

# SUNRISE CITY PLAZA

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

**FOR LEASE**

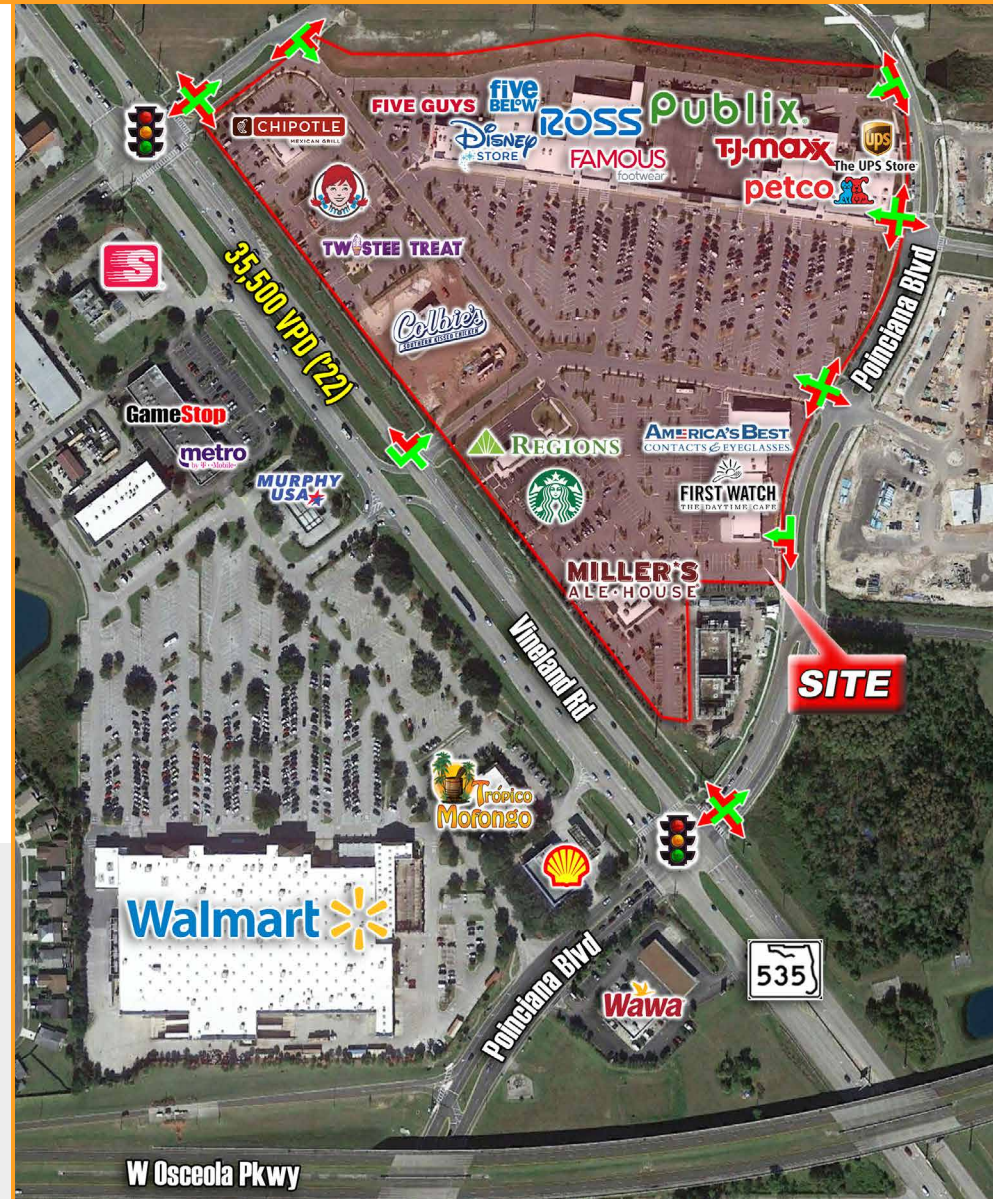
## PROPERTY HIGHLIGHTS

- 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

## 2023 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Total Population	6,246	46,366	150,356
Daytime Population	7,820	60,021	224,604
Average HH Income	\$74,326	\$81,977	\$89,236

