

Poinciana Exchange

1625 S Poinciana Blvd, Kissimmee, FL 34758



EQUITY
INVESTMENT
SERVICES

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Free Standing Retail and Office Buildings for Sale and Lease
- 2,375 SF to 7,150 SF available
- Drive-thru building available
- Walking Distance to Poinciana Sunrail Station
- Ingress and Egress on 17-92, S Poinciana Blvd, and Old Tampa Hwy
- Surrounding Traffic Counts: 33,000+ Cars Per Day
- Ideal Uses: Retail, Medical, and Office
- New Target anchored shopping center coming across the street

[VISIT THE SITE](#)

[VIEW THE SITE PLAN HERE](#)

OFFERING SUMMARY

Available SF:	2,375 SF - 7,150 SF
Lease Rate:	Negotiable
Sale Price:	\$350psf
Building Size:	7,150 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,123	4,389	8,840
Total Population	2,487	32,088	105,267
Average HH Income	\$80,669	\$92,590	\$92,127

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7575 Dr. Phillips Blvd, Ste 390

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PROPERTY RENDERING



RENDER PERSPECTIVE



SCALE: 3/32" = 1'-0"

2D ELEVATIONS

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RENDER PERSPECTIVE



FRONT ELEVATION



SIDE ELEVATION

2D ELEVATIONS

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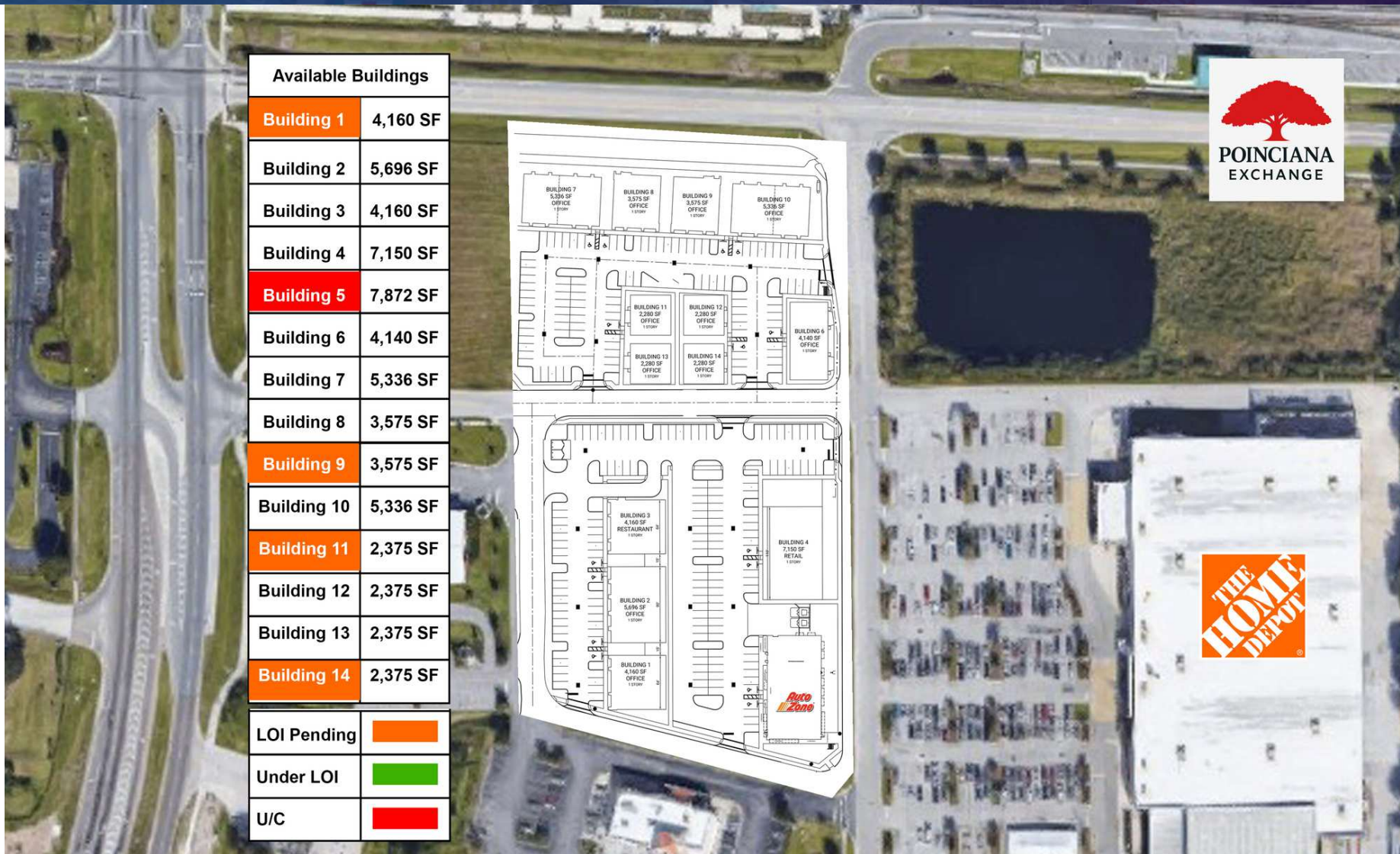
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SITE PLAN



