

PRIME RETAIL SPACE FOR LEASE AT

*The Promenade*  
..... • **at Poinciana**

841 CYPRESS PARKWAY | POINCIANA, FL 34759





# Property OVERVIEW

- 86,007 GLA neighborhood center
- The Promenade serves as the go-to destination for Publix within Poinciana's many communities
- Prominently situated on the northwest corner of Cypress Pkwy (44,500 VPD) and Doverplum Ave (14,800 VPD)
- Multiple points of access along both thoroughfares and its lighted intersection (59,300 VPD)
- Newly-completed and underway developments are indicative of the surging nearby population with the center slated to see a 7.8% growth rate Yo3Y (Source: Placer.AI)



## KEY TENANTS

Publix®

H&R BLOCK®

The UPS Store® ups

PINCH·A·PENNY  
POOL·PATIO·SPA®  
The Perfect People For A Perfect Pool





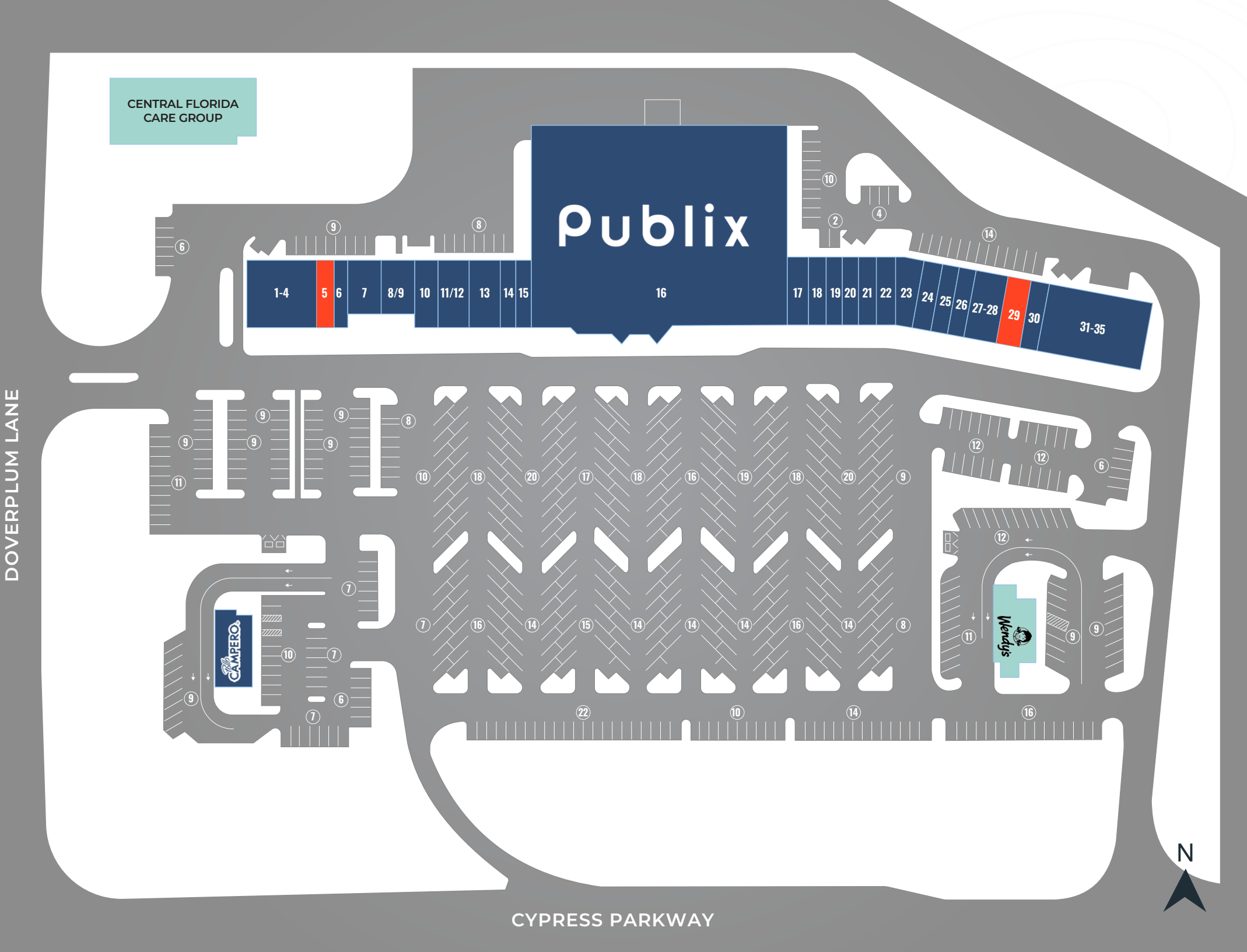
Site  
PLAN

Available

Leased



TENANTS	UNIT	SIZE
Mizu Japanese Steakhouse	1-4	4,252 SF
Available	5	975 SF
Red Line Barber	6	975 SF
Lemays Pizza	7	1,530 SF
Poinciana Chiropractor	8-9	1,530 SF
Subway	10	1,300 SF
Liquor Store	11-12	1,950 SF
Don Pepe Tacqueria	13	1,950 SF
Cricket Wireless	14	975 SF
Nutrition Vitamin Store	15	975 SF
Publix	16	44,270 SF
State Farm	17	1,300 SF
Armani Nail & Spa	18	975 SF
Rita's Italian Ice	19	975 SF
The UPS Store	20	975 SF
Smoke Shop	21	975 SF
Boriken Foods	22	1,300 SF
Bellissimo Hair Salon & Barber	23	1,370 SF
H&R Block	24	1,105 SF
United States of America	25	975 SF
Dry Clean America	26	975 SF
Furry Tails Pet Grooming	27-28	1,950 SF
Available	29	1,300 SF
Pinch A Penny Pool Patio Spa	30	975 SF
SimonMed Imaging	31-35	6,175 SF





