



Bishop Beale Duncan
COMMERCIAL REAL ESTATE

VINE STREET SQUARE

3105 West Vine Street
Kissimmee, FL 34741

RETAIL SUITES

2ND GENERATION RESTAURANT



FOR LEASE

- + Price: \$25 / SF + NNN
- + Available SF: Suite 3147: 1,300 SF
Suite 3155: 2,600 SF
- + Timing: 60 Days



Highlights

- Suite 3155: Former hibachi restaurant with equipment in place.
- Located in Kissimmee with over 30,000 Households in a 10-Minute Drive.
- 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
- Co-Tenants:



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Site Plan

Suite	SF	Tenant
3107	23,500	Planet Fitness
3137	4,000	Shoe Land
3143	1,660	E-Cig Smoke Shop
3145	840	Moorehead Professional Insurance
3147	1,300	Available 5/1/22
3149	1,300	Kim Nails and Skincare
3151	1,300	Happy Garden
3153	1,300	Sweety Cafe
3155	2,600	Available
3159	5,200	All Uniforms
3167-69	2,600	CosmoProf
3171	1,300	Domino's Pizza
3173	1,300	H&RBlock
3175	10,500	Dollar Tree
3177	1,400	Bellissima Hair Studio
3179	1,080	Perfume Outlet
3183	31,979	Wal-Mart Neighborhood Market
3185	10,000	CenterWell
3187	1,300	Metro PCS
3189	4,820	Humana
3199	810	Classic Style Barber Shop
3199A	810	Delicia's Cafe
3105	4,000	Outparcel



