

PRIME RETAIL SPACE FOR LEASE AT

Solivita Marketplace

381 CYPRESS PARKWAY | POINCIANA, FL 34759



Property OVERVIEW

- 38,473 GLA neighborhood center
- Excellent frontage and visibility on Cypress Pkwy (44,500 VPD) and Marigold Ave (23,000 VPD), two main thoroughfares in Poinciana
- Directly across the street from Solivita, an award-winning, master-planned community comprised of over 5,900 homes
- Crosswalk and two lighted intersections from Solivita for seamless access to the site
- Sits at the epicenter of many of Poinciana's major developments newly completed or underway, further drawing traffic with its already fantastic prominence on Cypress Pkwy



Site PLAN

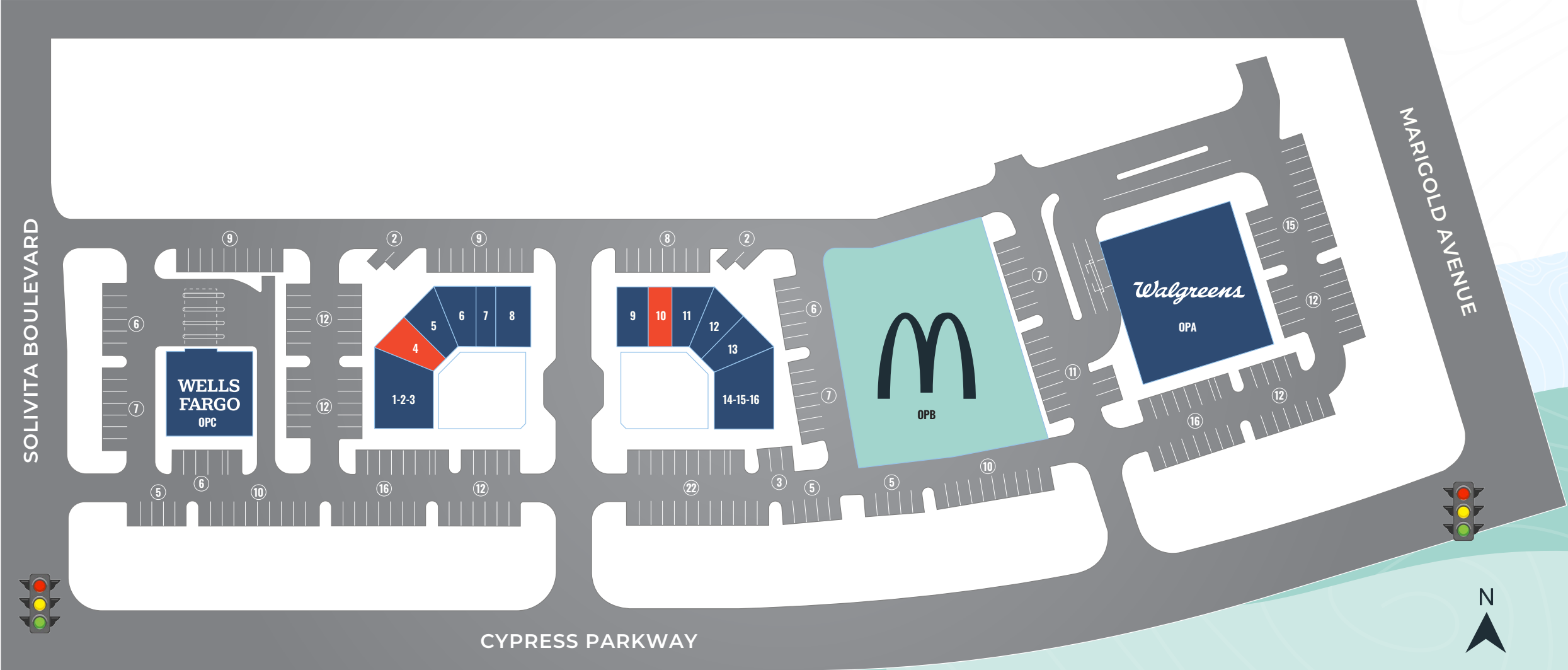
Available

Leased



TENANTS	UNIT	SIZE
GuideWell	1-2-3	2,918 SF
Coming Available	4	1,268 SF
Sunset Cleaners	5	1,268 SF
Queen's Nails	6	1,268 SF
New Era Barber	7	750 SF
Unidos Restaurant	8	1,500 SF
Little Caesar's Pizza	9	1,250 SF
Available	10	1,000 SF

