Bishop Beale Duncan
COMMERCIAL REAL ESTATE

OSCEOLA VILLAGE

3040 Dyer Boulevard
Kissimmee, Florida 34741

FINAL REMAINING OUTPARCEL

FOR LEASE

- **Price:** Call For Details
- **Outparcels:** 1.64 Acres
- **Land Pricing:** $850,000 / Acre

Highlights

- Situated directly across from one of Central Florida's largest outdoor shopping malls, The Loop (www.experiencetheloop.com).
- Join nationally recognized tenants in an excellent neighborhood retail center off the well-traveled Osceola Parkway in Kissimmee.
- Close proximity to Florida's Turnpike, SR 417 and John Young Parkway.
- Co-Tenants: Publix, Visionworks, UPS Store, Physicians Associates, All State and more.
- 21,000 AADT on Dyer Boulevard
- 53,000 AADT on Osceola Parkway

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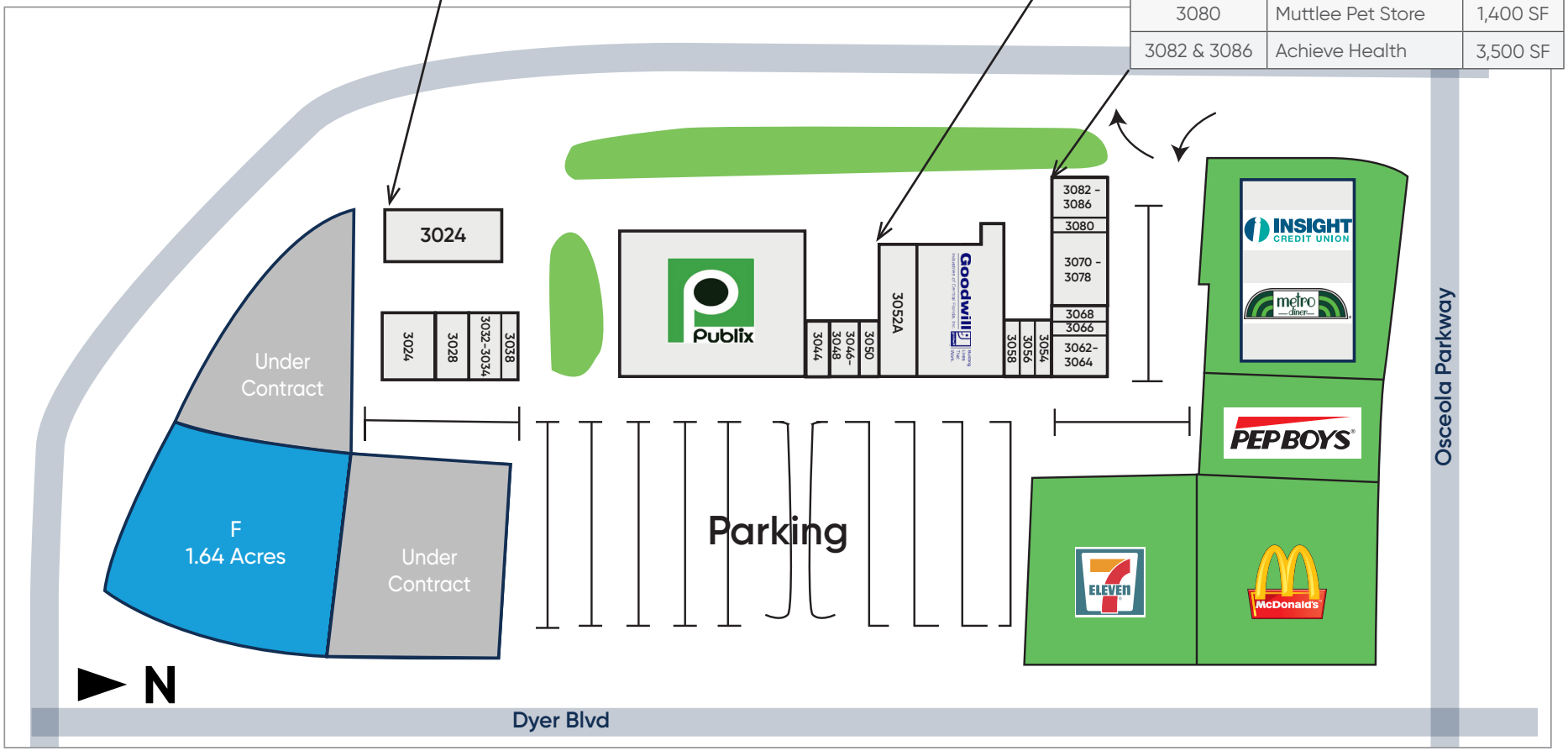
Site Plan

Suite	Tenant	Size
3024	My First Academy 2	4,900 SF
3028	CSI Caregiver Services	2,800 SF
3032 - 3034	La Rosa	2,800 SF
3038	Painting with a Twist	2,205 SF

Suite	Tenant	Size
3044	All State	2,100 SF
3046 & 3048	Original Mattress Factory	2,800 SF
3050	UPS	1,400 SF
3052A	DaVita	8,353 SF
3052B	Goodwill	±21,650 SF

Suite	Tenant	Size
3054	Bebe Nails	1,400 SF
3056	Uni K Wax	1,400 SF
5058	Barber 78	1,400 SF
3062 & 3064	Visionworks	3,290 SF
3066	China Gourmet	1,400 SF
3068	Chrine Hair Salon	1,400 SF
3070 - 3078	Physician Associates	1,400 SF
3080	Muttlee Pet Store	1,400 SF
3082 & 3086	Achieve Health	3,500 SF



Housing Study

Drive Time	Population	HH Income	Employees
5-Minute	59,873	$59,773	16,803
7-Minute	99,192	$60,974	48,446
10-Minute	194,172	$60,053	94,389

Radius	Population	HH Income	Employees
1-Mile	10,610	$59,167	4,415
3-Mile	83,656	$60,715	34,403
5-Mile	208,093	$60,746	79,062