

PRIME RETAIL SPACE FOR LEASE AT
Rolling Oaks Commons

3202 ROLLING OAKS BLVD | KISSIMMEE, FL 34747



Property OVERVIEW

- 159,804 GLA power center
- Major draw to many anchors, including shadow anchor Super Target, along with T.J.Maxx, Ross, Ulta Beauty, Chipotle and so many more
- Stationed at the western entrance to Disney's four theme parks directly where US-192 and FL-429 (Exit 6) meet
- Disney employs over 70,000 individuals at their resorts, and 250,000 guests travel daily to the various Disney properties
- In 2024, Orlando ranked as the #1 travel destination in the U.S. with 77.7M visitors



KEY TENANTS



Site
PLAN

Available

Leased



TENANTS	UNIT	SIZE
Dollar Tree	A-1	10,000 SF
Ross	A-2	25,000 SF
Rack Room Shoes	A-4	6,000 SF
TJ Maxx	A-7	24,000 SF
Ulta	A-8	10,357 SF
Five Below	A-9	9,254 SF
Available	T-100 T-101	2,774 SF
JT Nails & Spa	T-102	1,387 SF
Available	T-103	1,040 SF
Available	T-104	1,733 SF
Sally Beauty	T-105	1,364 SF
Flippers Pizzeria	T-106	2,100 SF
Tropical Smoothie	T-107	1,248 SF
H&R Block	T-108	1,248 SF
Salon by Rebecca Juarez	T-109	1,248 SF
Available	T-110	1,248 SF
Available	T-111	1,733 SF
Available	T-112 T-113	2,001 SF
The Construction Zone	T-114	4,713 SF
Future Availability - Restaurant	H-101 H-103	7,000 SF
Available	H-104 H-105	2,450 SF
Tico's Bakery	H-106	1,050 SF
Vivos Wellness	H-107	1,050 SF
Massage Envy	H-108 H-109	2,450 SF
Mattress Firm	OP-101 OP-102	3,337 SF
T-Mobile	OP-103	1,307 SF
Jersey Mike's Subs	OP-104	1,326 SF
Chipotle	OP-105	2,438 SF
First Watch	TBA	4,200 SF



Three-Mile DEMOGRAPHICS

20,640

POPULATION

7,813

EST. HOUSEHOLDS

\$109,272

AVERAGE HHI

28,415

DAYTIME POPULATION

924

BUSINESSES



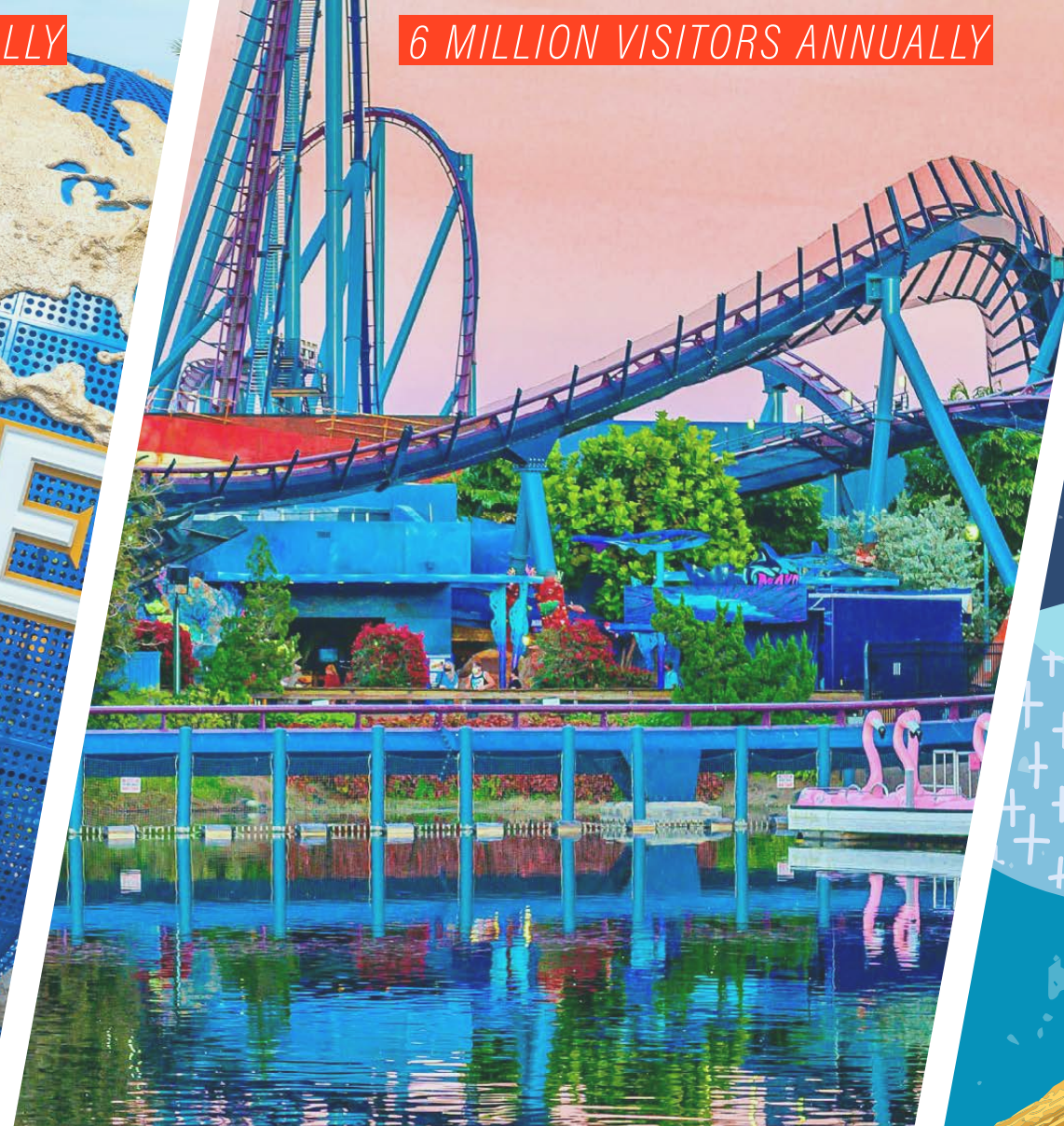
58 MILLION VISITORS ANNUALLY



22 MILLION VISITORS ANNUALLY



6 MILLION VISITORS ANNUALLY



Note: Annual visitors presented encompasses all associated theme parks with each brand.

