

# Retail available at *Pleasant Hill*

**SEC of Pleasant Hill Rd and Granada Blvd**  
Kissimmee, Florida 34746

Pleasant Hill Rd

Retail for lease  
5.88 AC

Granada Blvd

Representative neighborhood renderings





# Opportunity highlights

## Site and location details

- Opportunity to join a brand-new development located on the NEC of Pleasant Hill Rd and Granada Blvd available for sale or lease
- 950 to 5,200 SF available across 5.88 AC
- **950 SF space:** Ideal for a drive-thru tenant and 20 dedicated parking spaces
- **5,200 SF space:** Freestanding building and 28 dedicated parking spaces
- Access points located along both thoroughfares with right-in/right-out
- Resides on a fully signalized intersection for ease of access
- Wide 35' to 37' aisles for driving
- Situated in the heart of the Pleasant Hill growth corridor, allowing a tenant to capitalize on the area's population surge
- Average daily traffic counts on Pleasant Hill Rd of 35,500 VPD; this number is anticipated to climb, much like the built-out north Pleasant Hill
- Population is estimated to increase by 2.31 percent YoY in the one-mile radius and 2.39 percent YoY in the five-mile radius, respectively
- Affluent population reflects the consumer market and quality of national and regional retailers entering the Pleasant Hill market

### 2024 Population

1 mile	3 miles	5 miles
7,246	41,553	86,427

### 2024 Daytime population

1 mile	3 miles	5 miles
3,920	29,273	70,151

### 2024 Households

1 mile	3 miles	5 miles
2,208	12,854	27,144

### 2024 Average household income

1 mile	3 miles	5 miles
\$109,010	\$94,059	\$89,249

Welcome to  
*Pleasant Hill*  
KISSIMMEE, FLORIDA

For additional information,  
please contact:



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# Site plan





# Aerial view

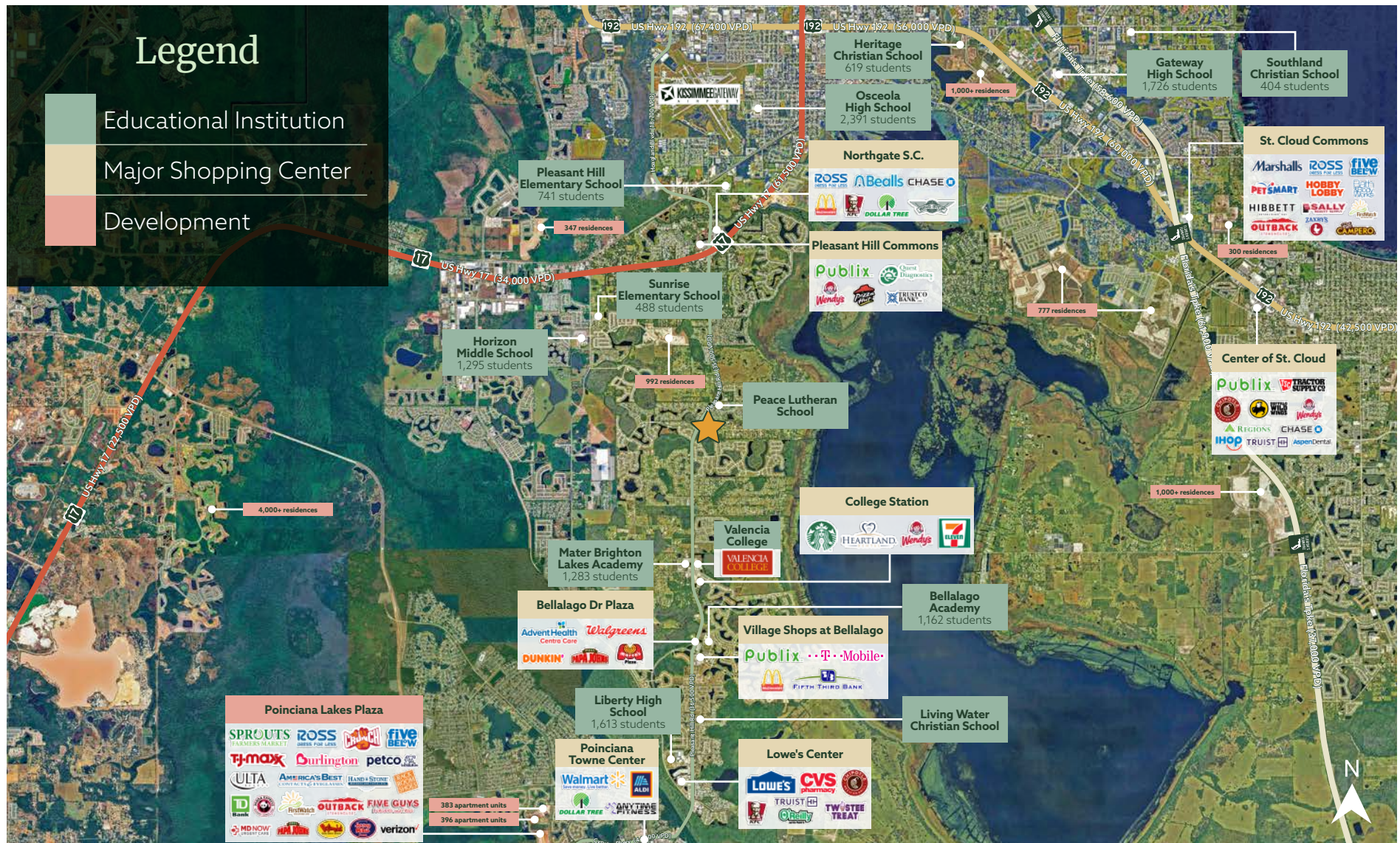


[View on Google Maps](#)





# Points of interest





# Traffic analysis





# Contact

To learn more about the Pleasant Hill retail opportunity, please contact me.

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