

W Vine Street End Cap

4340 W Vine St. Kissimmee, FL 34746

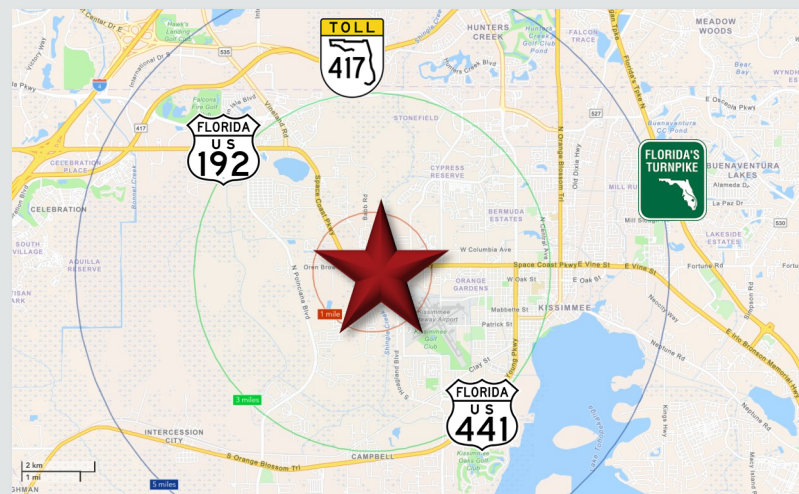
Palkiper
Commercial Real Estate Services
Licensed Real Estate Broker



Lease Rate: \$28 NNN

LOCATION DETAILS

Situated next to the Walmart Supercenter on US-192, with a high traffic count of +66,700 cars per day. It is close to numerous recreational and leisure activities, including the 192 Flea Market, Shingle Creek Regional Park, Medieval Times Dinner & Tournament, and Plaza Del Sol. Nearby eateries include Chick-Fil-A, Dunkin', Steak 'n Shake, Wawa, and more. Less than 3 miles from John Young Pkwy and less than 6 miles from the 417 and I-4.



LISTING DETAILS

- **±4,250 SF End cap** retail space
- Previously used as a daycare center
- **Multiple uses allowed**
- Current tenants include FedEx, Zen Healthy Massage Spa, America's Pharmacy, T-Mobile, Marco's Pizza, GameStop, and Chipotle
- **Ample shared parking** with shared access with Walmart Supercenter

2024 DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
Population	7,902	77,070	157,582
Average HH Income	\$79,847	\$69,031	\$77,763
Median HH Income	\$55,192	\$46,266	\$54,951

CONTACT FOR MORE INFORMATION

Marie Shorey, CCIM

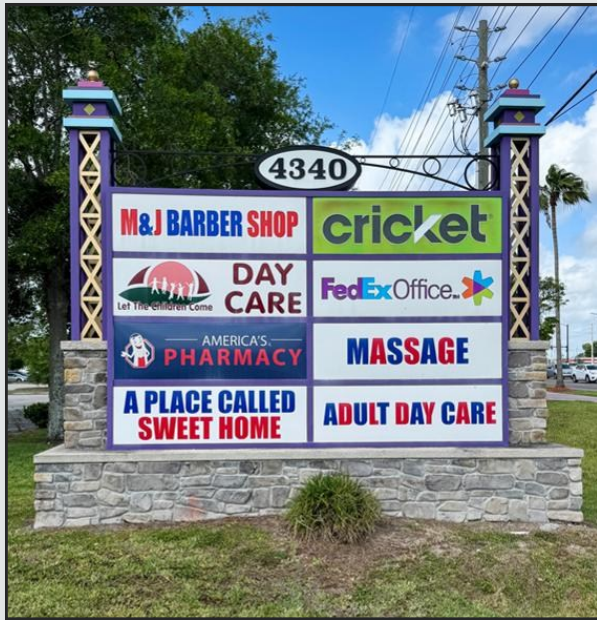
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