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AERIAL MAP



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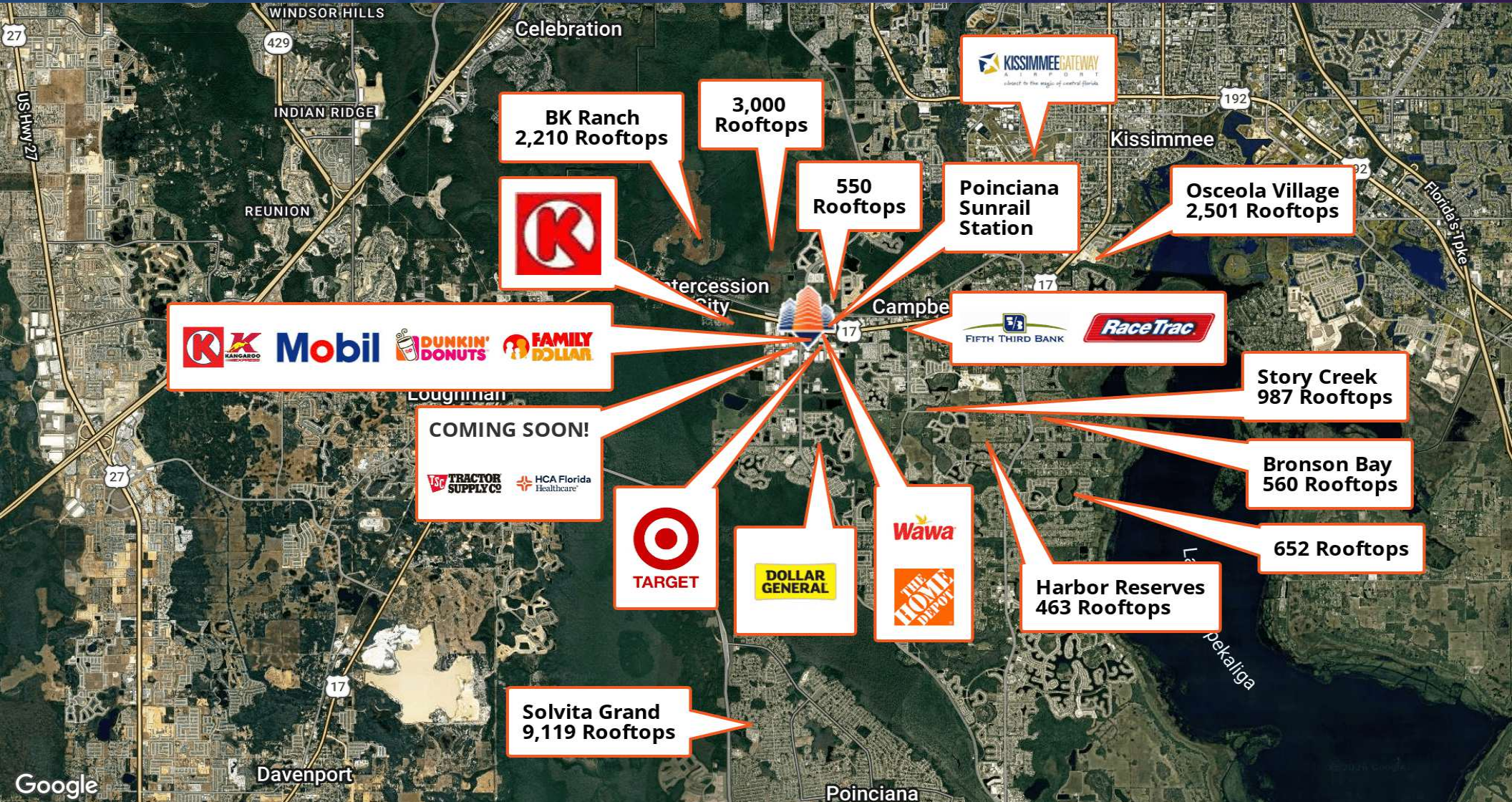
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RETAILER MAP