Location Aerial & Merchant Map



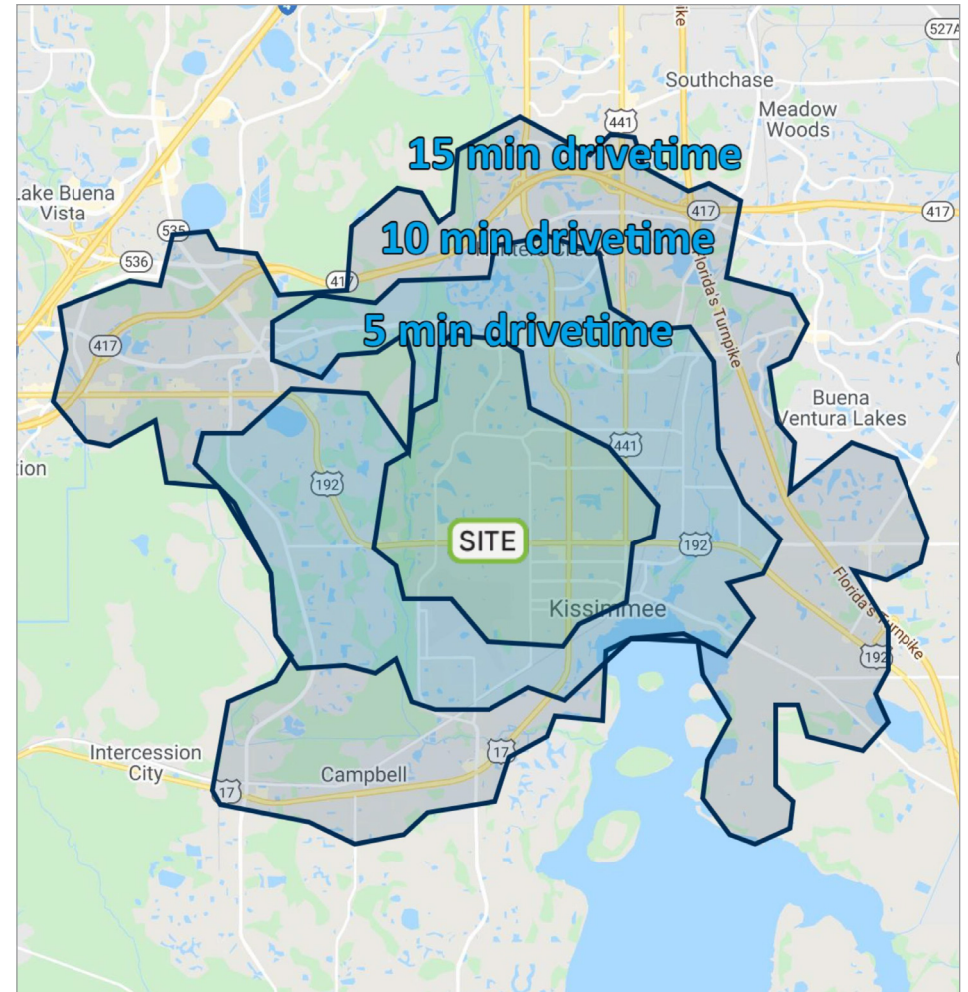
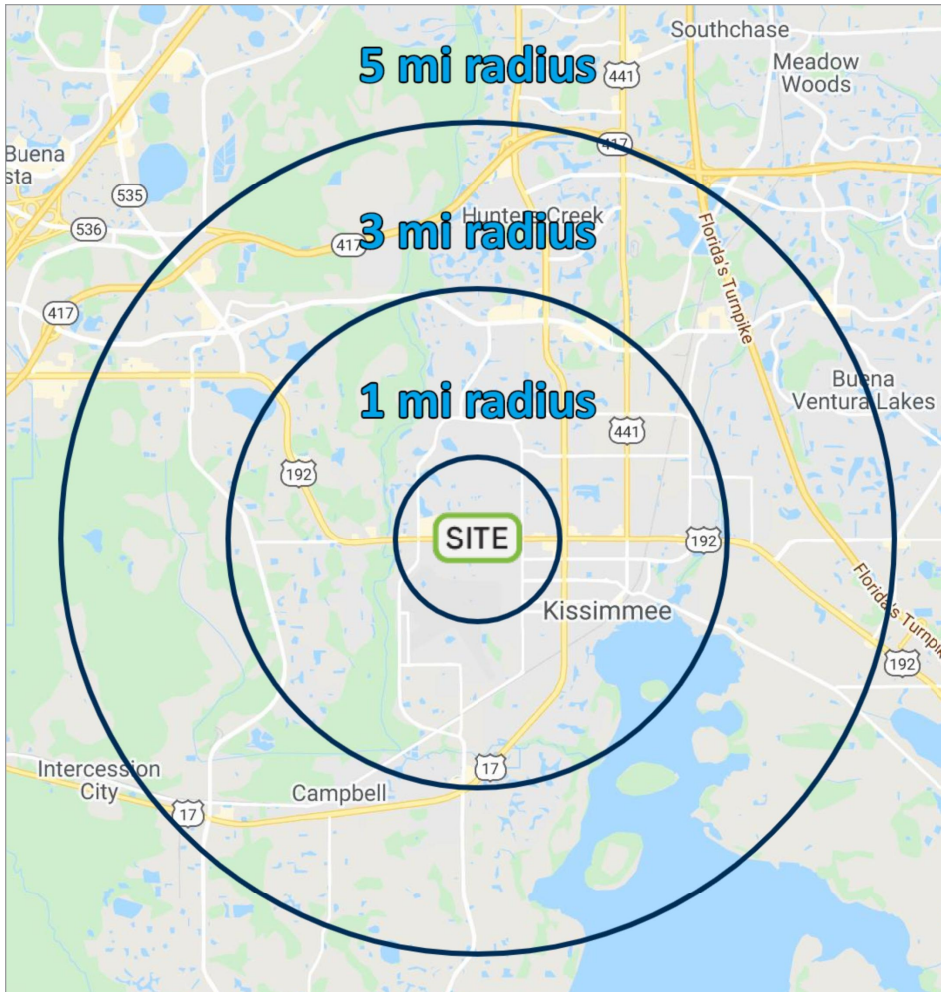
1.9 MILES
to U.S. Highway 441

5.6 MILES
to the Florida Turnpike

7.6 MILES
to Interstate 4



Demographics



Radius	Population	HH Income	Businesses	Employees
1-Mile	18,342	\$40,268	902	5,609
3-Mile	82,332	\$42,183	5,503	36,800
5-Mile	173,498	\$50,854	9,795	60,221

Drive Times	Population	HH Income	Businesses	Employees
5-Minutes	35,390	\$38,710	2,001	14,663
10-Minutes	81,651	\$42,664	5,183	34,551
15-Minutes	130,464	\$46,425	7,963	50,835

