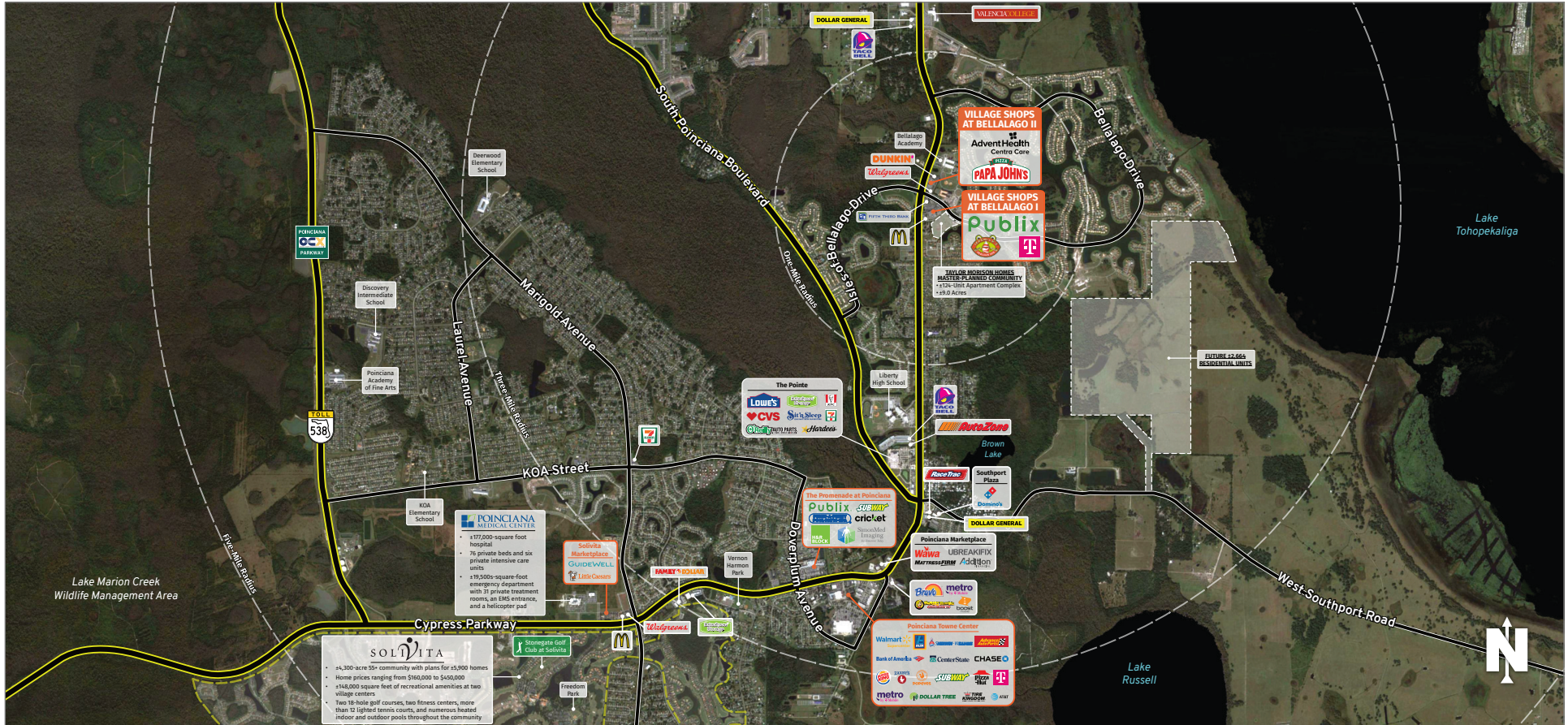




# VILLAGE SHOPS AT BELLALAGO

3839 Pleasant Hill Road, Kissimmee, FL 34746

# KISSIMMEE, FL

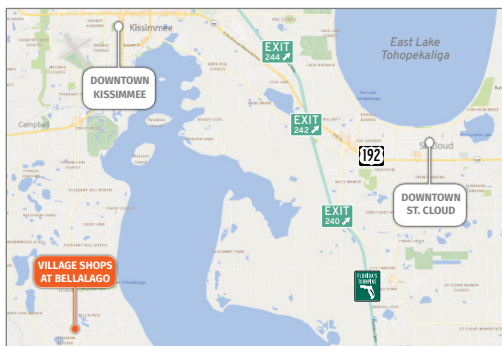


**MARKET:** Central Florida

**COUNTY:** Osceola

**GLA:** ±102,660 SF

**TRAFFIC COUNT:** ±33,000



- Located on the southeast corner of Pleasant Hill Road and Bellalago Drive
- Publix-anchored center serving the Bellalago community, a 1,900-acre gated community along Lake Tohopekaliqa
- Valencia College's new ±65,000-square-foot Poinciana Campus serving ±3,500 students located 1.2 miles north of Bellalago on Pleasant Hill Road
- Offers convenient ingress and egress to commuters and residents alike with annual average daily traffic (AADT) counts of ±33,000

**NOLAN COLLIER** | LEASING AGENT

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

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



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



**TAYLOR MORISON HOMES  
MASTER-PLANNED COMMUNITY**  
 • ±124-Unit Apartment Complex  
 • ±9.0 Acres

**VILLAGE SHOPS AT BELLALAGO II**  
 Advent Health  
 Centra Care  
 PIZZA  
**PAPA JOHN'S**

**VILLAGE SHOPS AT BELLALAGO I**  
**Publix**  
 FIFTH THIRD BANK

Pleasant Hill Road • ±33,000 AADT



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**SOUTHEAST  
CENTERS**

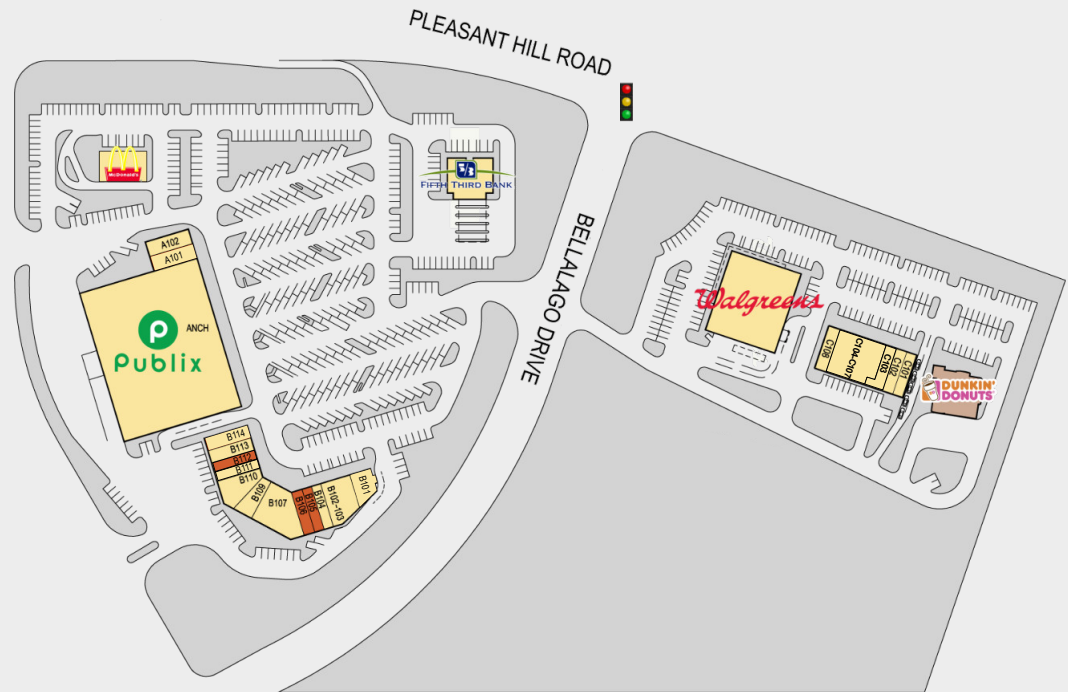
# VILLAGE SHOPS AT BELLALAGO

## VILLAGE SHOPS AT BELLALAGO I

TENANTS	UNIT	SIZE
Publix Liquor	A101	1,633 SF
T-Mobile	A102	1,680 SF
Publix	ANCH	45,600 SF
NY Bagel & Deli	B101	1,424 SF
Bellalago Veterinary	B102 - B103	3,182 SF
Farmers Insurance	B104	1,050 SF
<b>Available</b>	<b>B105</b>	<b>1,050 SF</b>
<b>Available</b>	<b>B106</b>	<b>1,195 SF</b>
Mama Romano's Italian Restaurant & Pizzeria	B107	4,127 SF
Lin's Dragon China	B109	1,527 SF
Upsurge Dance Company	B110	2,300 SF
Paulines Unisex Cuts & Styles	B111	1,050 SF
<b>Available</b>	<b>B112</b>	<b>1,050 SF</b>
Bella Nails	B113	1,400 SF
Jeremiah's Italian Ice	B114	1,400 SF

## VILLAGE SHOPS AT BELLALAGO II

TENANTS	UNIT	SIZE
Mighty Wings	C101	1,446 SF
New Era Barbers	C102	962 SF
Family Care	C103	1,445 SF
AdventHealth Centra Care	C104 - C107	6,259 SF
Papa Johns Pizza	C108	1,400 SF



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### DEMOGRAPHICS

### TOTAL POPULATION

### MEDIAN AGE

### AVERAGE HH INCOME

<b>1 MILE</b>	5,743	36.2	\$97,768
<b>3 MILES</b>	35,402	36.3	\$67,288
<b>5 MILES</b>	85,538	37.6	\$62,858

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.