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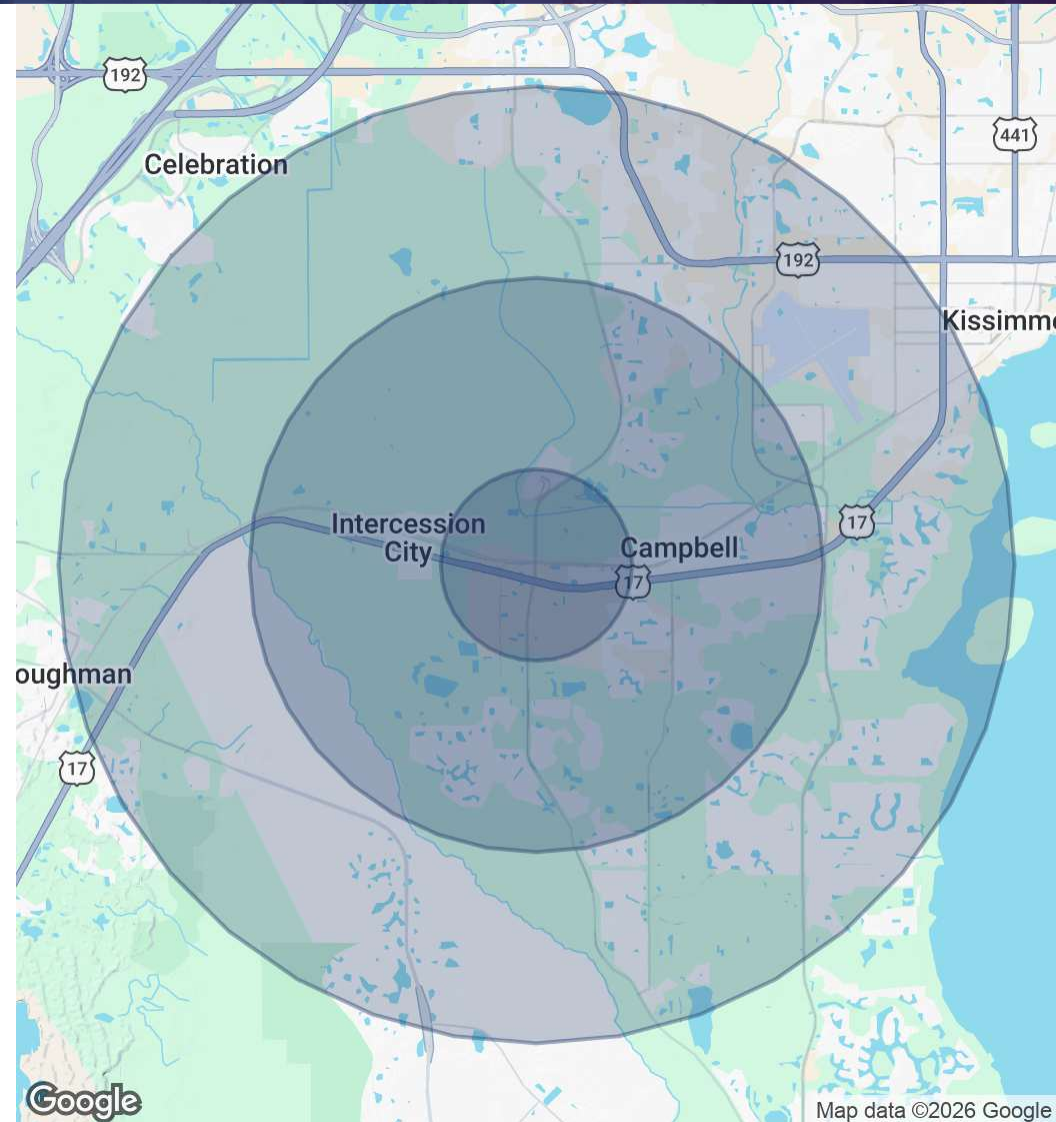
EQUITY
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,487	32,088	105,267
Average Age	40.8	38.2	37.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,123	4,389	8,840
# of Persons per HH	2	2.2	2.3
Average HH Income	\$80,669	\$92,590	\$92,127
Average House Value	\$236,458	\$326,241	\$350,308

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	912	10,587	32,085
Total Population - Black	295	4,554	14,520
Total Population - Asian	102	1,383	4,390
Total Population - Hawaiian	8	108	250
Total Population - American Indian	4	56	222
Total Population - Hispanic	1,342	18,108	63,910
Total Population - Other	152	926	1,960



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