



Bishop Beale Duncan
COMMERCIAL REAL ESTATE

VINE STREET SQUARE

3105 West Vine Street
Kissimmee, FL 34741

GROUND LEASE/BTS ON 192



GROUND LEASE/BTS

- + **Lease Rate:** Call for Pricing
- + **Building SF:** 4,000 SF
- + **Lot Size:** 0.85 Acres
- + **Zoning:** T5-U
(Mixed-Use Urban Core)
- + **Primary Use:** Retail
- + **Secondary:** Medical / Office

Highlights

- Located in Kissimmee with over 30,000 Households in a 10-Minute Drive
- The Freestanding Building was a Former Mattress One with 36 Parking Spaces
- Impact Fee Credits Available- Call The City of Kissimmee for details
- Population of Over 86,000 Residents Within a 10-Minute Drive
- 230' of Frontage on U.S. Highway 192
- Traffic Counts:
 - 67,370 AADT on U.S. Highway 192/Vine Street
 - 44,700 AADT on John Young Parkway
 - 15,000 AADT on Columbia Avenue



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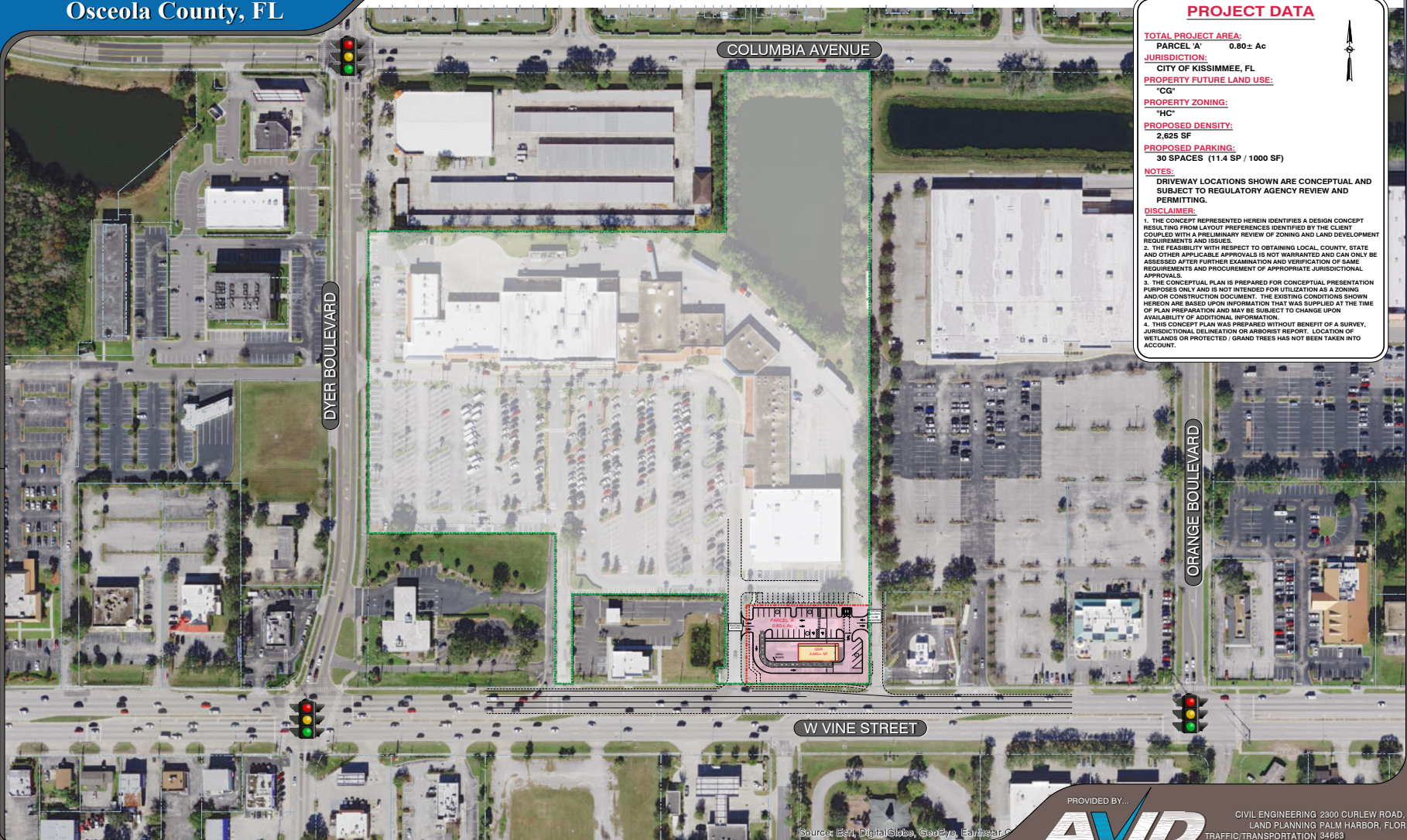
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Conceptual Plan

3105 West Vine Street
Kissimmee
Osceola County, FL

CONCEPT PLAN "B"



PROJECT DATA

TOTAL PROJECT AREA:
PARCEL "A" 0.80± Ac

JURISDICTION:
CITY OF KISSIMMEE, FL

PROPERTY FUTURE LAND USE:
"CG"

PROPERTY ZONING:
"HC"

PROPOSED DENSITY:
2,625 SF

PROPOSED PARKING:
30 SPACES (11.4 SP / 1000 SF)

NOTES:
DRIVEWAY LOCATIONS SHOWN ARE CONCEPTUAL AND SUBJECT TO REGULATORY AGENCY REVIEW AND PERMITTING.

