



**Bishop Beale Duncan**  
COMMERCIAL REAL ESTATE

# OSCEOLA VILLAGE

3040 Dyer Boulevard  
Kissimmee, Florida 34741

## OUTPARCEL - PUBLIX AT THE LOOP



Dyer Boulevard (21,000 AADT)

## FOR SALE

- + Sale Price: \$1.5 Million
- + Size: 1.64 Acres
- + Limitations on Pad:
  - + Single Tenant
  - + One Story
  - + Building Max Size: 6,000 SF

## Highlights

- Situated directly across from one of Central Florida's largest outdoor shopping malls, The Loop ([www.experiencetheloop.com](http://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 Include:



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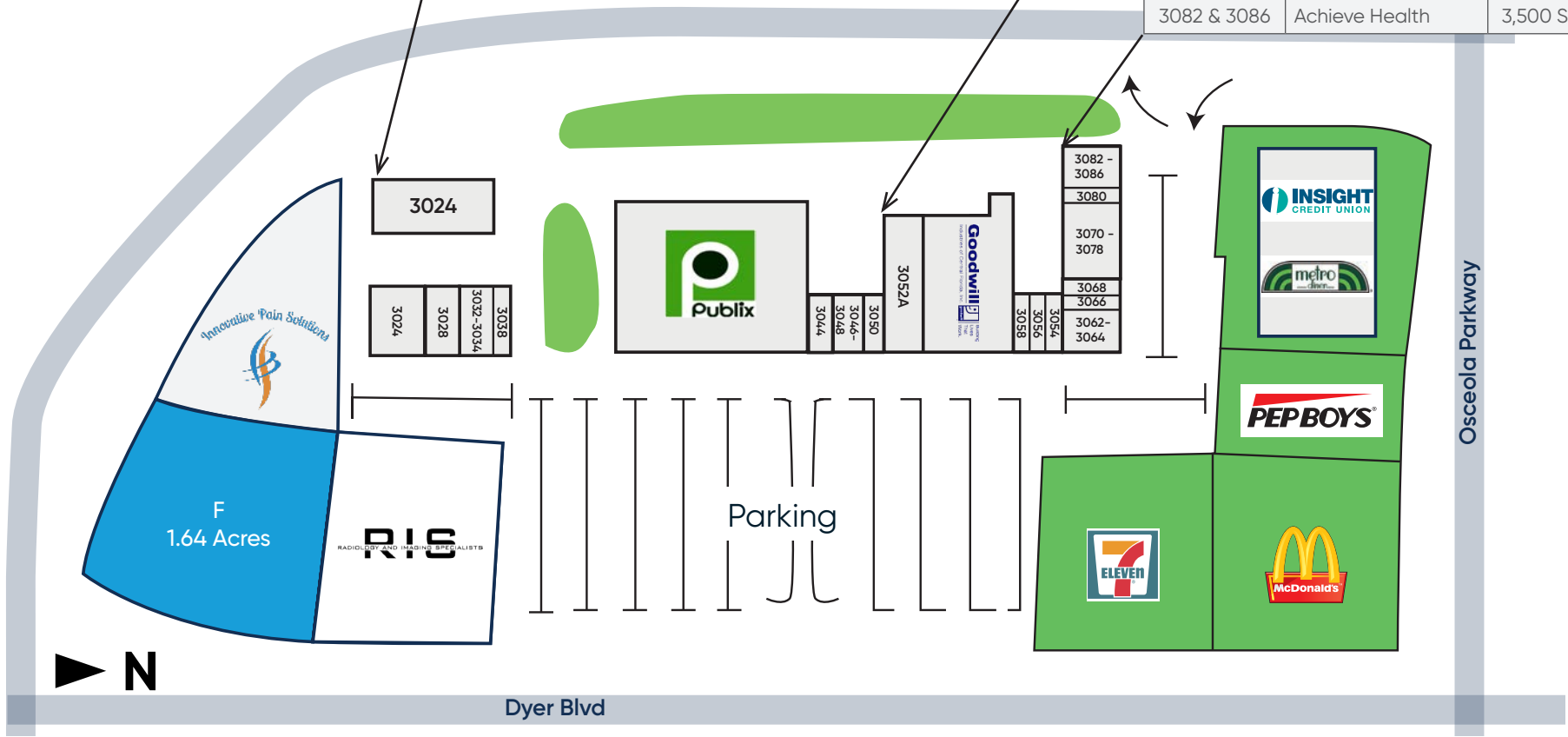
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# Site Plan

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	20,467	\$45,845	7,467
7-Minute	50,227	\$49,632	15,476
10-Minute	96,095	\$48,896	39,446

Radius	Population	HH Income	Employees
1-Mile	12,332	\$41,348	4,382
3-Mile	95,241	\$51,086	41,258
5-Mile	212,501	\$56,643	85,649

