



# 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
<b>1 MILE</b>	6,995	35.3	\$45,667
<b>3 MILES</b>	46,736	36.8	\$52,482
<b>5 MILES</b>	72,559	38.0	\$53,091

**JASON REISMAN** | LEASING AGENT

jreisman@secenters.com  
(321) 677-0155 | Mobile (561) 445-5571



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			
<b>Available</b>	<b>15</b>	<b>975</b>			
Publix	16	44,270			
State Farm Insurance	17	1,300			
Dover Nail Salon	18	975			
<b>Available</b>	<b>19</b>	<b>975</b>			
The UPS Store	20	975			
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.