TENANTS	UNIT	SIZE
Mueller Chiropractic	11	1,268 SF
Tapu Hair Salon	12	1,268 SF
Grill + Wings	13	1,264 SF
Lin Garden Restaurant	14-15-16	2,916 SF
Walgreens	OPA	16,510 SF
McDonald's	OPB	4,508 SF
Wells Fargo	OPC	4,025 SF



Three-Mile

DEMOGRAPHICS

57,566

POPULATION

19,316

EST. HOUSEHOLDS

\$86,448

AVERAGE HHI

44,392

DAYTIME POPULATION

708

BUSINESSES



Solivita Living

It's Your Time to Relax in Poinciana, FL

Solivita Marketplace takes its name from the award-winning, master-planned, 55+ community spanning 4,300 acres with 5,900 new construction and move-in-ready homes. Located in Poinciana just 20 miles south of Walt Disney World Resort, **Solivita** features twin 18-hole championship golf courses, lakes and wooded preserves surrounding a Mediterranean village center with fully-appointed clubhouses. The gated community allows part-time residents to leave homes unattended for entire seasons, while an active homeowners association handles maintenance and landscaping requirements. This master-planned community has over 1,600 acres of conservation and recreation, connected by a multi-use trail system linking villages with golf courses and services. Its location is within Central Florida's "Attraction Zone", providing proximity to theme parks, restaurants, shopping and entertainment options while maintaining a residential atmosphere. The site is directly across from Solivita, with its homes spread throughout its welcoming neighborhood enclaves offers access to comprehensive amenities to be expected of an award-winning, master-planned community, and its natural preservation areas.

'Live Your Happily Ever After'

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.

Solivita Marketplace

POINTS OF INTEREST

- Subject
- Hotels and motels
- Residential and multifamily
- Shopping centers
- Major employers

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 MD NOW URGENT CARE PANDA EXPRESS

OUTBACK STEAKHOUSE PAPA JOHN'S SAGE DENTAL

HCA Florida Healthcare

Stepping Stone Subdivision
116 homes (Visible)

Osprey Park
383 units

Koa Subdivision
317 homes (Visible)

Merrill Gardens at Solivita Marketplace
56 units

Maison at Solivita Marketplace
396 units

Cypress Branch Subdivision
393 homes (Visible)

Fountains at San Remo Court
130 units

Vista Del Sol
75 units

Cypress Pkwy (16,100 VPD)

Marigold Ave (23,000 VPD)

Cypress Pkwy (44,500 VPD)

Alhambra Villas
152 rooms

Golf Villas
66 homes

The Promenade at Poinciana

Publix H&R BLOCK

The UPS Store UPS Wendy's

PINCH-A-PENNY POOL-PATIO-SPA The Perfect People For A Perfect Pool SUBWAY

Country Club Subdivision
291 homes (Visible)

Poinciana Christian Preparatory School
371 students

SOLIVITA

Solivita
5,900 homes

Marigold Subdivision
109 homes (Visible)

SOLIVITA

FOR MORE INFORMATION, PLEASE CONTACT:



COLETTE SANTANA

Senior Vice President
colette.santana@jll.com
+1 813 777 8611



TAYLAR LING

Associate
taylor.ling@jll.com
+1 407 271 3067



BRANDON MCCALLA

Vice President
brandon.mccalla@jll.com
+1 954 665 3113



BILLY RODRIGUEZ

Senior Vice President
billy.rodriguez@jll.com
+1 407 443 3925

Solivita  Marketplace



Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2025. Jones Lang LaSalle Brokerage, Inc. All rights reserved.