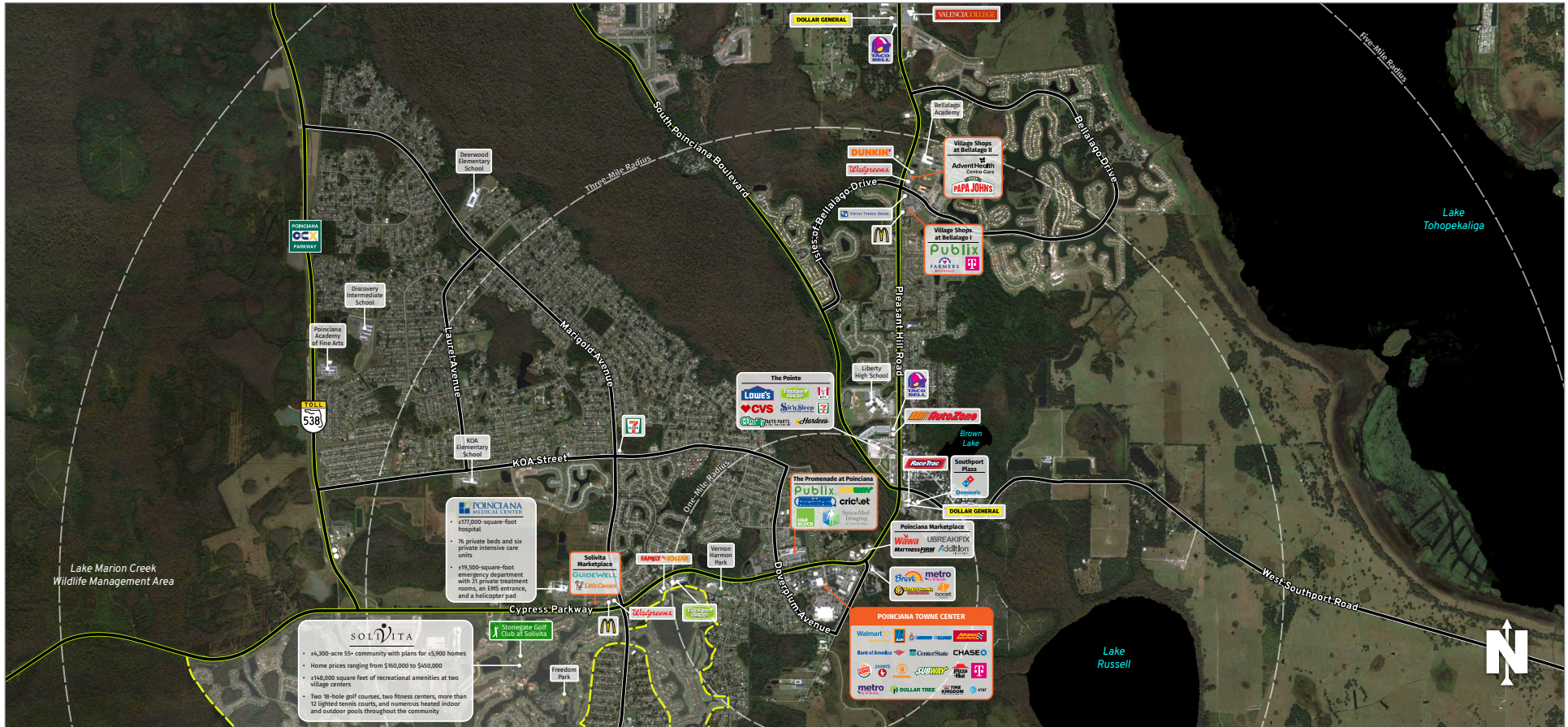




# POINCIANA TOWNE CENTER

898 Cypress Parkway, Kissimmee FL 34759

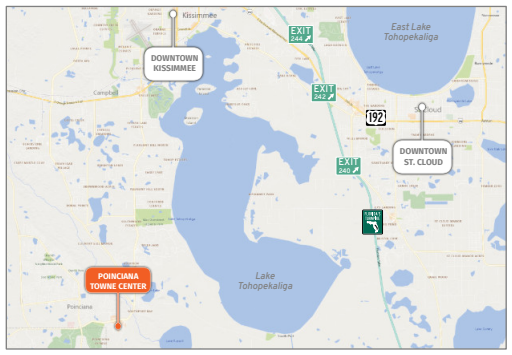
# KISSIMMEE, FL



**POINCIANA MEDICAL CENTER**  
 • 1,177,000-square-foot hospital  
 • 76 private beds and six private intensive care units  
 • 119,500-square-foot emergency department with 31 private treatment rooms, an EMS entrance and a helicopter pad

