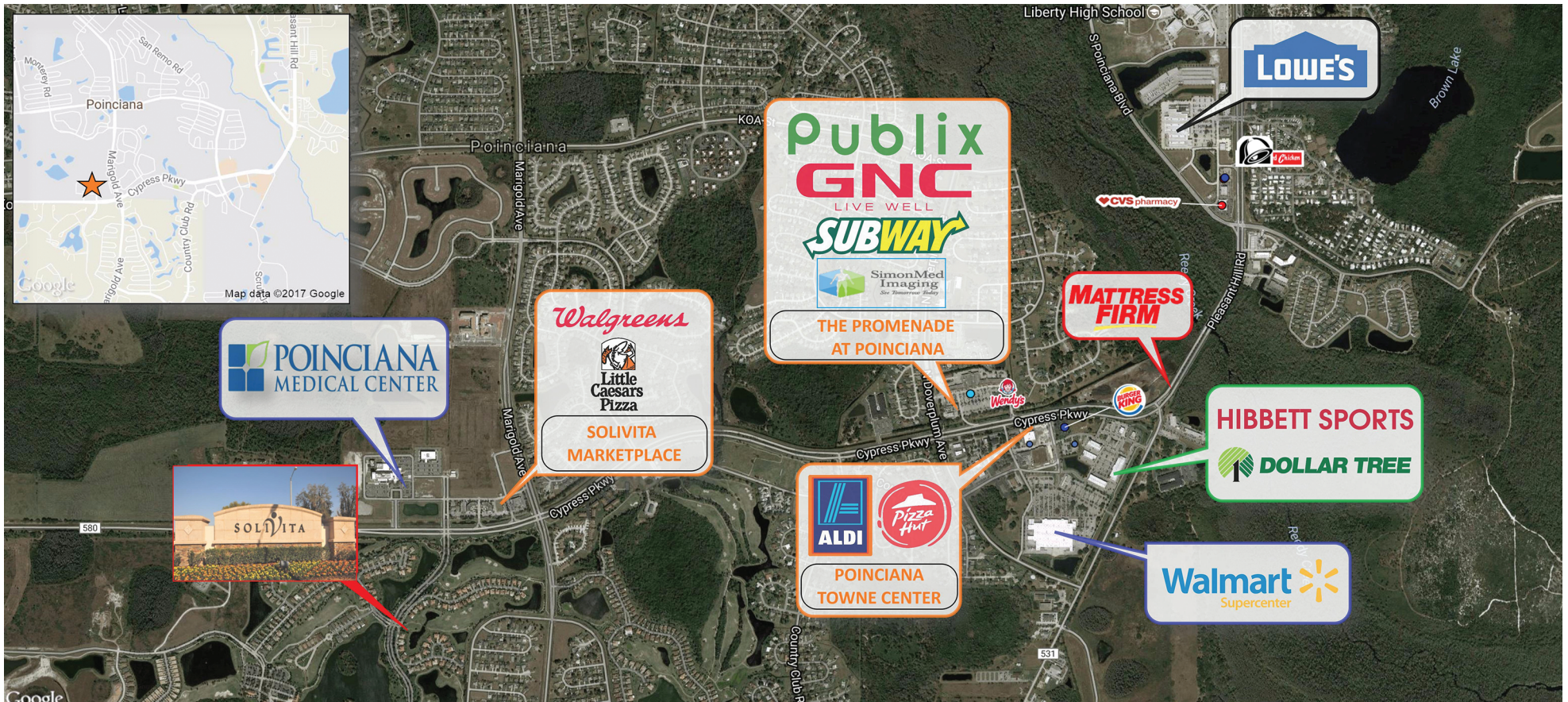




# SOLIVITA MARKETPLACE

381 Cypress Parkway, Kissimmee, FL 34759



**MARKET:** Central Florida

**COUNTY:** Osceola

**GLA:** 38,473 SF

**TRAFFIC COUNT:** 60,000



	TOTAL POPULATION	MEDIAN AGE	AVG. HH INCOME
1 MILE	6,173	49	\$48,454
3 MILES	45,943	39	\$46,897
5 MILES	66,451	38	\$48,245

