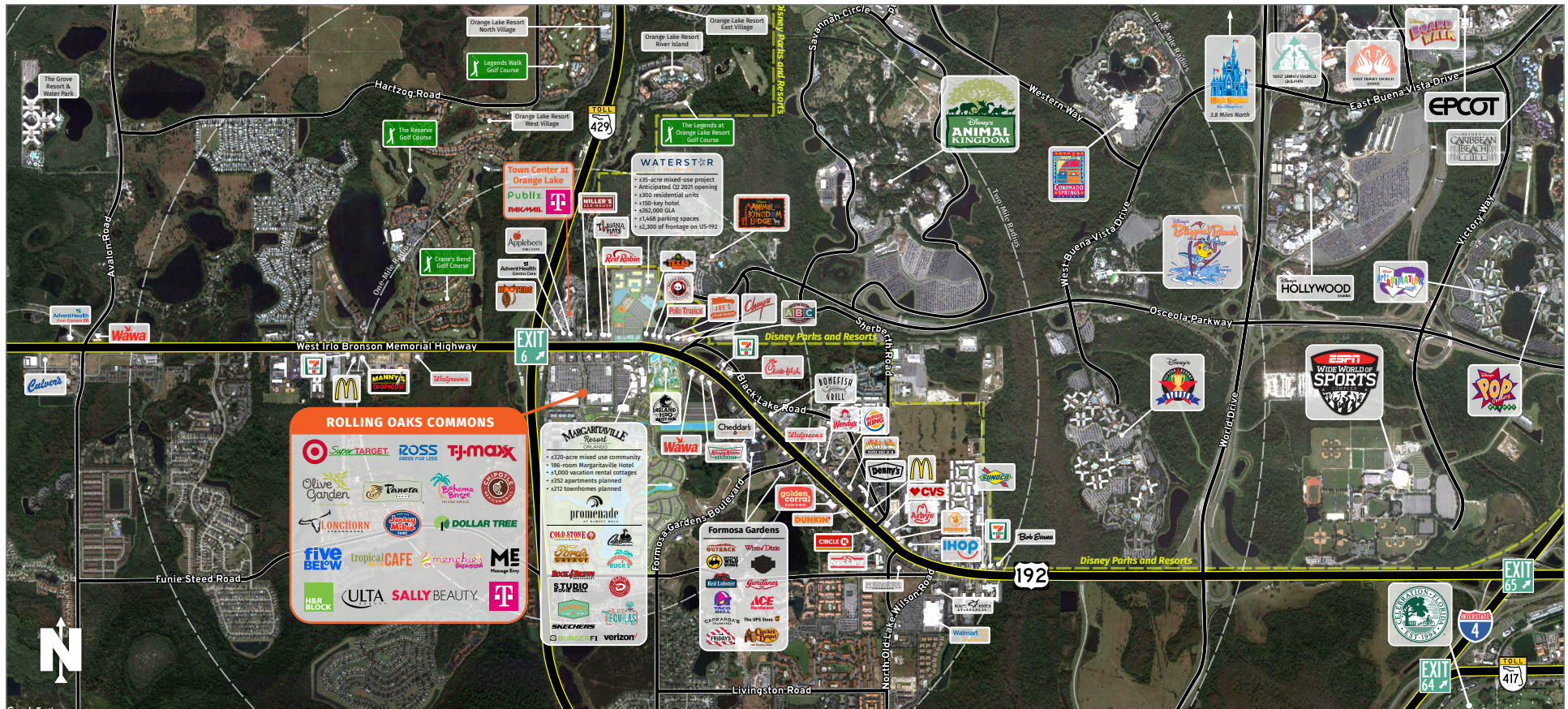




# ROLLING OAKS COMMONS

3202 Rolling Oaks Boulevard, Kissimmee, FL 34747

KISSIMMEE, FL

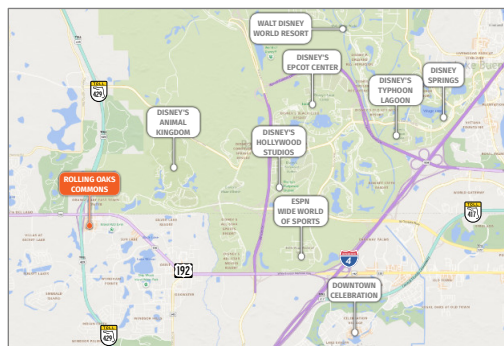


**MARKET:** Central Florida

**COUNTY:** Osceola

**GLA:** ±155,604 SF

**TRAFFIC COUNT:** ±60,000



- Located at the western entrance to Disney World's four theme parks with an attendance of nearly 59 million visitors in 2019
- Disney World has over 30,000 hotel rooms, 409 wilderness cabins, and 799 campsites
- An average of ±250,000 guests travel daily to and from various Disney properties
- ±52,000 vacation rentals and timeshare units are located in Kissimmee
- 70,000 employees throughout the Disney World resort, the biggest single-site employer in the United States

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**SOUTHEAST**  
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**SOUTHEAST**  
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# ROLLING OAKS COMMONS

TENANTS	UNIT	SIZE
Dollar Tree	A-1	10,000 SF
Ross	A-2	25,000 SF
<b>Available</b>	<b>A-4</b>	<b>6,000 SF</b>
TJ Maxx	A-7	24,000 SF
Ulta	A-8	10,357 SF
Five Below	A-9	9,254 SF
<b>Available</b>	<b>T-100</b>	<b>2,774 SF</b>
JT Nails & Spa	T-102	1,387 SF
<b>Available</b>	<b>T-103</b>	<b>1,040 SF</b>
Re/Max	T-104	1,733 SF
Sally Beauty	T-105	1,364 SF
Flippers Pizzeria	T-106	2,100 SF
Tropical Smoothie Café	T-107	1,248 SF
H&R Block	T-108	1,248 SF
Salon by Rebecca Juarez	T-109	1,248 SF

TENANTS	UNIT	SIZE
<b>Available</b>	<b>T-110</b>	<b>1,248 SF</b>
Liquor Store	T-111	1,733 SF
Orlando Stroller Rentals	T-112   T-113	2,001 SF
<b>Available</b>	<b>T-114</b>	<b>4,713 SF</b>
Island Wing Company	H-101   H-103	7,000 SF
<b>Available</b>	<b>H-104</b>	<b>1,400 SF</b>
Eccleston International Tax	H-105	1,050 SF
Small Cakes	H-106	1,050 SF
<b>Available</b>	<b>H-107</b>	<b>1,050 SF</b>
Massage Envy	H-108   H-109	2,450 SF
IPG Realty	OP5-101	1,750 SF
Menchie's Frozen Yogurt	OP5-102	1,587 SF
T-Mobile	OP5-103	1,307 SF
Jersey Mike's Subs	OP5-104	1,326 SF
Chipotle	OP5-105	2,438 SF

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.



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DEMOGRAPHICS	TOTAL POPULATION	MEDIAN AGE	AVERAGE HH INCOME
<b>1 MILE</b>	5,030	31.6	\$42,656
<b>3 MILES</b>	13,366	33.1	\$48,697
<b>5 MILES</b>	53,002	36.8	\$70,317

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.