



# THE PROMENADE AT POINCIANA

841 Cypress Parkway, Kissimmee FL 34759

# KISSIMMEE, FL

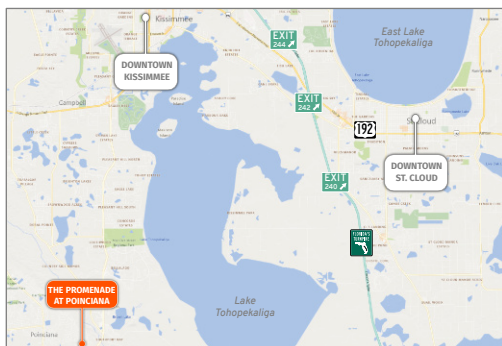


**MARKET:** Central Florida

**COUNTY:** Osceola

**GLA:** ±86,007 SF

**TRAFFIC COUNT:** ±67,500



- Located at the at the northwest corner of Cypress Parkway and Doverplum Avenue
- Situated in a bustling neighborhood in the heart of Poinciana with more than 53,000 residents in the area.
- In addition to Publix, the center is home to a diverse tenant mix of retailers, service uses and restaurants.
- Combined traffic counts of Cypress Parkway and Doverplum Avenue exceed 67,500 vehicles daily

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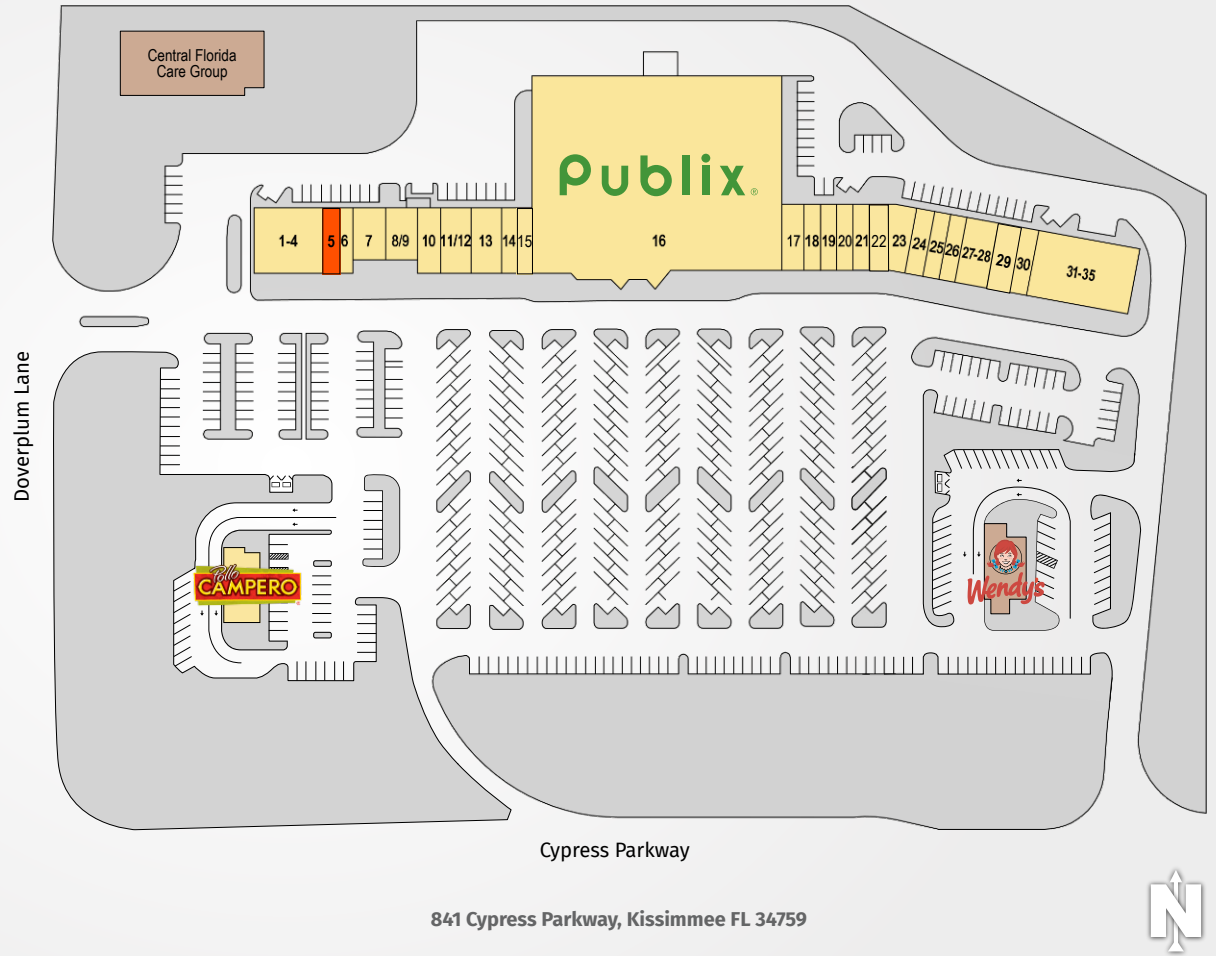
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**SOUTHEAST**  
CENTERS

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TENANTS	UNIT	SIZE
Mizu Japanese Steakhouse	1-4	4,252 SF
<b>Lease Pending</b>	<b>5</b>	<b>975 SF</b>
Red Line Barber	6	975 SF
Lemays Pizza	7	1,530 SF
Poinciana Chiropractor	8-9	1,530 SF
Subway	10	1,300 SF
Liquor Store	11-12	1,950 SF
Don Pepe Tacqueria	13	1,950 SF
Cricket Wireless	14	975 SF
Nutrition Vitamin Store	15	975 SF
Publix	16	44,270 SF
State Farm	17	1,300 SF
Armani Nail & Spa	18	975 SF
Rita's Italian Ice	19	975 SF
The UPS Store	20	975 SF
Smoke Shop	21	975 SF
Boriken Foods	22	1,300 SF
Bellissimo Hair Salon & Barber	23	1,370 SF
H&R Block	24	1,105 SF
United States of America	25	975 SF
Dry Clean America	26	975 SF
Furry Tails Pet Grooming	27-28	1,950 SF
Wade Jurney Homes	29	1,300 SF
Pinch A Penny Pool Patio Spa	30	975 SF
SimonMed Imaging	31-35	6,175 SF



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DEMOGRAPHICS	TOTAL POPULATION	MEDIAN AGE	AVERAGE HH INCOME
<b>1 MILE</b>	6,894	36.6	\$79,742
<b>3 MILES</b>	50,153	38.3	\$89,978
<b>5 MILES</b>	79,989	39.0	\$98,034

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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.