



VILLAGE SHOPS AT BELLALAGO

3839 Pleasant Hill Road, Kissimmee, FL 34746

KISSIMMEE, FL



MARKET: Central Florida

COUNTY: Osceola

GLA: 102,660 SF

TRAFFIC COUNT: 45,000



	TOTAL POPULATION	MEDIAN AGE	AVG. HH INCOME
1 MILE	6,818	37.5	\$68,322
3 MILES	35,574	35.6	\$59,231
5 MILES	81,608	37.4	\$59,476

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SOUTHEAST CENTERS

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TENANTS	UNIT	SF
Available	A101	1,633
Sprint	A102	1,680
Publix	ANCH	45,600
Subway	B101	1,424
Bellalago Veterinary	B102-103	3,182
Southeast Centers - Management Office	B104	1,050
Available	B105	1,050
Available	B106	1,195
Beef 'O' Brady's	B107	4,127
Lin's Dragon China	B109	1,527
Upsurge Dance Company	B110	2,300
Hair Cuttery	B111	1,050
Caritas Comics	B112	1,050
Bella Nails	B113	1,400
Available	B114	1,400
Mighty Wings	C101	1,446
New Era Barbers	C102	962
Urgent Care	C103-107	6,259
Papa Johns Pizza	C108	1,400



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Village Shops at Bellalago is located on the SE corner of Pleasant Hill Road and Bellalago Drive. This Publix-anchored center serves the Bellalago community – a 1,900-acre gated community along Lake Tohopekaliga. Valencia College recently opened their new 65,000 square foot Poinciana Campus 1.2 miles north of Bellalago on Pleasant Hill Road, with an estimated 3,500 students. With combined traffic counts of over 61,000+/- vehicles per day, The Village Shops at Bellalago offers convenient ingress and egress to commuters and residents alike.

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.