CITY OF KISSIMMEE 1883

Vacation Home Capital of the World®

Kissimmee, Florida sits in Central Florida near Orlando, and has established itself as the “Vacation Home Capital of the World®.” The city offers a strategic location minutes from Walt Disney World® Resort, Universal Orlando Resort and other major attractions that draw millions of tourists annually. Beyond theme parks, Kissimmee features natural assets including Shingle Creek Regional Park, where visitors can kayak, fish and hike along scenic trails. Numerous gated vacation home communities offer championship golf courses, resort-style pools and upscale dining options. Entertainment districts like Old Town and Sunset Walk provide shopping, dining and nightlife alternatives to the major theme parks. As Osceola County’s largest city and county seat, Kissimmee has implemented a “Ready, Connected & Open for Business” strategy, driving a robust array of economic developments and investments. The area’s family-friendly attractions, natural areas and proximity to world-class entertainment makes Kissimmee appealing to both short-term visitors and those seeking permanent residence in a location that offers Florida’s characteristic sunny climate and immediate access to the state’s most popular and lauded destinations.

Florida’s ‘Big, Bold Heart’

WHO LIVES IN THE 3-MILE RADIUS?



Modern Minds

Urban, educated, affluent households with commutes

Median Age: 34.6
Median HH Income: \$91,039
LifeMode Group: Tech Trailblazers
Socioeconomic Traits: Modern Minds is comprised of individuals located just outside of their downtown. They tend to order online from clubs and department stores and spend money on clothing and travel, opting for active vacations shared on social media.



Metro Fusion

Highly mobile, young renters, well-connected to social media

Median Age: 32.8
Median HH Income: \$55,443
LifeMode Group: Metro Vibes
Socioeconomic Traits: Metro Fusion lives primarily multifamily housing and prioritize social media for leisure and networking. Their shopping is predominantly at neighborhood centers with the exception of food - delivery apps are key.



Boomburbs

High-earning suburban families in the South and West

Median Age: 34.5
Median HH Income: \$131,202
LifeMode Group: Family Prosperity
Socioeconomic Traits: The Boomburbs represent residents who are family-oriented with a tendency to spend around their children, including kids’ clubs and activities. They often pay for personal services and like to spend time outdoors, reading and traveling.



Room to Roam

Often self-employed homeowners, DINKs (dual income, no kids) in the suburbs of MSAs

Median Age: 46.5
Median HH Income: \$99,689
LifeMode Group: Suburban Shine
Socioeconomic Traits: Room to Roam is often a married home without children and have the freedom to travel given their self-employment. They enjoy cooking, baking, reading, gardening and walking their dogs, and are sustainability conscious.

Rolling Oaks Commons

POINTS OF INTEREST

- Subject
- Hotels and motels
- Residential and multifamily
- Shopping centers
- Theme park

The Town Center At Orange Lake

Publix **AdventHealth** **Applebee's**
Centra Care

Disney's Animal Kingdom Villas
708 villas

Disney's ANIMAL KINGDOM

±8.8M visits annually

Holiday Inn Club
Villages at Orange Lake
2,478 homes

Madison Waterstar
320 units

Waterstar

Burlington **Marshalls**
HIBBETT **popshelf** **Portillo's**
ESTABLISHED 1945 KEKES **Lazy DOG** **OUTBACK**
BREAKFAST CAFE STEAKHOUSE

U.S. Hwy 192 (57,500 VPD)

192

FL SR-429 (41,800 VPD)

TOLL
429

FL SR-429 (34,700 VPD)

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ISLAND H2O WATER PARK

≤1.0M visits annually

Magic Village Yards
Trademark Collection by Wyndham
178 keys

Silver Lake
468 units

Quality Inn & Suites
179 keys

Muse at Winter Garden
326 units

Secret Lakes Resorts
62 units

Halston Citrus Ridge
432 units

Everest Place
Master Planned Development
783 homes
900 units
793 keys

Domain
324 units

Embassy Suites
by Hilton
221 keys

Margaritaville
Hotel
187 keys

Sunset Walk

STUDIO MOVIE GRILL **Ford's GARAGE**
SKECHERS **BENTO** **COLD STONE**
GAME TIME **verizon**

Margaritaville
Condo Development
345 units

MARGARITAVILLE Resort ORLANDO

The Retreat at Sunset Walk
352 units

Margaritaville
Residential
±1,000 homes & units

Sun Lake
113 units

voco by IHG Hotel
150 keys

Grand Lake
52 keys

Maingate Lakes
475 keys

Extended Stay America
122 keys

Formosa Gardens Vil-

CRUSH CYARD **MOTOR HARLEY-DAVIDSON COMPANY**
WICKY JUNGLE GOLF **ACE Hardware** **SUBWAY**
The UPS Store **Giordano's**

Comfort Inn & Suites
197 keys

JLL



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