



SOLIVITA MARKETPLACE

381 Cypress Parkway, Kissimmee, FL 34759

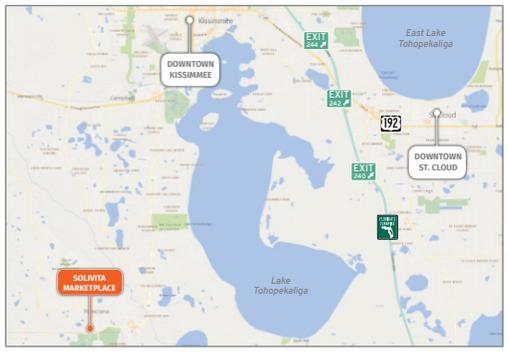
KISSIMMEE, FL



SOLIVITA

- 44,300-acre 55+ community with plans for 45,900 homes
- Home prices ranging from \$160,000 to \$450,000
- 148,000 square feet of recreational amenities at two village centers
- Two 18-hole golf courses, two fitness centers, more than 12 lighted tennis courts, and numerous heated indoor and outdoor pools throughout the community

MARKET: Central Florida **COUNTY:** Osceola **GLA:** ±38,473 SF **TRAFFIC COUNT:** ±65,000



- Located adjacent to the newly constructed Poinciana Medical Center on the northwest corner of Cypress Parkway and Marigold Avenue
- Directly across Cypress Parkway from Solivita, a ±4,300-acre, 55+ community with more than 7,000 residents
- Traffic to the center is enhanced by its proximity to Marigold Avenue, an access points for the new Poinciana Parkway, which has helped to alleviate traffic and provide access to the major highways.
- Tenants at Solivita Marketplace benefit from the combined daily traffic counts of ±65,000 vehicles per day

NOLAN COLLIER | LEASING AGENT
 ncollier@secenters.com
 (321) 677-0155 | Mobile (407) 864-6897

SOUTHEAST CENTERS
 WWW.SOUTHEASTCENTERS.COM



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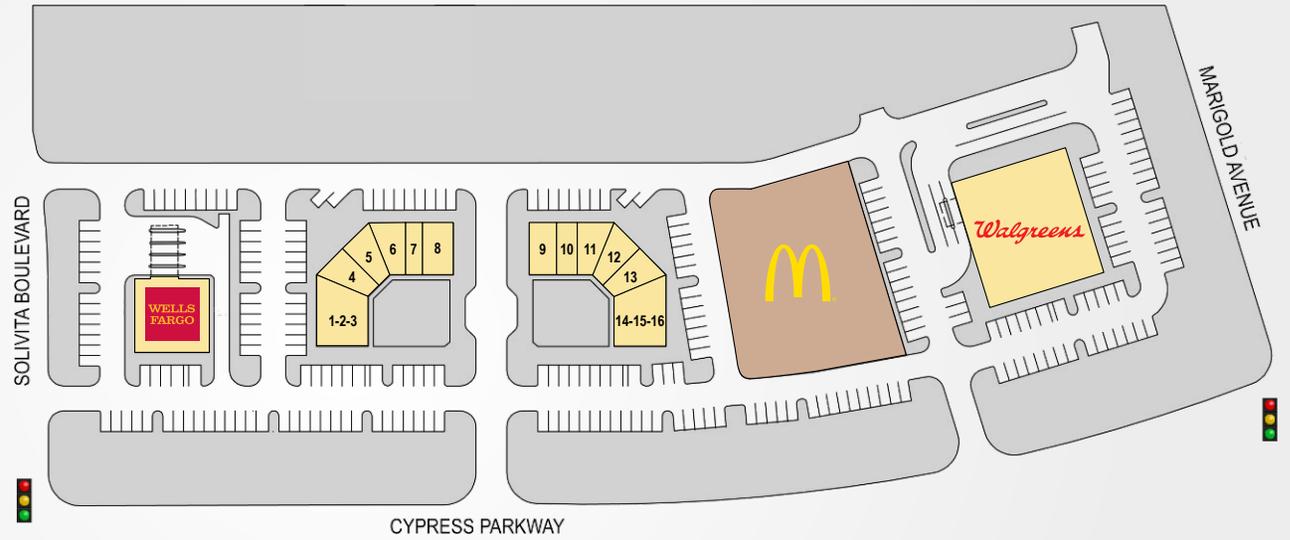
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TENANTS	UNIT	SIZE
Guidewell	1-2-3	2,918 SF
Poinciana Insurance	4	1,268 SF
Sunset Cleaners	5	1,268 SF
Queen's Nails	6	1,268 SF
New Era Barber	7	750 SF
Unidos Restaurant	8	1,500 SF
Little Ceasar's Pizza	9	1,250 SF
Empire's Tax Services	10	1,000 SF
Mueller Chiropractic	11	1,268 SF
Tabu Hair Salon	12	1,268 SF
Grill + Wings	13	1,264 SF
Lin Garden Restaurant	14-15-16	2,916 SF



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DEMOGRAPHICS

TOTAL POPULATION

MEDIAN AGE

AVERAGE HH INCOME

1 MILE	9,544	39.7	\$50,727
3 MILES	50,425	40.8	\$56,559
5 MILES	79,128	39.5	\$61,052

Southeast Centers offers best-in-class service and value creation through diligent, return-driven property management, leasing, development, and construction management.



This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy.