



GATEWAY STATION

1307 East Osceola Parkway, Kissimmee, FL 34744

KISSIMMEE, FL

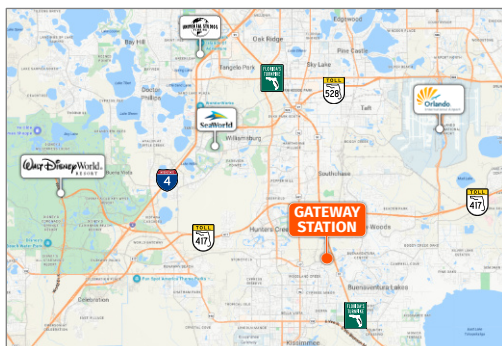


MARKET: Central Florida

COUNTY: Osceola

GLA: ±86,558 SF

TRAFFIC COUNT: ±51,000



- Located on Osceola Parkway (51,000 VPD) & Michigan Ave (32,500 VPD) at a bustling signalized intersection near the FL Turnpike.
- Center is shadow anchored by a dominant Walmart Supercenter (2.1 Million visitors per year) and a brand new EOS Fitness.
- Co-tenants include Harbor Freight Tools, Sanitas Healthcare, Dollar Tree, CATO Fashions, Vanessa's Coffee Shop, and many other successful national and local tenants
- Over 1,000 multifamily units under construction or recently completed within a 1 mile radius including 19 South, Parkway Crossings, and San Mateo Crossing.
- Dense population and being situation on one of the busiest roads in Central Florida make this a regional shopping destination, with many co-tenants seeing above average sales.

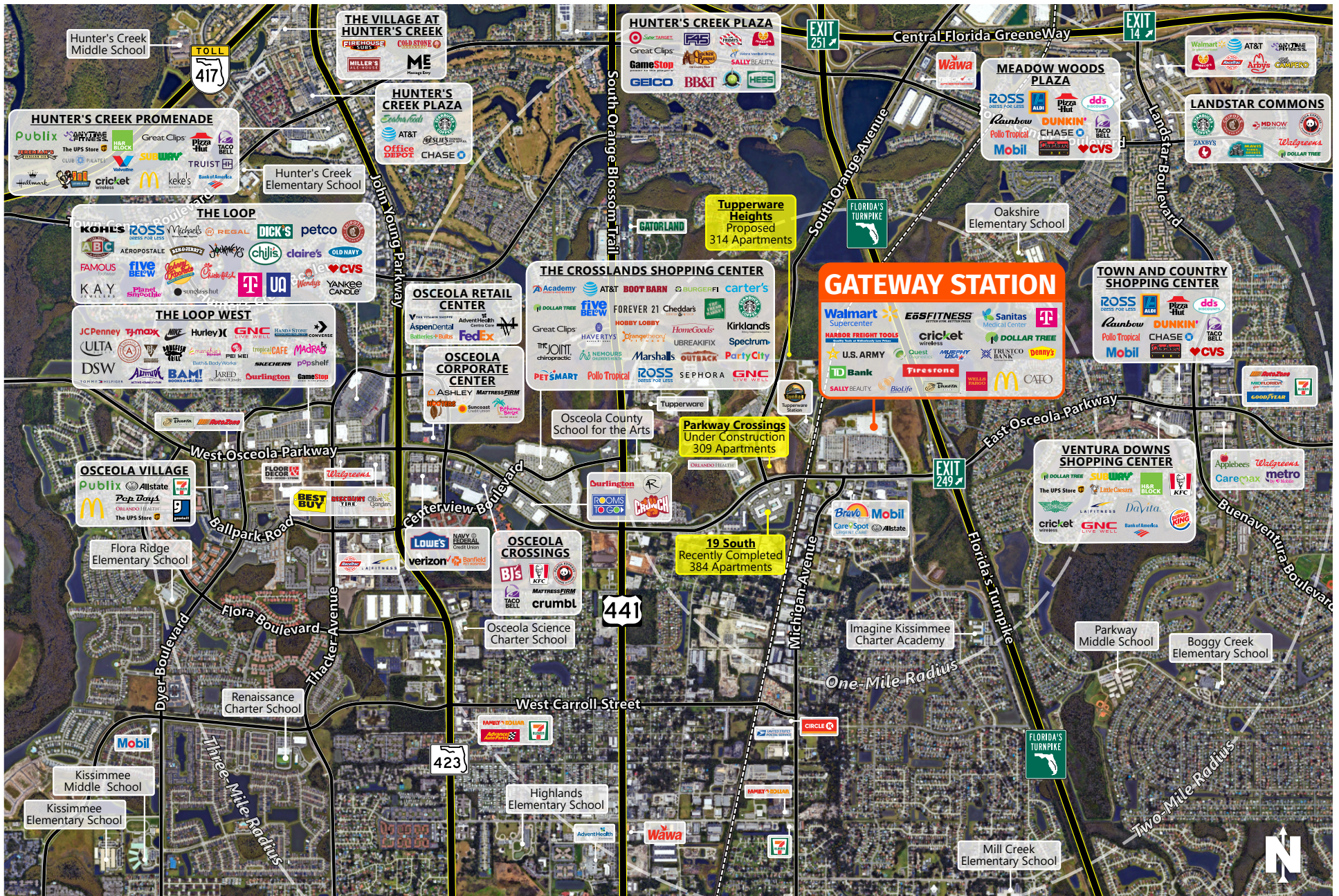
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SOUTHEAST
CENTERS

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SOUTHEAST CENTERS

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TENANTS	UNIT	SIZE
Sanitas Medical Center	1307-1313	9,136 SF
Harbor Freight Tools	1317	16,000 SF
Dentist	1319C	4,000 SF
Happy Kiddos	1319D	2,000 SF
US Armed Forces	1327	6,200 SF
Vanessa's Coffee Shop	1331	2,800 SF
Planet Learning Academy	1339	4,000 SF
Gentlemen's Barbershop	1341	1,200 SF
Beauty House by GR	1359	2,100 SF
Edible Arrangements	1361	1,400 SF
Queens Nails & Spa	1365	1,400 SF
Lienso Salud Medspa	1367	1,400 SF
Available (12/1/25)	1369	1,400 SF
El Importado Restaurant	1371	1,600 SF
Rico Chino Restaurant	1373	1,580 SF
Future Availability	1375	1,600 SF
CATO	1379	3,900 SF
Pain Management Clinic	1381	2,500 SF
Quest	1383	2,500 SF
Dollar Tree	1387	10,000 SF
Cricket Wireless	1389	1,600 SF
Sally Beauty Supply	1391	1,600 SF
Lease Pending	1395	1,600 SF
Lease Pending	1397	5,040 SF



DEMOGRAPHICS	TOTAL POPULATION	MEDIAN AGE	AVERAGE HH INCOME
1 MILE	5,923	39.7	\$66,902
3 MILES	113,584	38.3	\$68,621
5 MILES	243,909	37.8	\$74,223

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.