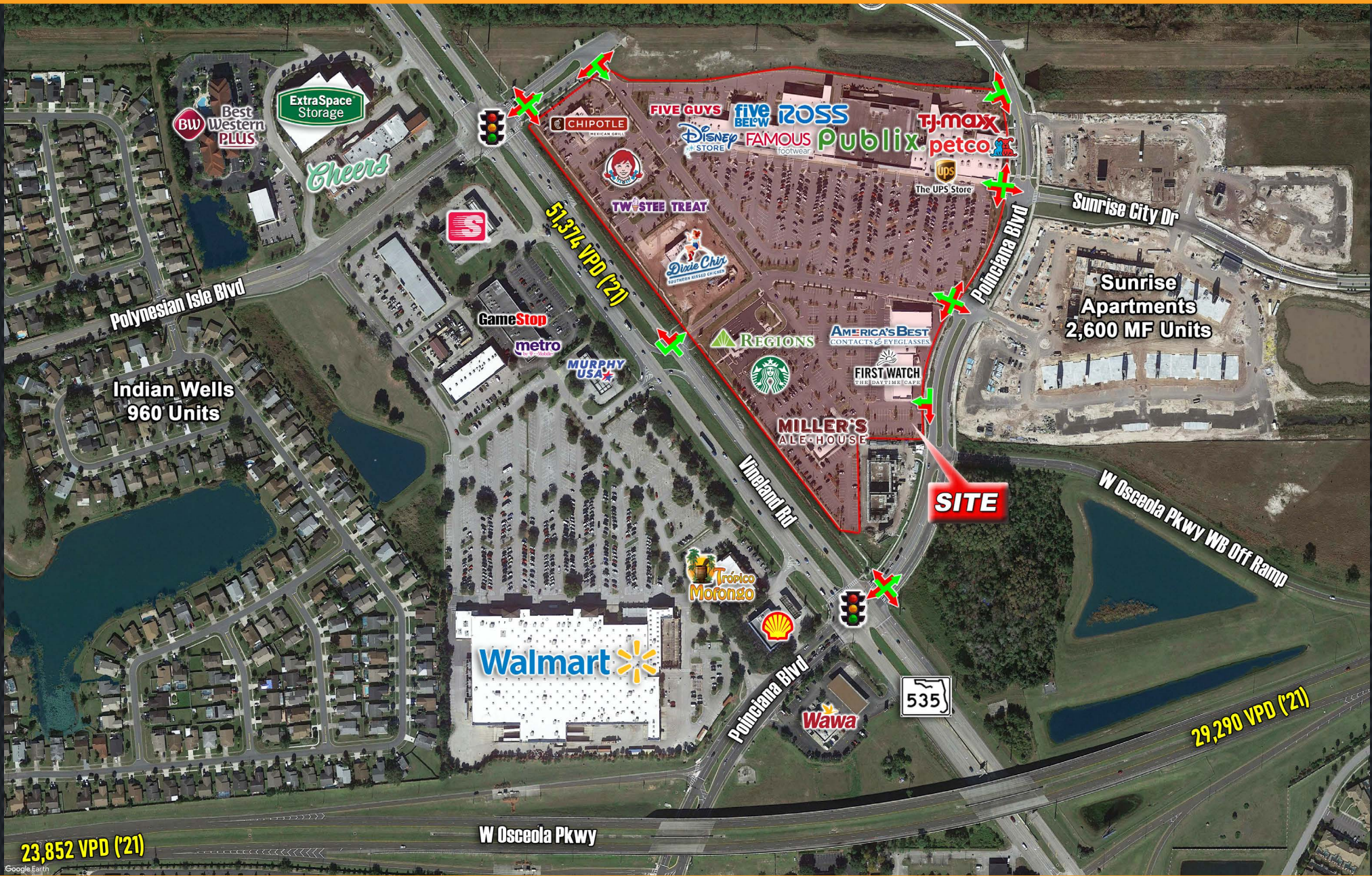
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LAUNCH PAD
Advisors, LLC

ZOOM AERIAL



LOOKING EAST



SITE PLAN



SUNRISE CITY PLAZA

AVAILABLE

Phase I	SF
17 - At Lease	2,800 58 x 48
Phase II	SF
101	10,080 80 x 125

**can be combined*

EXISTING TENANTS

Phase I	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
Sunrise Snap Villas	1,400
TJ Maxx	20,356
UPS	1,050
Lee Nails	2,100
Petco	12,510
Chipotle	2,400
Wendy's	2,450
Twistee Treat	683
Colbie's Southern Kissed Chicken	3,000
CBD	1,305
Phase II	SF
First Watch	4,326
America's Best Contacts & Eyeglasses	3,551
Starbucks	2,530
Miller's Ale House	7,202
Regions Bank	3,500
Idolized	1,305
Esquire Menswear	1,633
Flipper Pizza	1,437