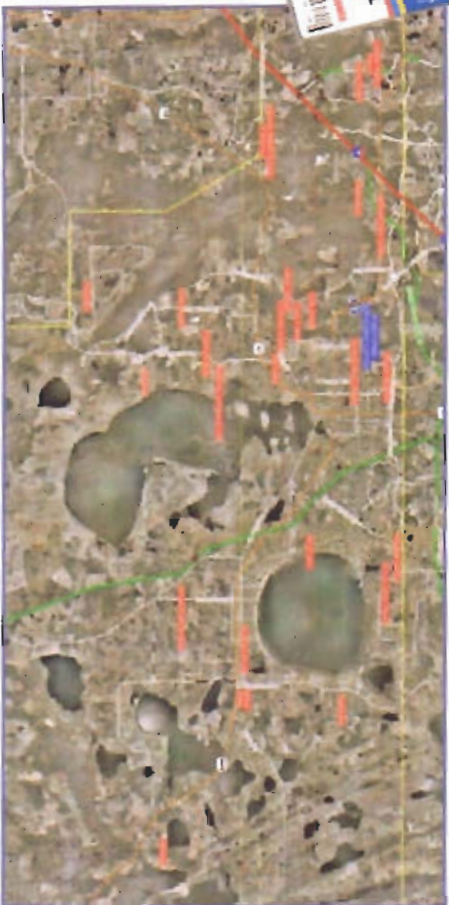


# Kissimmee Shopping Center

Kissimmee, Florida



## Largest Residential Real Estate Developments Under Way in Osceola County

Name of Development	Recorded Closings 2004	Name of Development	Recorded Closings 2004
Reunion Resort	757	Indian Creek	90
Poinciana	596	Venetian Bay Villages	86
Terre Verde	291	East Lake Reserve	82
Blossom Park Villas	278	The Oaks	80
Celebration	273	Harmony	77
Bellagio	215	Doral Woods	73
Remington	185	Reserves Pleasant Hill	73
Emerald Island Resort	182	Cane Creek Estates	71
Brighton Lakes	131	Spring Lake Village	71
Western Reserve	130	Southern Pines	64
Liberty Village	128	Heritage Lakes	63
Cumbrrian Lakes	119	Ashton Park	59
Eagle Lakes	100		

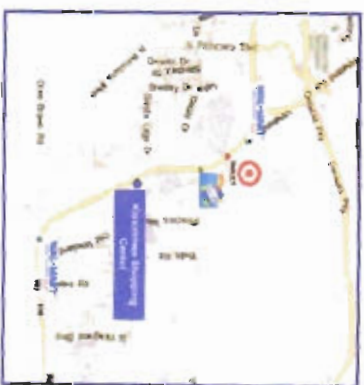
# Kissimmee Shopping Center

US Highway 192 at Old Vineland Road Kissimmee FL



## FOR LEASE

- Osceola County's Rate of Growth Ranked 4<sup>th</sup> Highest in Nation by US Census Bureau
- 130,000 sq. ft. Retail Center in Kissimmee, FL
- New Anchor Tenant - Fred's Stores
- Anchored by Nike Clearance Store, Beall's Outlet and Dollar Tree
- Over 20,000 Timeshare Units in an 8-mile radius
- Strong Residential and Tourist Corridor Location with 90,500 + Daily Traffic Count



# Site Plan



Suite	Tenant	SF	Suite	Tenant	SF
2501 A	AA Tourist Rentals	1,939	2535	AVAILABLE	3,902
2501-2509	Fried's Stores	17,250	2537	Beer Werth	3,642
2511	AVAILABLE	9,002	2539	AVAILABLE	3,597
2515	AVAILABLE	6,528	2541	AVAILABLE	3,992
2517-2519	AVAILABLE	6,106	2543	Christian Book Store	3,997
2521	AVAILABLE	1,186	2545	AVAILABLE	4,986
2523	Beard's Outlet	15,696	2547	AVAILABLE	3,197
2527	AVAILABLE	1,153	2549	Rare Foot Shoes	4,139
2529	Nike Clearance Store	2,190	2553	Brand Name Shoes	5,000
2531	Asian Grocery & Curry House	3,894	2557-2565	Dollar Tree	10,000
2533	My Little Mexico	4,008	2569-2573	Nike Clearance Store	15,000

# Property Profile

Location	US 192 at Old Vineland Road, Kissimmee, Florida
Trade Area	Community Shopping Center located in the center of the growth of Osceola County and Greater Orlando. Five of the largest residential real estate developments currently underway in Osceola County are located within 5 miles of the center
Nearby Centers	<ul style="list-style-type: none"> <li>Sam's Club 0.6 miles</li> <li>Wal-Mart Supercenter 1.2 miles</li> <li>Target Supercenter 2.0 miles</li> <li>Wal-Mart Supercenter 2.6 miles</li> </ul>
Available	1,153 - 6,528 square feet
Anchor Space	13,820 square feet (Suites 2515 - 2521 can be combined)
2005 Traffic	<ul style="list-style-type: none"> <li>US 192 (0.47 miles W of SR-535) 45,000 cars per day</li> <li>US 192 (0.43 miles SE of SR-535) 54,500 cars per day</li> <li>99,500 cars per day</li> </ul>

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
Total Population	39,832	92,895	167,136
Daytime Population	19,705	59,730	102,222
Population Growth %, 2005 - 2010	21.4%	19.1%	16.3%
Median Age	34.3	30.3	32.6
Total Households	14,529	35,142	59,800
Average HH Income	\$48,745	\$58,203	\$61,754
Households w/income \$50,000 +	30.8%	37.1%	43.7%
Business Establishments	1,631	5,136	7,390

\*Data from Demographics Now by GRC, LLC