**JASON REISMAN** | LEASING AGENT

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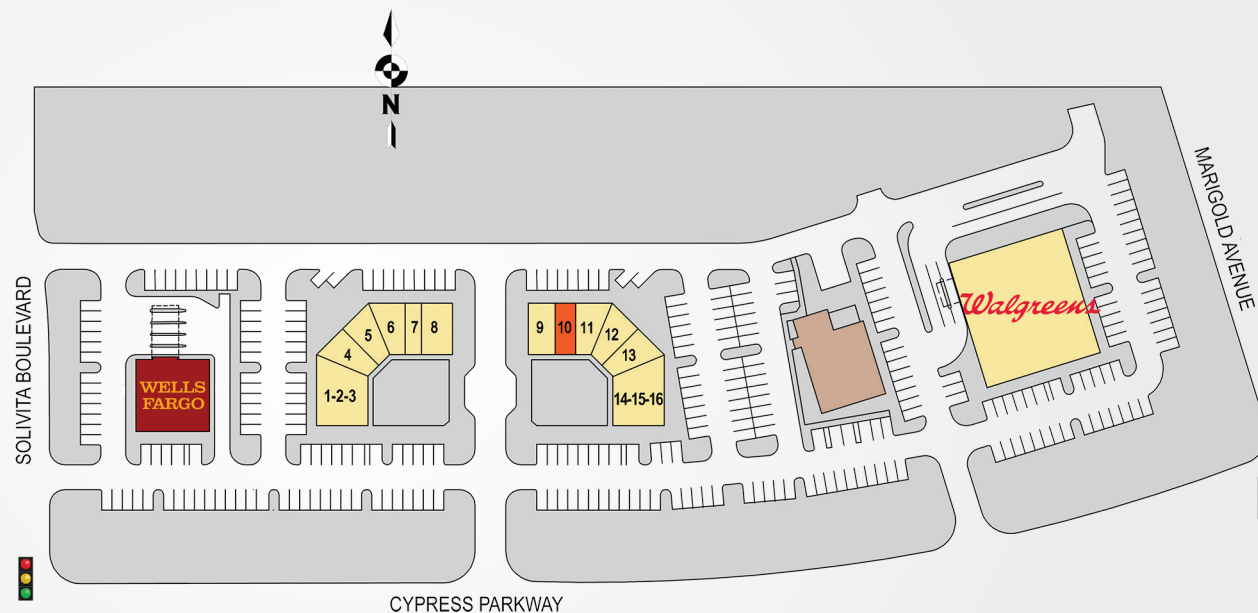
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TENANTS	UNIT	SF
UroGyn Specialists Of Florida	1-2-3	2,918
Poinciana Insurance	4	1,268
Sunset Cleaners	5	1,268
Queen's Nails	6	1,268
New Era Barber	7	750
Unidos Restaurant	8	1,500
Little Caesar's Pizza	9	1,250
<b>Available</b>	<b>10</b>	<b>1,000</b>
Williamsburg Chiropractic	11	1,268
Tabu Hair Salon	12	1,268
Chicken King Restaurant	13	1,264
Lin Garden Restaurant	14-15-16	2,916



381 Cypress Parkway, Kissimmee, FL 34759

Located on the NW corner of Cypress Parkway and Marigold Ave, this busy little shopping center sits adjacent to the newly constructed Poinciana Medical Center and across from Solivita - a 4,300-acre 55+ community with 7,000+ residents. The plaza also sits at one of the access points for the new Poinciana Parkway, which has helped to alleviate traffic and provide access to the major highways. Tenants at Solivita Marketplace Shopping Center benefit from the combined daily traffic counts of 60,000+ vehicles per day.

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.