



# VILLAGE SHOPS AT BELLALAGO

3839 Pleasant Hill Road, Kissimmee, FL 34746



**MARKET:** Central Florida

**COUNTY:** Osceola

**GLA:** 102,660 SF

**TRAFFIC COUNT:** 61,000



	TOTAL POPULATION	MEDIAN AGE	AVG. HH INCOME
<b>1 MILE</b>	4,513	35	\$82,219
<b>3 MILES</b>	32,965	35	\$63,659
<b>5 MILES</b>	74,295	37	\$62,542

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TENANTS	UNIT	SF
<b>Available</b>	<b>A101</b>	<b>1,633</b>
Sprint	A102	1,680
Publix	ANCH	45,600
Subway	B101A	1,424
Bellalago Veterinary	B101B	2,132
<b>Available</b>	<b>B103</b>	<b>1,050</b>
Southeast Centers - Management Office	B104	1,050
<b>Available</b>	<b>B105</b>	<b>1,050</b>
<b>Available</b>	<b>B106</b>	<b>1,195</b>
Beef 'O' Brady's	B107	4,127
Lin's Dragon China	B109	1,527
<b>Available</b>	<b>B110</b>	<b>2,300</b>
Hair Cuttery	B111	1,050
<b>Available</b>	<b>B112</b>	<b>1,050</b>
Bella Nails	B113	1,400
Values Martial Arts	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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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.