



SOLIVITA MARKETPLACE

381 Cypress Parkway, Kissimmee, FL 34759

KISSIMMEE, FL

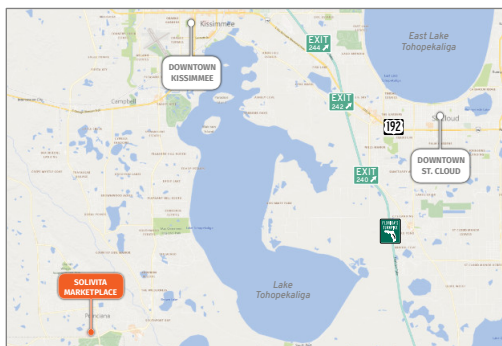


MARKET: Central Florida

COUNTY: Osceola

GLA: ±38,473 SF

TRAFFIC COUNT: ±65,000



- Located adjacent to the newly constructed Poinciana Medical Center on the northwest corner of Cypress Parkway and Marigold Avenue
- Directly across Cypress Parkway from Solivita, a ±4,300-acre, 55+ community with more than 7,000 residents
- Traffic to the center is enhanced by its proximity to Marigold Avenue, an access points for the new Poinciana Parkway, which has helped to alleviate traffic and provide access to the major highways.
- Tenants at Solivita Marketplace benefit from the combined daily traffic counts of ±65,000 vehicles per day

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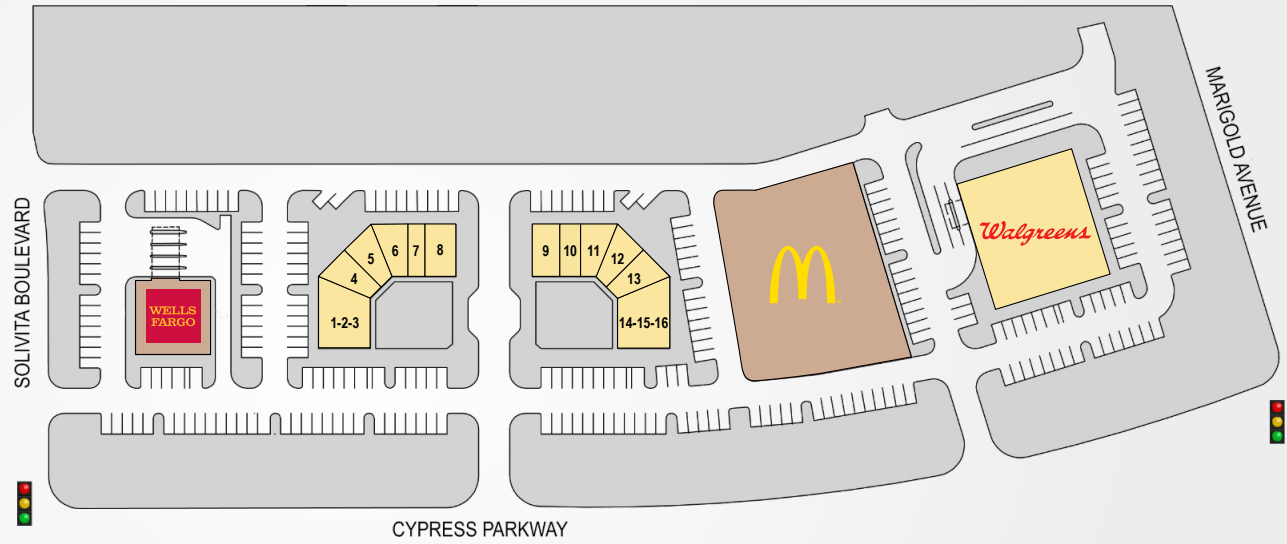
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| TENANTS | UNIT | SIZE |
|-----------------------|----------|----------|
| Guidewell | 1-2-3 | 2,918 SF |
| Poinciana Insurance | 4 | 1,268 SF |
| Sunset Cleaners | 5 | 1,268 SF |
| Queen's Nails | 6 | 1,268 SF |
| New Era Barber | 7 | 750 SF |
| Unidos Restaurant | 8 | 1,500 SF |
| Little Ceasar's Pizza | 9 | 1,250 SF |
| Empire's Tax Services | 10 | 1,000 SF |
| Mueller Chiropractic | 11 | 1,268 SF |
| Tabu Hair Salon | 12 | 1,268 SF |
| Grill + Wings | 13 | 1,264 SF |
| Lin Garden Restaurant | 14-15-16 | 2,916 SF |



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| DEMOGRAPHICS | TOTAL POPULATION | MEDIAN AGE | AVERAGE HH INCOME |
|--------------|------------------|------------|-------------------|
| 1 MILE | 9,060 | 37.6 | \$55,255 |
| 3 MILES | 54,981 | 40.1 | \$58,805 |
| 5 MILES | 78,263 | 39.2 | \$60,825 |

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.