

Retail & Office on Pleasant Hill Rd

3581 Pleasant Hill Rd. Kissimmee, FL 34746

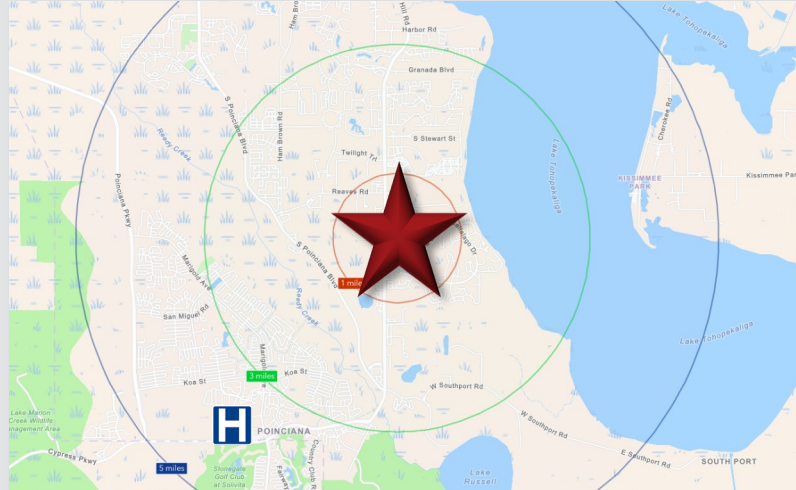
Palkiper
Commercial Real Estate Services
Licensed Real Estate Broker



For Lease: \$35-45 NNN

LOCATION DETAILS

Located on Pleasant Hill Rd, a key connector between Kissimmee and Poinciana, with 36,500 vehicles passing daily. It sits directly in front of Bellalago, a gated community of over 2,000 homes. Nearby are Bellalago Academy, Valencia College's Poinciana Campus, and Liberty High School, offering excellent visibility and connection to a strong local community.



LISTING DETAILS

- **2,150 SF – 7,700 SF spaces** available for pre-lease
- Excellent visibility with **±500' frontage** on Pleasant Hill Rd. (36,500 AADT)
- **±4.43 Acres Zoned CO (Commercial Office)** with a Medium Density / Intensity FLU (Osceola County)
- **Direct access** to the property from both directions via a median cut-through

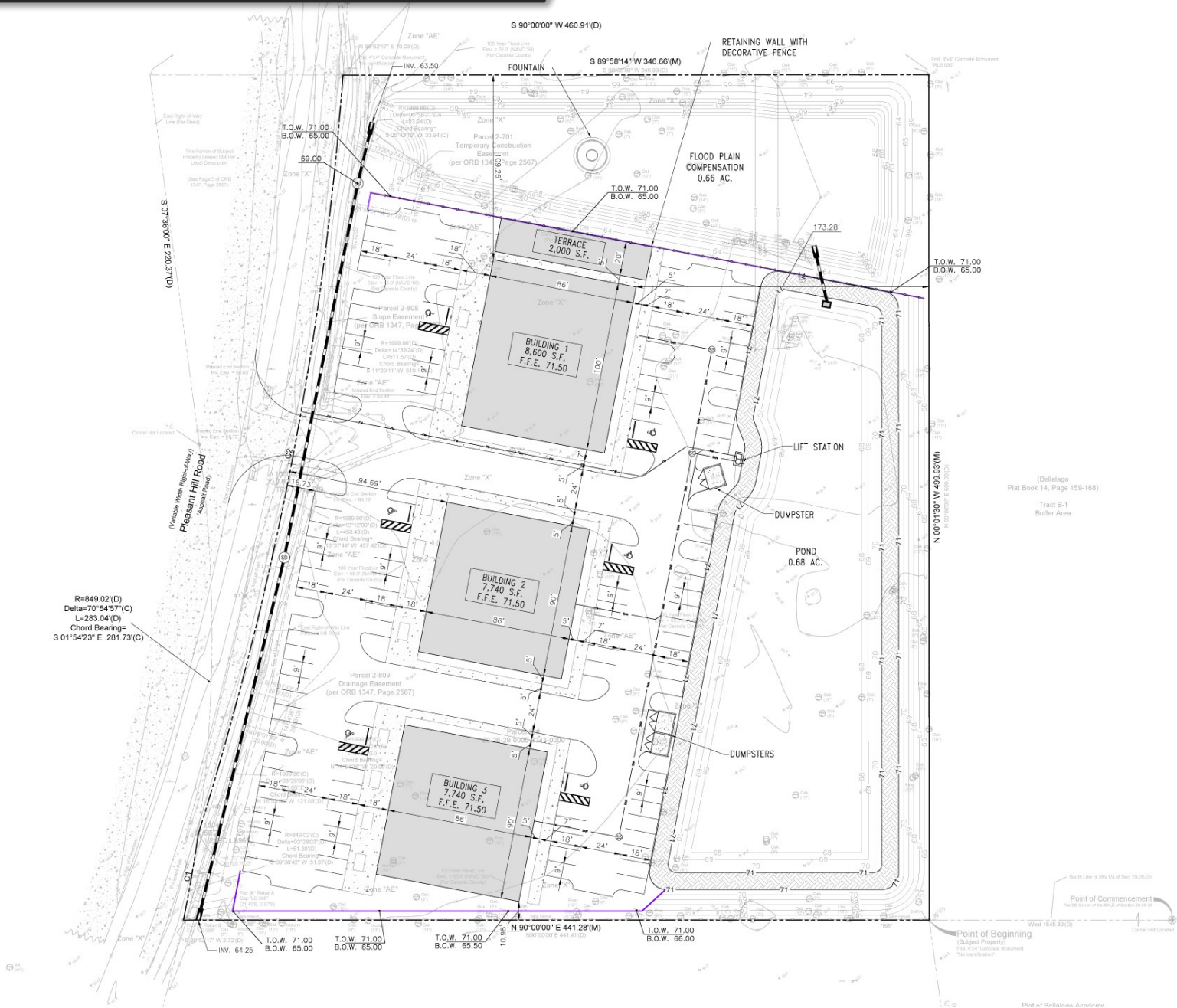
2025 DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
Population	5,122	38,720	90,382
Average HH Income	\$138,037	\$108,666	\$97,646
Median HH Income	\$87,482	\$80,889	\$76,811

CONTACT FOR MORE INFORMATION

Marie Shorey, CCIM
(407) 383-8142
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PLEASANT HILL ROAD
FLORIDA



5127 S. Orange Avenue, Suite 200
Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325
www.feg-inc.us

CONCEPT 10A

DESIGNED BY: SJS
DRAWN BY: JT
CHECKED BY: SJS
APPROVED BY: SJS

PROJECT NO.	22-098
SCALE	1"=30'
DATE	JULY 7, 2025
SHEET NO.	C-1
SHEET 1	OF 1

FLORIDA ENGINEERING GROUP, INC.
CERTIFICATE NO. EB-0006595
SAM J. SEBAULT, P.E.
LICENSE NO. 42076

Current Use
Proposed Use
Proposed Gross Floor Area

Vacant
Office & Retail
24,080 SF

Building 1
Building 2
Building 3

8,600 SF
7,740 SF
7,740 SF

Building Depth
Parking Spaces

86'
115

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