**SOLVITA**  
 • 44,300-acre 55+ community with plans for 45,900 homes  
 • Home prices ranging from \$160,000 to \$400,000  
 • 148,000 square feet of recreational amenities at two village centers  
 • Two 18-hole golf courses, two fitness centers, more than 12 lighted tennis courts, and numerous heated indoor and outdoor pools throughout the community

**MARKET:** Central Florida      **COUNTY:** Osceola      **GLA:** ±87,243 SF      **TRAFFIC COUNT:** ±67,500



- Poinciana Towne Center is an ALDI-anchored center located on the north side of Cypress Parkway just east of Doverplum Avenue.
- The center sits in front of Super Walmart where Cypress Parkway boasts traffic counts of 45,000 vehicles per day.
- Cypress Parkway leads to the newly constructed Poinciana Parkway, which has improved access to the community and should facilitate even greater growth.

**NOLAN COLLIER** | LEASING AGENT  
 ncollier@secenters.com  
 (321) 677-0155 | Mobile (407) 864-6897

**SOUTHEAST CENTERS**  
 WWW.SOUTHEASTCENTERS.COM



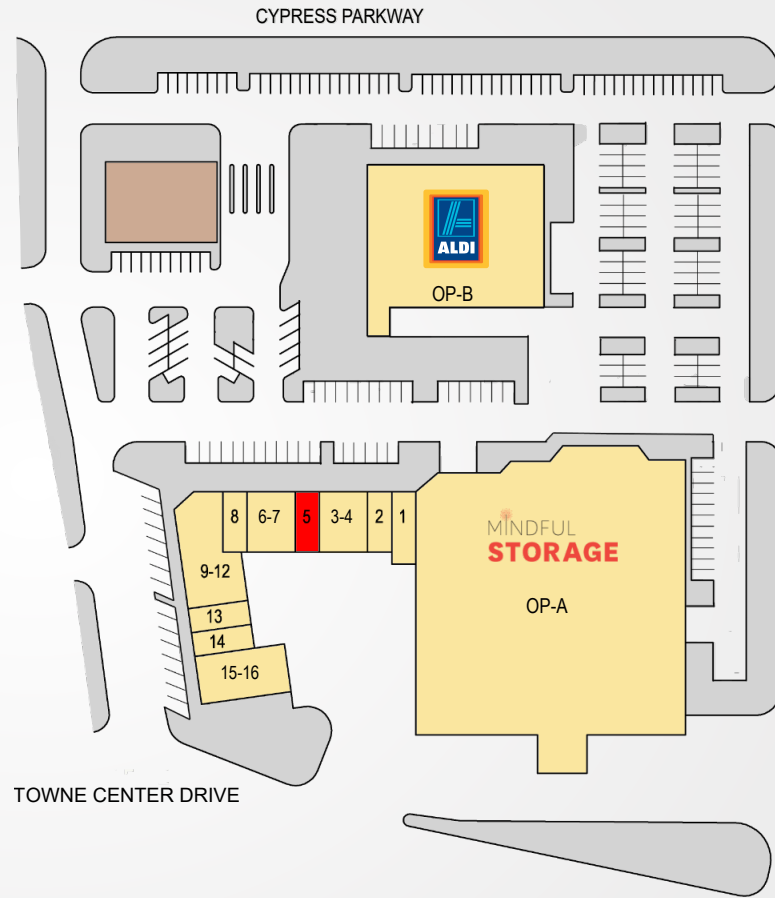
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**SOUTHEAST**  
CENTERS

# POINCIANA TOWNE CENTER

TENANTS	UNIT	SIZE
Mindful Storage	OP-A	52,218 SF
ALDI	OP-B	17,825 SF
Pizza Hut	1	1,200 SF
Capelli Hair Salon	2	1,000 SF
Rainbow Beauty Supply	3-4	2,000 SF
<b>Available</b>	<b>5</b>	<b>1,000 SF</b>
Borinquen Restaurant	6-7	2,000 SF
Le Petit Restaurant	8	1,000 SF
Metro PCS	9-12	4,000 SF
Poinciana Chinese Restaurant	13	1,000 SF
JJ's Exquisite Dining	14	1,000 SF
Lin USA Family Store	15-16	3,000 SF



898 Cypress Parkway, Kissimmee FL 34759

## DEMOGRAPHICS

	TOTAL POPULATION	MEDIAN AGE	AVERAGE HH INCOME
<b>1 MILE</b>	6,551	38.6	\$56,632
<b>3 MILES</b>	45,906	38.3	\$56,221
<b>5 MILES</b>	75,601	39.4	\$56,760

Southeast Centers offers 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.