

**For Lease**  
**1,600 - 3,200 SF**

# SHOPPES AT KISSIMMEE

3205 South John Young Parkway, Kissimmee, FL



## PROPERTY HIGHLIGHTS:

- 🌳 Strategically located along busy roadways in a growing sub market.
- 🌳 Limited competition in the immediate vicinity
- 🌳 **High Traffic Area:** 112,500 ± AADT.
- 🌳 **Available Space:** 1,600-3,200SF
- 🌳 **Roughly 4 Miles** from Sun Rail Station
- 🌳 **Municipality:** City Of Kissimmee
- 🌳 **Total GLA:** 74,520 ± SF
- 🌳 **Key Tenants:** Ross Dress for Less (26,505sf) Beall's Outlet (21,744sf) Dollar Tree (10,212sf)
- 🌳 **Major Roads:** U.S. Highway 17-92: 69,500± AADT, Pleasant Hill Road: 43,000± AADT
- 🌳 **Zoning:** AC-3/AN
- 🌳 **Year Built/Renovated:** 1988/2012
- 🌳 **Lot Size:** 9.41 ± Acres
- 🌳 Excellent frontage, access and visibility from both major roadways, hard signalized intersection.



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DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Total Population	2,680	34,392	118,578
Daytime Population	2,595	22,603	43,737
Average HH Income	\$47,925	\$57,357	\$58,723



**ARCHON**  
COMMERCIAL ADVISORS

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