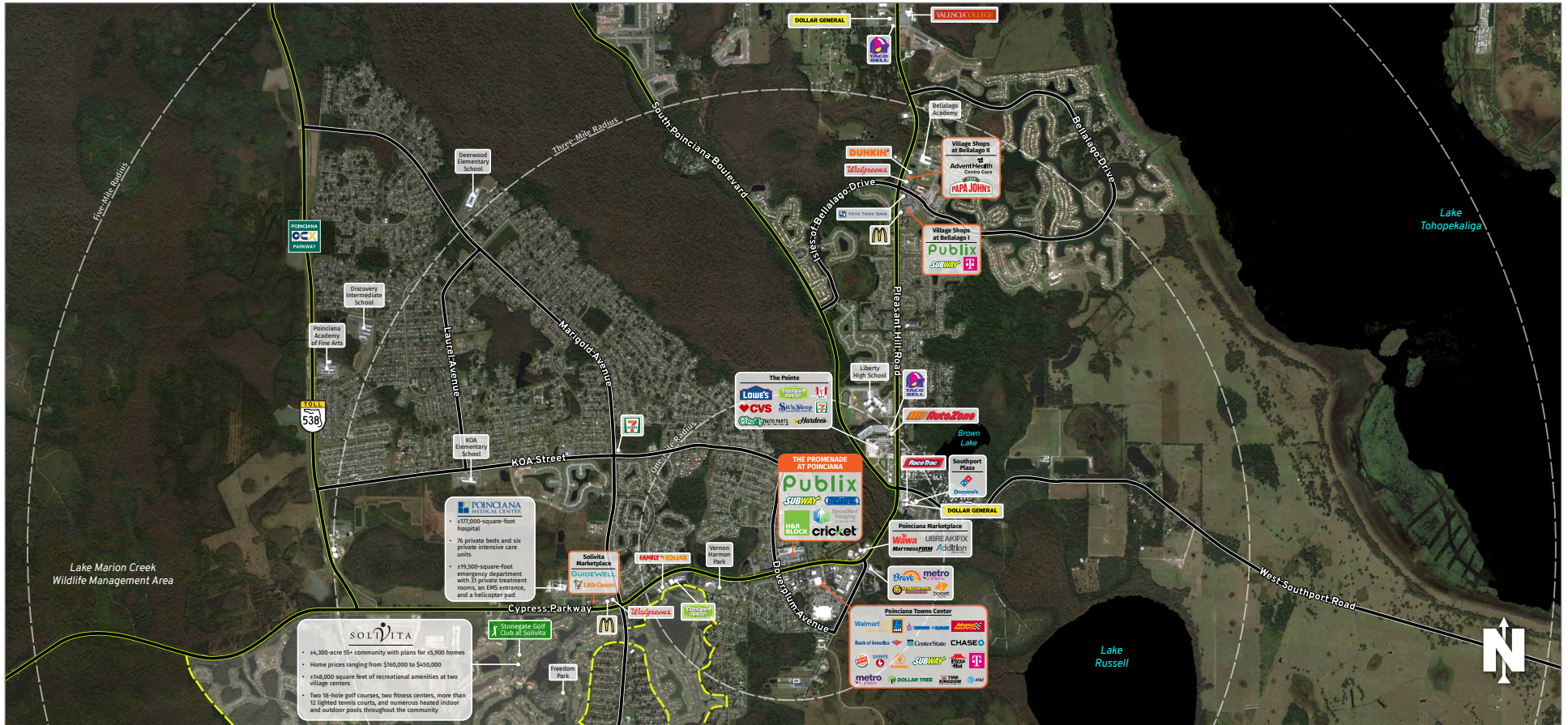




# THE PROMENADE AT POINCIANA

841 Cypress Parkway, Kissimmee FL 34759

KISSIMMEE, FL

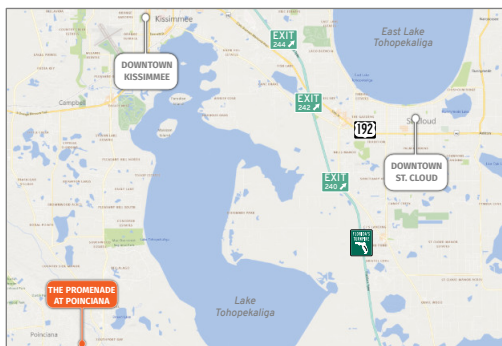


**MARKET:** Central Florida

**COUNTY:** Osceola

**GLA:** ±86,007 SF

**TRAFFIC COUNT:** ±67,500



- Located at the 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

**NOLAN COLLIER** | LEASING AGENT

[ncollier@secenters.com](mailto:ncollier@secenters.com)

(321) 677-0155 | Mobile (407) 864-6897

**SOUTHEAST**  
CENTERS

[WWW.SOUTHEASTCENTERS.COM](http://WWW.SOUTHEASTCENTERS.COM)





