

SUNRISE CITY PLAZA

SR-535 & W Osceola Pkwy, Kissimmee, Florida 32821

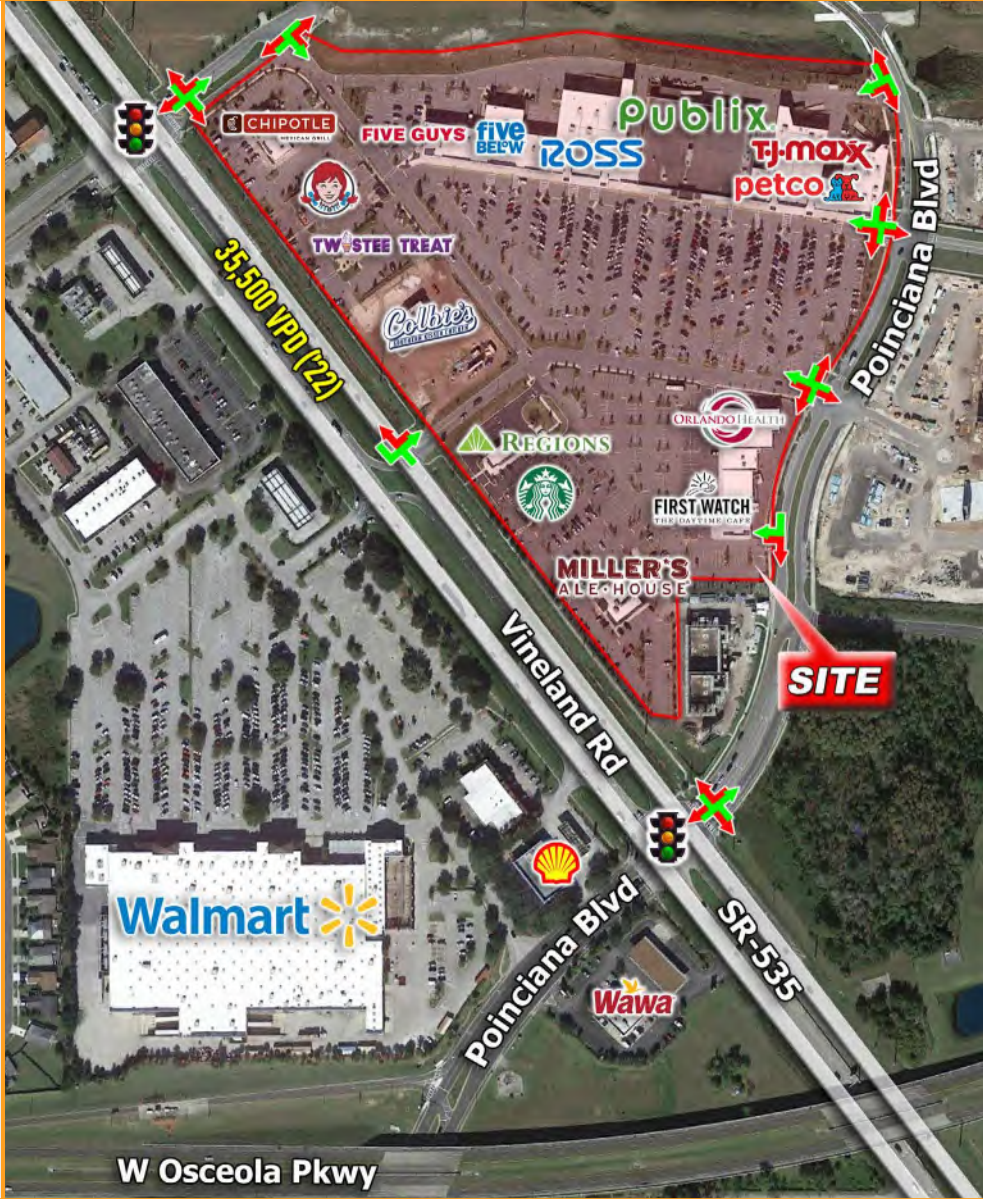
FOR LEASE

PROPERTY HIGHLIGHTS

- Located on SR-535 & Poinciana Blvd
- 2 traffic signals and 3 access points on SR-535
- 1 traffic signal with access via Oscoela Pkwy
- Neighbors Storey Lake and Sunrise Apartments with more than 5,600 units
- Extremely strong customer traffic and retail sales

2023 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Total Population	6,246	46,366	150,356
Daytime Population	7,820	60,021	224,604
Average HH Income	\$74,326	\$81,977	\$89,236



