

### JIMENEZ

### Poinciana Plaza

### Adj to 2600 S Poinciana Blvd, Kissimmee, FL 34758

47,000 SF Space Available

#### **LOCATION HIGHLIGHTS**

 Traffic Count (2023)
 19,987 VPD

 Projected Traffic Count (2025)
 26,028 VPD

 5 Mile Population (2023)
 ± 75,481

 % Population Growth from 2010
 44%

 Annual HH Income
 ±\$71,924

 Projected Average HH Income (2025)
 ±\$82,956

#### **PRELIMINARY SITE HIGHLIGHTS**

5.44 Acres
47,000 SF Gross Buildable Area
264 Parking Spots
Corner Spot with signage on two major streets
Signalized Intersection
Retail, Restaurants, Fitness, Medical & More



#### Traditional Freestanding Available

### **O S POINCIANA BLVD, KISSIMMEE, FL, 34758**

https://larosainternacional.com

Pre-Construction. To be built. 5.44-acre Plaza adjacent to 7-Eleven and benefitting from 20K vehicles per day (VPD) passing along S Poinciana Blvd. Zoning allows for retail, restaurant, fitness, medical and more! 47,000 SF Gross Buildable Area, Approx. 264 Parking Spots, Corner spot with signage on two major streets, and signalized intersection. The property is prone [...]

# \$2,100,000

- Commercial Sale
- Commercial Sale, Mixed Use
- Closed
- 47000 sq ft



## **Building Details**

NewConstructionYN: Yes Exterior material: Block

## **Amenities & Features**



Waterfront available: No AttachedGarageYN: No

PoolPrivateYN: No

**Utilities:** Electricity Available, Public

GarageYN: No
FireplaceYN: No

Cooling: Central Air

