



# ROLLING OAKS COMMONS

3202 Rolling Oaks Boulevard, Kissimmee, FL 34747



**MARKET:** Central Florida

**COUNTY:** Osceola

**GLA:** 155,547 SF

**TRAFFIC COUNT:** 48,000



	TOTAL POPULATION	MEDIAN AGE	AVG. HH INCOME
<b>1 MILE</b>	2,195	36	\$71,956
<b>3 MILES</b>	7,666	37	\$68,657
<b>5 MILES</b>	31,171	40	\$71,579

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TENANTS	UNIT	SF	TENANTS	UNIT	SF
Dollar Tree	A-1	10,000	Island Wing Company	H-101-103	7,000
Ross	A-2	25,000	SEC Management Office	H-104	1,400
Payless Shoes	A-4	6,000	Eccleston International Tax	H-105	1,050
TJ Maxx	A-7	24,000	<b>Available</b>	<b>H-106</b>	<b>1,050</b>
Ulta	A-8	10,300	<b>Available</b>	<b>H-107</b>	<b>1,050</b>
Five Below	A-9	9,254	<b>Available</b>	<b>H-108</b>	<b>1,050</b>
Ocean Holidays	T-100	2,774	<b>Available</b>	<b>H-109</b>	<b>1,400</b>
JT Nails & Spa	T-102	1,387	<b>Available</b>	<b>OP5-101</b>	<b>1,750</b>
Bow Ties	T-103	1,040	Menchie's Frozen Yogurt	OP5-102	1,587
Re/Max	T-104	1,733	Sprint	OP5-103	1,307
Sally Beauty	T-105	1,364	<b>Available</b>	<b>OP5-104</b>	<b>1,326</b>
Flippers Pizzeria	T-106	2,100	Burger Craft	OP5-105	2,438
Tropical Smoothie Café	T-107	1,248			
H&R Block	T-108	1,248			
Salon By Rebecca Juarez	T-109	1,248			
<b>Available</b>	<b>T-110</b>	<b>1,248</b>			
Liquor Store	T-111	1,733			
Orlando Stroller Rentals	T-112-113	2,001			
Sweet Tomatoes	T-114	4,713			



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This SuperTarget anchored (shadow) power center is located on the south side of US HWY 192, just east of the Western Beltway (SR 429) right next door to Disney's Animal Kingdom Theme Park. This lively plaza boasts a strong tenant mix which includes Ross, TJ Maxx, Ulta, Five Below and more. In addition, the property will have dual access points to the adjacent \$750 million, 300-acre Margaritaville Resort and Waterpark, which is currently under construction with the 1st phase set to be completed in 2018. The Margaritaville Resort is expected to add an additional 3 million visitors per year to the area.

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.