AREA RETAILERS



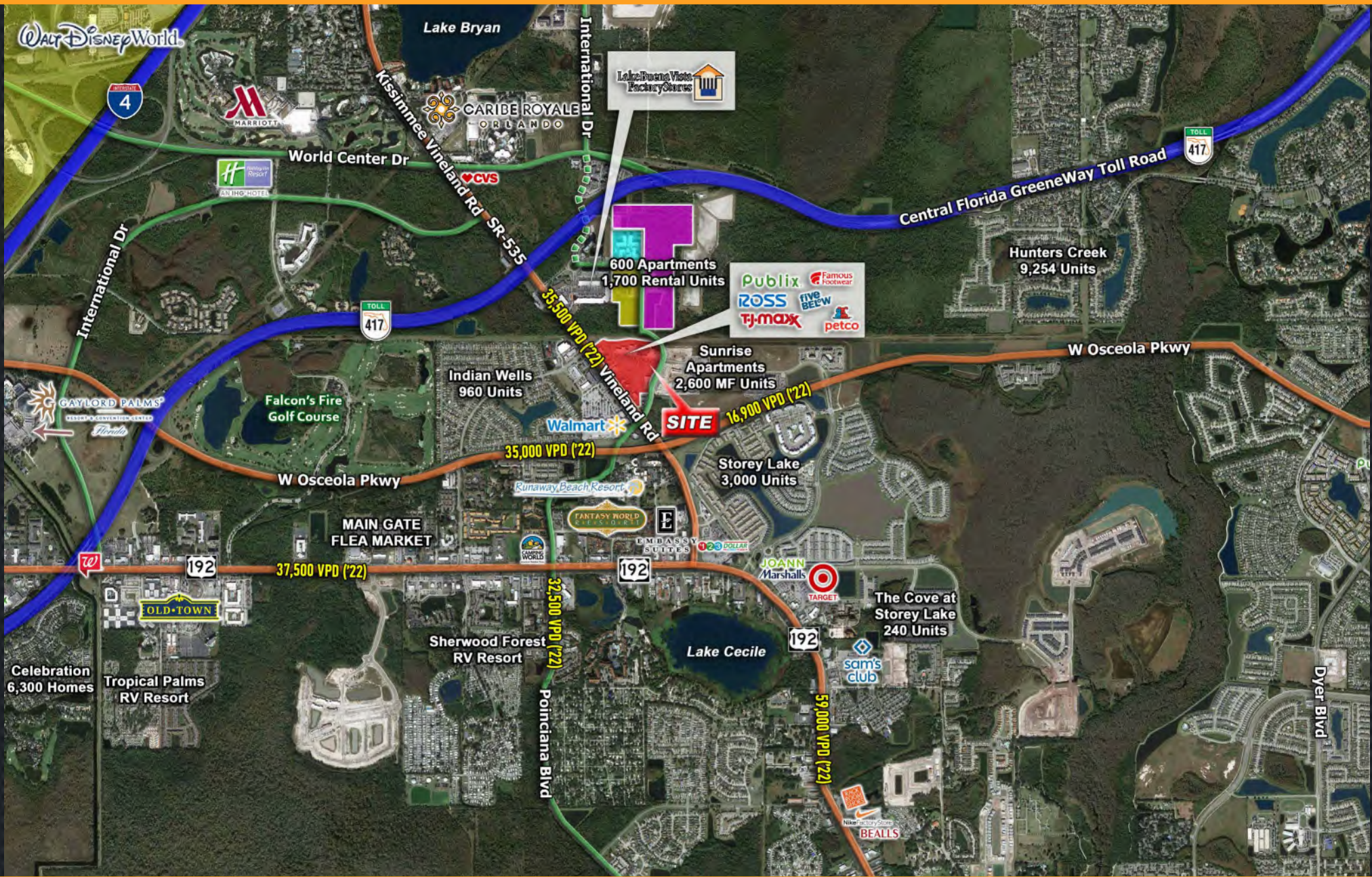
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LAUNCH PAD
Advisors, LLC

MARKET AERIAL



5,600 UNITS ADJACENT TO CENTER



1,700 Short-Term
Rental Units

Aventon Opal
(Proposed)
308 Apartments

Sunrise
Apartments
2,600 MF Units

Storey Lake
3,000 Units

16,900 VPD (22)

W Osceola Pkwy

Poinciana Blvd

SR-535

Vineland Rd

35,500 VPD (22)

Walmart

SITE PLAN



SUNRISE CITY PLAZA

AVAILABLE

Phase I.....	SF
Space 11.....	1,400

EXISTING TENANTS

Phase I	SF
Five Guys.....	2,450
Disney Gifts.....	5,950
Five Below.....	8,500
Famous Footwear.....	6,000
Ross Dress for Less.....	27,000
AT&T.....	2,800
Hair Cuttery.....	1,400
Publix.....	45,600
Publix Liquor.....	1,400
MOD Pizza.....	2,800
TJ Maxx.....	20,356
UPS.....	1,050
Lee Nails.....	2,100
Petco.....	12,510
Chipotle.....	2,400
Wendy's.....	2,450
Twistee Treat.....	683
Colbie's Southern Kissed Chicken.....	3,000
CBD.....	1,305

Phase II	SF
First Watch.....	4,326
America's Best Contacts & Eyeglasses.....	3,551
Starbucks.....	2,530
Miller's Ale House.....	7,202
Regions Bank.....	3,500
Idolized.....	1,305
Esquire Menswear.....	1,633
Flipper Pizza.....	1,437
Orlando Health.....	10,080