## AREA RETAILERS



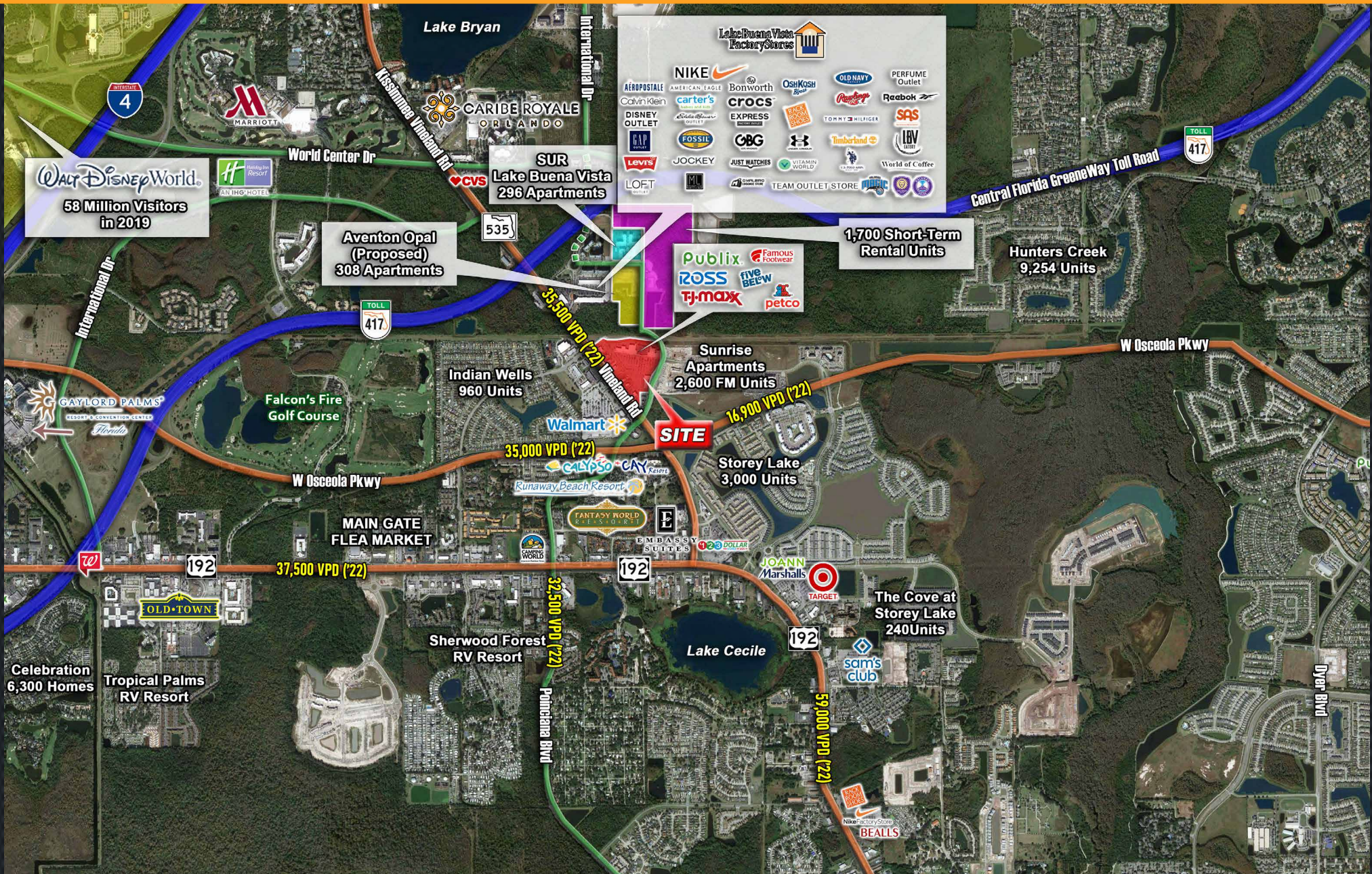
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**LAUNCH PAD**  
Advisors, LLC

# MARKET AERIAL



# LOOKING NORTH



- LAUNCH PAD**  
**FACTORY STORES**  
 NIKE  
 AERPOSTALE  
 AMERICAN EAGLE  
 Bonworth  
 OSHKOSH  
 OLD NAVY  
 PERFUME Outlet  
 Calvin Klein  
 carter's  
 crocs  
 EXPRESS  
 TOMMY HILFEX  
 SAS  
 DISNEY OUTLET  
 Fossil  
 GBC  
 H&M  
 Timberland  
 LBV  
 GAP  
 Jockey  
 JUST MATCHES  
 VITAMIN WORLD  
 World of Coffee  
 Levi's  
 LOFT  
 TEAM OUTLET STORE