DISCLAIMER:
1. THE CONCEPT REPRESENTED HEREIN IDENTIFIES A DESIGN CONCEPT RESULTING FROM LAYOUT PREFERENCES IDENTIFIED BY THE CLIENT COUPLED WITH A PRELIMINARY REVIEW OF ZONING AND LAND DEVELOPMENT REQUIREMENTS AND ISSUES.
2. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE AND OTHER APPLICABLE APPROVALS IS NOT WARRANTED AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF SAME REQUIREMENTS AND PROCEDURE OF APPROPRIATE JURISDICTIONAL APPROVALS.
3. THE CONCEPT PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR UTILIZATION AS A ZONING AND/OR CONSTRUCTION DOCUMENT. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON INFORMATION THAT WAS SUPPLIED AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE UPON AVAILABILITY OF ADDITIONAL INFORMATION.
4. THIS CONCEPT PLAN WAS PREPARED WITHOUT BENEFIT OF A SURVEY, JURISDICTIONAL DELINEATION OR ARBORIST REPORT. LOCATION OF WETLANDS OR PROTECTED / GRAND TREES HAS NOT BEEN TAKEN INTO ACCOUNT.

THIS CONCEPTUAL PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A SURVEY, TITLE REPORT, AND/OR DUE DILIGENCE. THIS CONCEPTUAL PLAN IS NOT AN EXACT DEPICTION OF REAL FEATURES AND QUANTITIES (SIZES, POND SIZES, REVENUES, WELLS, UTILITIES, ETC.), WHICH ARE SHOWN WITHIN THIS CONCEPTUAL PLAN IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL SURVEY, ENVIRONMENTAL, CHANAGE, UTILITY, AND/OR FLOODPLAIN ANALYSIS. THEREFORE, THIS PLAN SHALL BE REGARDED AS AN ESTIMATE OF THE FEASIBILITY OF THIS PROJECT AND MAY NOT REFLECT ALL REGULATORY REQUIREMENTS AND CONSTRAINTS.

PROJECT NUMBER: 1014-283
SCALE: 1" = 80' DATE: 05-21-20
DRAWN BY: SSubs PROJ. MGR: SSubs

PROVIDED FOR... **East Coast Acquisitions, LLC**



PROVIDED BY...
CIVIL ENGINEERING 2300 CURLEW ROAD, STE 201
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GIS AVIDGROUP.COM



