



ROLLING OAKS COMMONS

3202 Rolling Oaks Boulevard, Kissimmee, FL 34747

KISSIMMEE, FL



MARKET: Central Florida

COUNTY: Osceola

GLA: 155,547 SF

TRAFFIC COUNT: 60,000



- Located at the western entrance to Disney World's 4 theme parks, with an attendance of 58 million visitors in 2018
- Disney World has over 30,000 hotel rooms, 409 wilderness cabins, 799 campsites
- An average of 250,000 guests travel daily to and from various Disney properties
- More than 52,000 vacation rentals & timeshare units in Kissimmee
- 70,000 employees throughout the Disney World resort, the biggest single-site employer in the United States

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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 | Available | H-104 | 1,400 |
| Available | A-4 | 6,000 | Eccleston | H-105 | 1,050 |
| TJ Maxx | A-7 | 24,000 | International Tax | H-106 | 1,050 |
| Ulta | A-8 | 10,300 | Available | H-107 | 1,050 |
| Five Below | A-9 | 9,254 | Massage Envy | H-108-109 | 2,450 |
| Ocean Holidays | T-100 | 2,774 | IPG Realty | OP5-101 | 1,750 |
| JT Nails & Spa | T-102 | 1,387 | Menchie's Frozen Yogurt | OP5-102 | 1,587 |
| Available | T-103 | 1,040 | Sprint | OP5-103 | 1,307 |
| Re/Max | T-104 | 1,733 | Jersey Mike's Subs | OP5-104 | 1,326 |
| Sally Beauty | T-105 | 1,364 | Chipotle | OP5-105 | 2,438 |
| Flippers Pizzeria | T-106 | 2,100 | | | |
| Tropical Smoothie Café | T-107 | 1,248 | | | |
| H&R Block | T-108 | 1,248 | | | |
| Salon By Rebecca Juarez | T-109 | 1,248 | | | |
| Available | T-110 | 1,248 | | | |
| Liquor Store | T-111 | 1,733 | | | |
| Orlando Stroller Rentals | T-112-113 | 2,001 | | | |
| Sweet Tomatoes | T-114 | 4,713 | | | |



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Rolling Oaks Commons is a SuperTarget-anchored (shadow) power center, 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. 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.