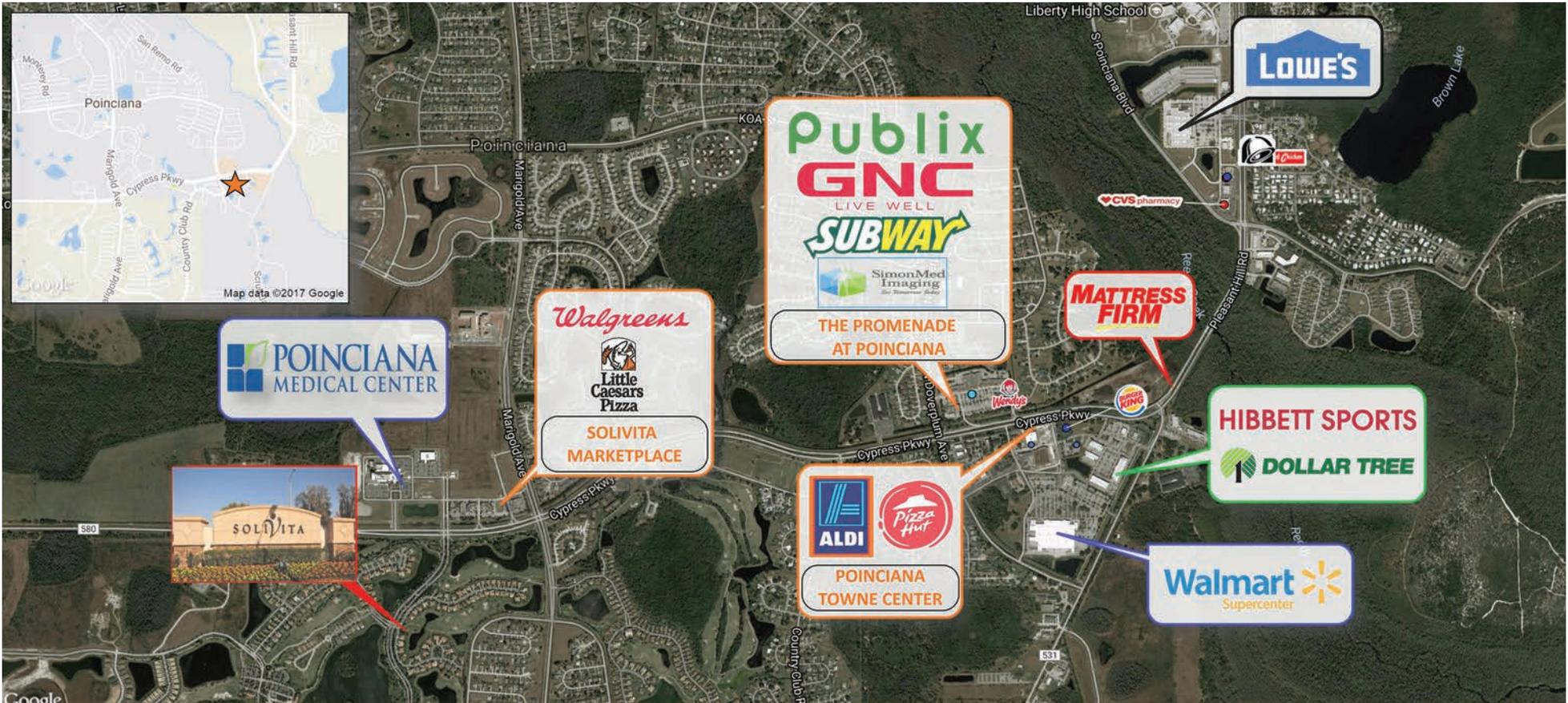




# POINCIANA TOWNE CENTER

898 Cypress Parkway, Kissimmee, FL 34759

# KISSIMMEE, FL



**MARKET:** Central Florida

**COUNTY:** Osceola

**GLA:** 87,243 SF

**TRAFFIC COUNT:** 45,000



	TOTAL POPULATION	MEDIAN AGE	AVG. HH INCOME
<b>1 MILE</b>	6,403	37.8	\$49,833
<b>3 MILES</b>	41,575	37.6	\$49,910
<b>5 MILES</b>	68,950	38.4	\$51,315

**JASON REISMAN** | LEASING AGENT

jreisman@secenters.com

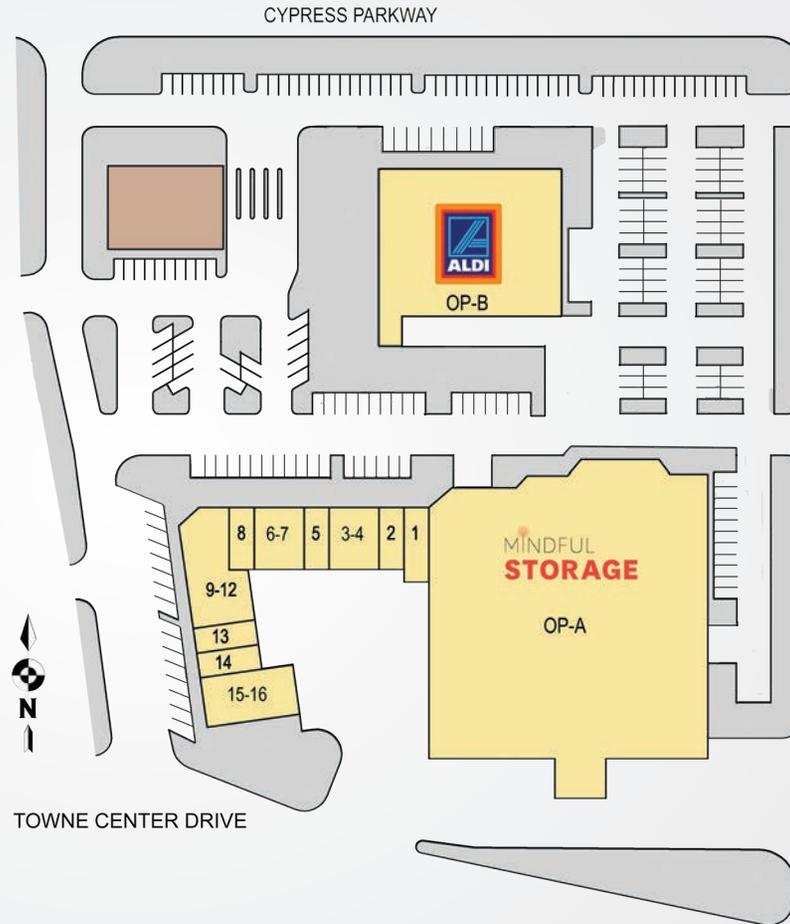
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TENANTS	UNIT	SF
Mindful Storage	OP-A	52,218
Aldi	OP-B	17,825
Pizza Hut	1	1,200
Capelli Hair Salon	2	1,000
Rainbow Beauty Supply	3-4	2,000
V Nails & Spa	5	1,000
Borinquen Restaurant	6-7	2,000
Le Petit Restaurant	8	1,000
Metro PCS	9-12	4,000
Poinciana Chinese Restaruant	13	1,000
JJ's Exquisite Dining	14	1,000
Lin USA Family Store	15-16	3,000



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**Poinciana Towne Center** is an Aldi-anchored center located on the north side of Cypress Parkway just east of Doverplum Avenue. The center sits in front of Super Walmart where Cypress Parkway boasts traffic counts of 45,000 vehicles per day, which leads to the newly constructed Poinciana Parkway which has improved access to the community and should facilitate even greater growth.

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.