Location Aerial & Merchant Map



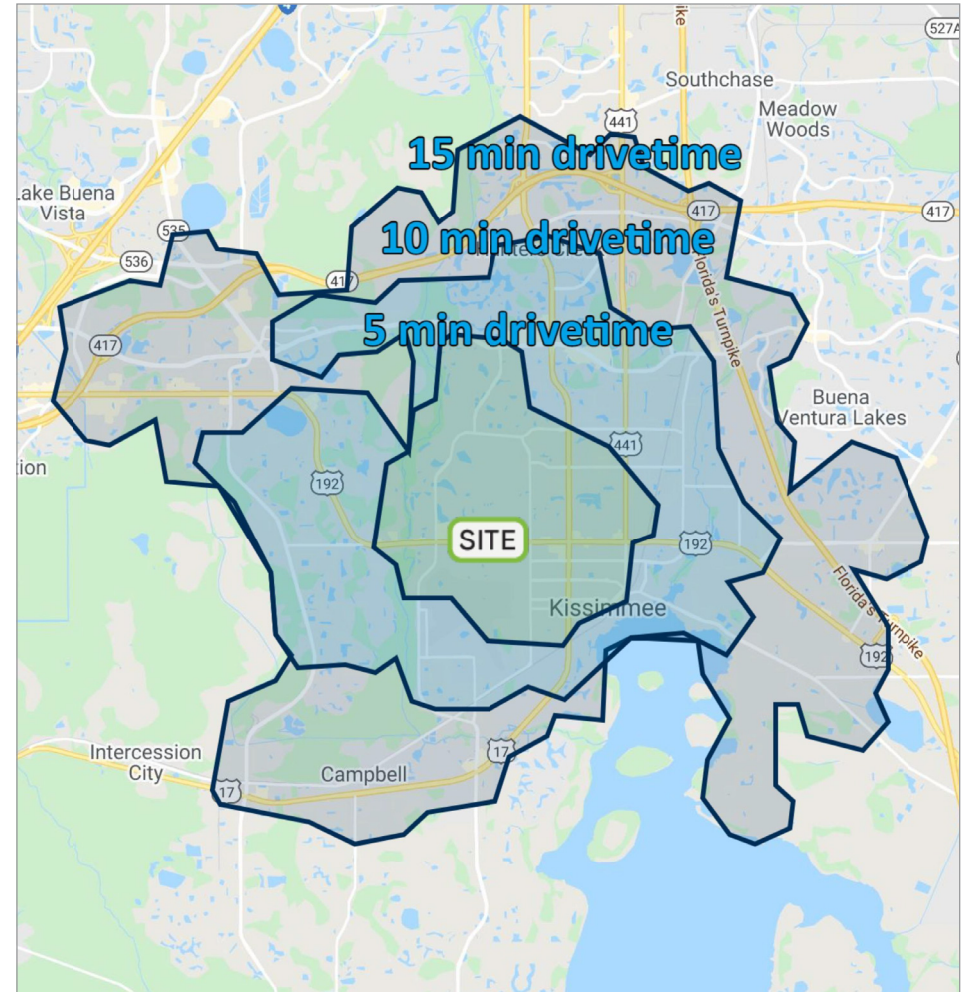
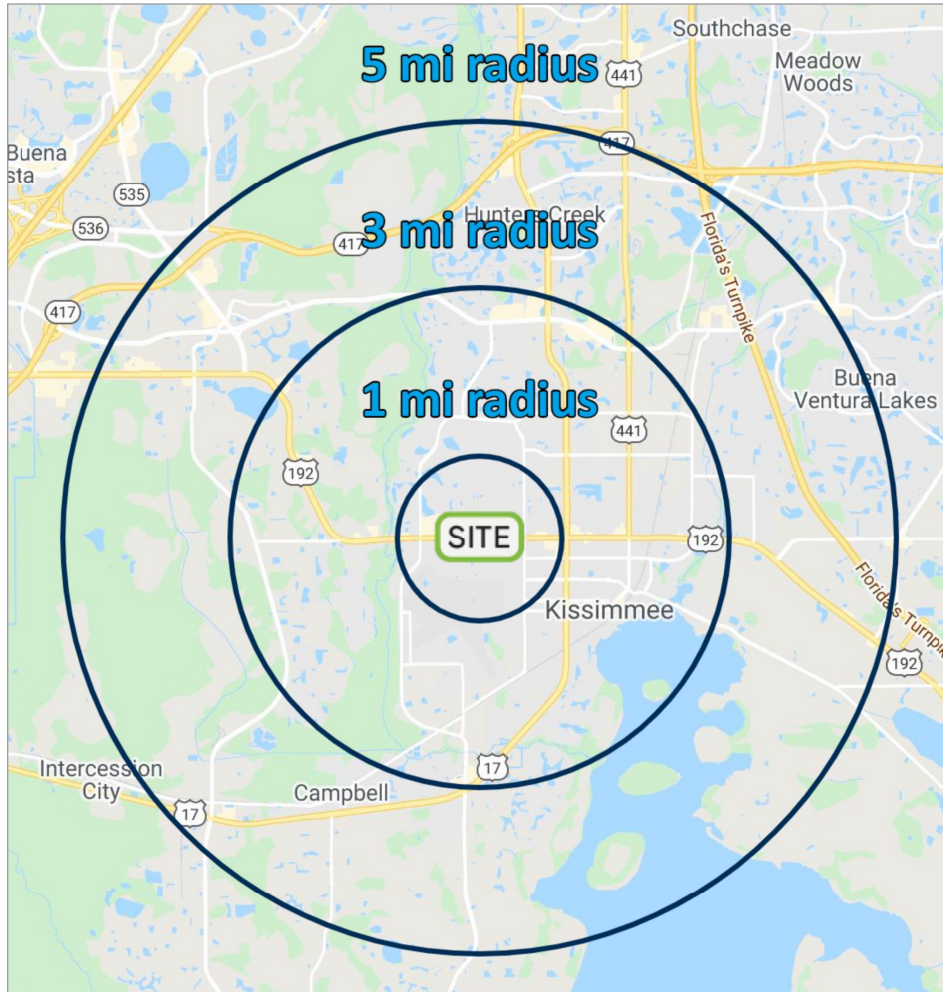
1.9 MILES
to U.S. Highway 441

5.6 MILES
to the Florida Turnpike

7.6 MILES
to Interstate 4



Demographics



Radius	Population	HH Income	Businesses	Employees
1-Mile	16,792	\$46,541	892	5,680
3-Mile	75,122	\$47,904	5,046	34,585
5-Mile	163,423	\$57,098	8,388	60,439

Drive Times	Population	HH Income	Businesses	Employees
5-Minutes	42,744	\$47,121	3,070	20,507
10-Minutes	86,365	\$49,797	5,606	38,561
15-Minutes	169,128	\$56,970	9,092	71,727

