



# THE PROMENADE AT POINCIANA

841 Cypress Parkway, Kissimmee, FL 34759

# KISSIMMEE, FL



**MARKET:** Central Florida

**COUNTY:** Osceola

**GLA:** 86,007 SF

**TRAFFIC COUNT:** 67,500



|         | TOTAL POPULATION | MEDIAN AGE | AVG. HH INCOME |
|---------|------------------|------------|----------------|
| 1 MILE  | 7,145            | 35.6       | \$47,660       |
| 3 MILES | 46,158           | 37.2       | \$49,891       |
| 5 MILES | 70,484           | 38.3       | \$51,429       |

**JASON REISMAN** | LEASING AGENT

jreisman@secenters.com

(321) 677-0155 | Mobile (561) 445-5571

**SOUTHEAST CENTERS**

WWW.SOUTHEASTCENTERS.COM

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| TENANTS                        | UNIT      | SF           | TENANTS                  | UNIT      | SF         |
|--------------------------------|-----------|--------------|--------------------------|-----------|------------|
| Mizu Japanese Steakhouse       | 1-4       | 4,252        | United States of America | 25        | 975        |
| Dryclean USA                   | 5         | 975          | <b>Available</b>         | <b>26</b> | <b>975</b> |
| Red Line Barber                | 6         | 975          | Furry Tails              |           |            |
| Lemays Pizza                   | 7         | 1,530        | Pet Grooming             | 27-28     | 1,950      |
| Poinciana Chiropractor         | 8-9       | 1,530        | Wade Journey Homes       | 29        | 1,300      |
| Subway                         | 10        | 1,300        | Pinch A Penny            | 30        | 975        |
| Liquor Store                   | 11-12     | 1,950        | Simon Med Imaging        | 31-35     | 6,175      |
| Don Pepe Tacqueria             | 13        | 1,950        |                          |           |            |
| Cricket Wireless               | 14        | 975          |                          |           |            |
| GNC                            | 15        | 975          |                          |           |            |
| Publix                         | 16        | 44,270       |                          |           |            |
| State Farm Insurance           | 17        | 1,300        |                          |           |            |
| Dover Nail Salon               | 18        | 975          |                          |           |            |
| <b>Available</b>               | <b>19</b> | <b>975</b>   |                          |           |            |
| <b>Available</b>               | <b>20</b> | <b>975</b>   |                          |           |            |
| Smoke Shop                     | 21        | 975          |                          |           |            |
| <b>Available</b>               | <b>22</b> | <b>1,300</b> |                          |           |            |
| Bellissimo Hair Salon & Barber | 23        | 1,370        |                          |           |            |
| H&R Block                      | 24        | 1,105        |                          |           |            |



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**The Promenade at Poinciana** is located on the NW corner of Cypress Parkway and Doverplum Ave. This bustling neighborhood Publix center is situated in the heart of Poinciana with more than 53,000 residents in the area. In Addition to Publix, The Promenade at Poinciana has a diverse tenant mix of retailers, service uses and restaurants. Combined traffic counts of Cypress Pkwy. & Doverplum Ave. exceed 67,500 vehicles daily.

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.