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

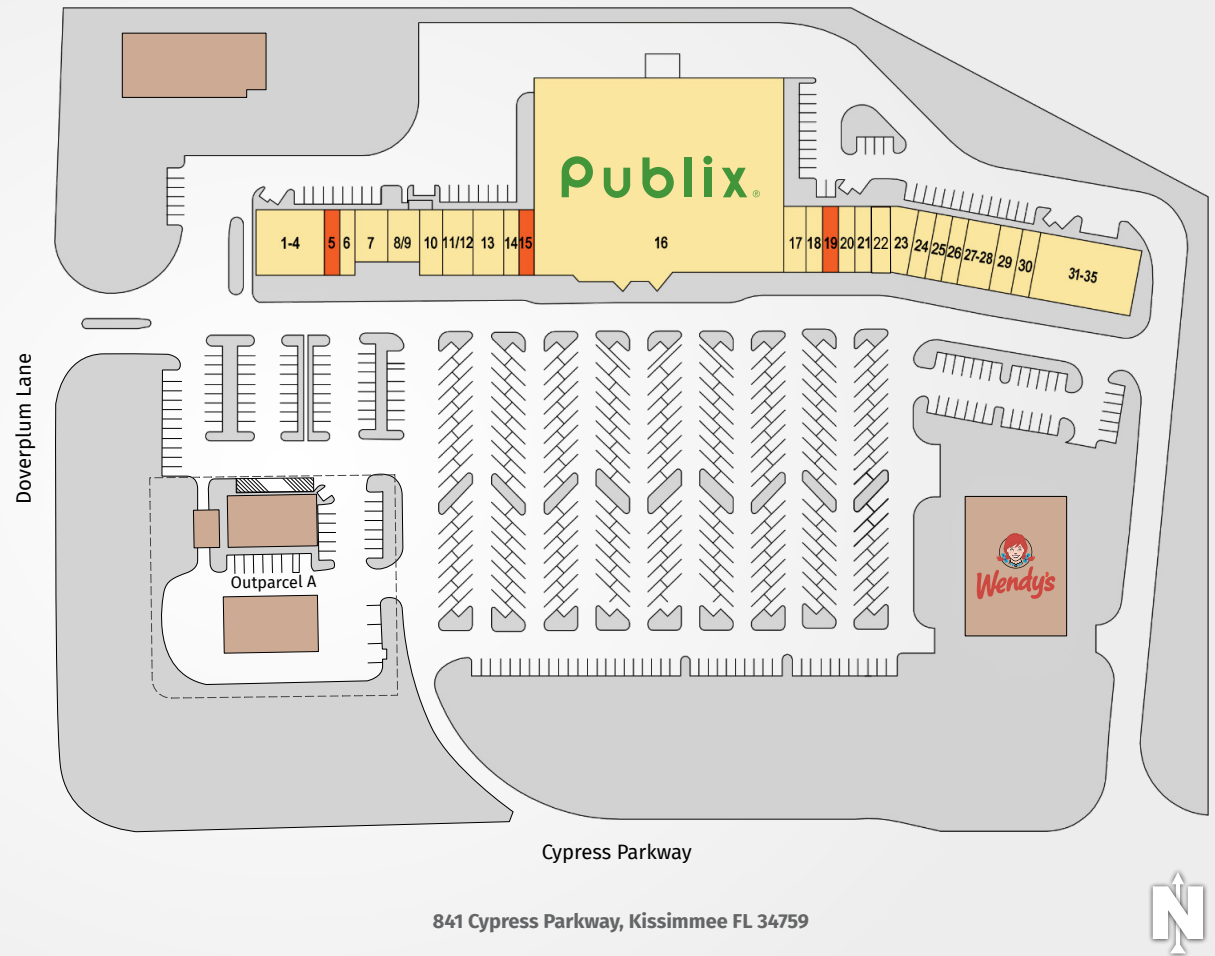
**THE PROMENADE AT POINCIANA**  
 841 Cypress Parkway, Kissimmee FL 34759

**SOUTHEAST**  
 CENTERS



# THE PROMENADE AT POINCIANA

| TENANTS                        | UNIT      | SIZE          |
|--------------------------------|-----------|---------------|
| Mizu Japanese Steakhouse       | 1-4       | 4,252 SF      |
| <b>Available</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        |
| <b>Available</b>               | <b>15</b> | <b>975 SF</b> |
| Publix                         | 16        | 44,270 SF     |
| Dover Nail Salon               | 18        | 975 SF        |
| <b>Available</b>               | <b>19</b> | <b>975 SF</b> |
| 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        |
| Dryclean USA                   | 26        | 975 SF        |
| Furry Tails Pet Grooming       | 27-28     | 1,950 SF      |
| Wade Journey Homes             | 29        | 1,300 SF      |
| Pinch A Penny Pool Patio Spa   | 30        | 975 SF        |
| SimonMed Imaging               | 31-35     | 6,175 SF      |



## DEMOGRAPHICS

## TOTAL POPULATION

## MEDIAN AGE

## AVERAGE HH INCOME

| 1 MILE  | 6,767  | 36.7 | \$57,898 |
|---------|--------|------|----------|
| 3 MILES | 49,556 | 38.1 | \$60,219 |
| 5 MILES | 77,090 | 39.4 | \$61,131 |

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.