STACY MENENDEZ

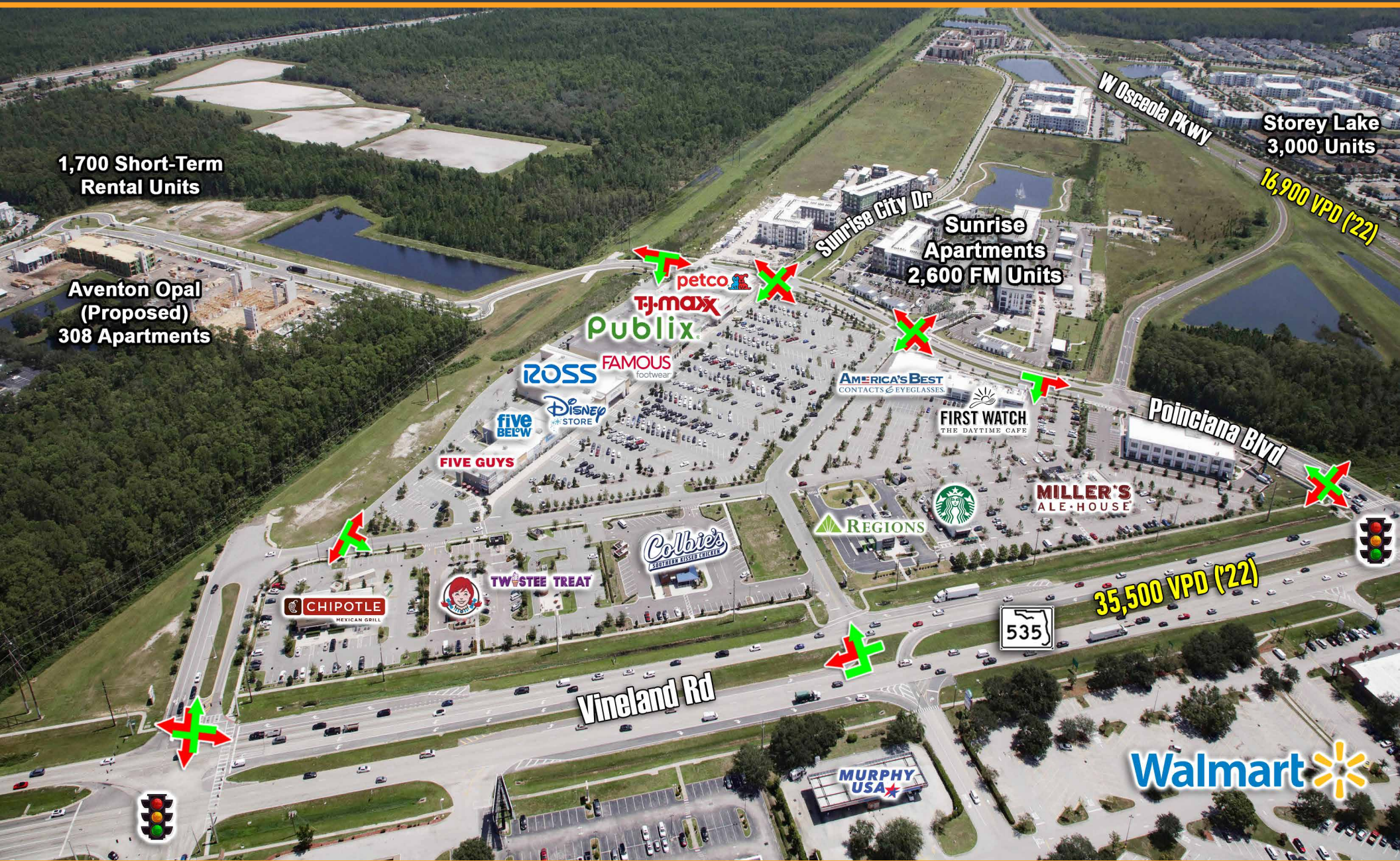
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# LOOKING EAST



1,700 Short-Term  
Rental Units

Aventon Opal  
(Proposed)  
308 Apartments

Storey Lake  
3,000 Units

Sunrise  
Apartments  
2,600 FM Units

16,900 VPD ('22)

35,500 VPD ('22)

Walmart

# SITE PLAN



## SUNRISE CITY PLAZA

AVAILABLE

Phase I ..... SF  
Space 11 ..... 1,400

### 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
MOD Pizza.....	2,800
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
101 (At Lease).....	10,080