# Three-Mile

## DEMOGRAPHICS

52,305

POPULATION

16,655

EST. HOUSEHOLDS

\$87,273

AVERAGE HHI

40,526

DAYTIME POPULATION

726

BUSINESSES





# POINCIANA WELCOME HOME

## Natural Beauty Meets Suburban Living

**Poinciana** sits along the shores of Lake Tohopekaliga's west in Central Florida, forming a sprawling suburban destination named after a flower native to the subtropical United States. Poinciana was recently coined a 'Hidden Gem in Central Florida' across several real estate investment publications with its active lifestyle offerings and high growth, making homeownership a financially-strategic move. Poinciana features single-family homes surrounded by ponds and lakes that provide waterfront properties throughout the area. Amenities focus around the Poinciana Community Center, which hosts many local activities, including workshops, art classes and fitness programs, while PoincianaFest is celebrated annually to laud the area's notable cultural diversity with live music, food vendors and entertainment. Residents also enjoy the weekly Poinciana Farmers Market, offering fresh produce and artisanal goods, and the Poinciana Artisan Guild regularly hosts exhibitions showcasing the creative talents of the area. Poinciana's scenic trails wind through parks for hiking and jogging, and the nearby Lake Toho serves as a destination for fishing, boating and sightseeing. Poinciana is a component of Osceola and Polk Counties and is part of Greater Orlando.

# 'A Hidden Gem in Central Florida'

## WHO LIVES IN THE 3-MILE RADIUS?



### Family Bonds

*Families with younger kids, high mobile phone influence and usage*

**Median Age:** 35.5  
**Median HH Income:** \$72,515  
**LifeMode Group:** Community Connections  
**Socioeconomic Traits:** Family Bonds are often employed in skilled and service-related sectors and have younger children. Residents frequent fast-food restaurants or opt for delivery, and are socially connected - and influenced - via their mobile phone, where they stream videos, games and music.



### Up and Coming Families

*Suburbanites with diverse family structures, education and employment*

**Median Age:** 33.6  
**Median HH Income:** \$89,093  
**LifeMode Group:** Family Fabric  
**Socioeconomic Traits:** Up and Coming Families are new families and many are first-time homebuyers; half of their homes are newly constructed. They are in tune with the latest technology and focus on experience-based destinations: zoos, aquariums and theme parks.



### Generational Ties

*Large, multigenerational families mainly found in Florida and New York*

**Median Age:** 36.9  
**Median HH Income:** \$95,282  
**LifeMode Group:** Family Fabric  
**Socioeconomic Traits:** Generational Ties represents the largest family size segment at over 3.5 people per household. They tend to buy groceries, clothing and household supplies at warehouse and discount stores, and use social media to stay in touch with friends and family abroad.



### The Elders

*Retirees who relocated to warmer climates, may own second homes*

**Median Age:** 74.1  
**Median HH Income:** \$69,169  
**LifeMode Group:** Mature Reflections  
**Socioeconomic Traits:** The Elders is the oldest segment, as the majority are at least 65 years of age. They are enjoying retirement, living off a variety of assets, and some owning multiple properties. They purchase services to manage their finances, homes and gardens.



# The Promenade at Poinciana

POINTS OF INTEREST

- Subject
- Hotels and motels
- Residential and multifamily
- Shopping centers
- Educational institution

Cypress Branch Subdivision  
437 homes (Visible)

Poinciana Lakes Plaza

SPROUTS FARMERS MARKET, CRUNCH, ROSS DRESS FOR LESS, TJ-MAXX, petco, ULTA, Burlington, five BELOW, RACK ROOM SHOES, HAND & STONE MASSAGE AND FACIAL SPA, hair cutters, MDNOW URGENT CARE, SAGE DENTAL, OUTBACK STEAKHOUSE, PAPA JOHN'S

Cypress Pkwy (44,500 VPD)

Alhambra Villas  
152 rooms

Golf Villas  
66 homes

Volterra at Solivita  
98 units

Solivita Marketplace

Walgreens, GUIDEWELL, McDonald's, Little Caesars, WELLS FARGO

Coopersmith Village  
86 homes

Koa Subdivision  
1,031 homes (Visible)

Vista Del Sol  
75 units

Country Club Subdivision  
273 homes (Visible)

Poinciana Towne Center

ALDI, PIZZA HUT, MINDFUL STORAGE, CHASE, metro by T-Mobile

Fountains at San Remo Court  
130 units

Cypress Pkwy (44,500 VPD)

Doverplum Ave (14,800 VPD)

The Point

LOWE'S, ExtraSpace Storage, CHIPOTLE, CVS pharmacy, tropical CAFE, TRUIST, KFC, O'Reilly, 7-ELEVEN, AutoZone

Walmart

Save money. Live better.

New Dimensions High School  
428 students

Pleasant Hill Rd (64,000 VPD)

Southport Plaza

DOLLAR GENERAL, Quest Diagnostics, RaceTrac, Domino's Pizza

Bravo, Hungry Howie's, boost mobile

Tierra Pointe  
75 units

Poinciana Plaza

ANYTIME FITNESS, HIBBETT, DOLLAR TREE, SALLY BEAUTY SUPPLY, SHERWIN WILLIAMS, AMSCOT, AspenDental, ZAXBY'S, BURGER KING, GameStop, Popeyes, T-Mobile, at&t

Southport Bay Subdivision  
57 homes

Cypress Cove  
223 sites



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