

PRIME RETAIL SPACE FOR LEASE AT

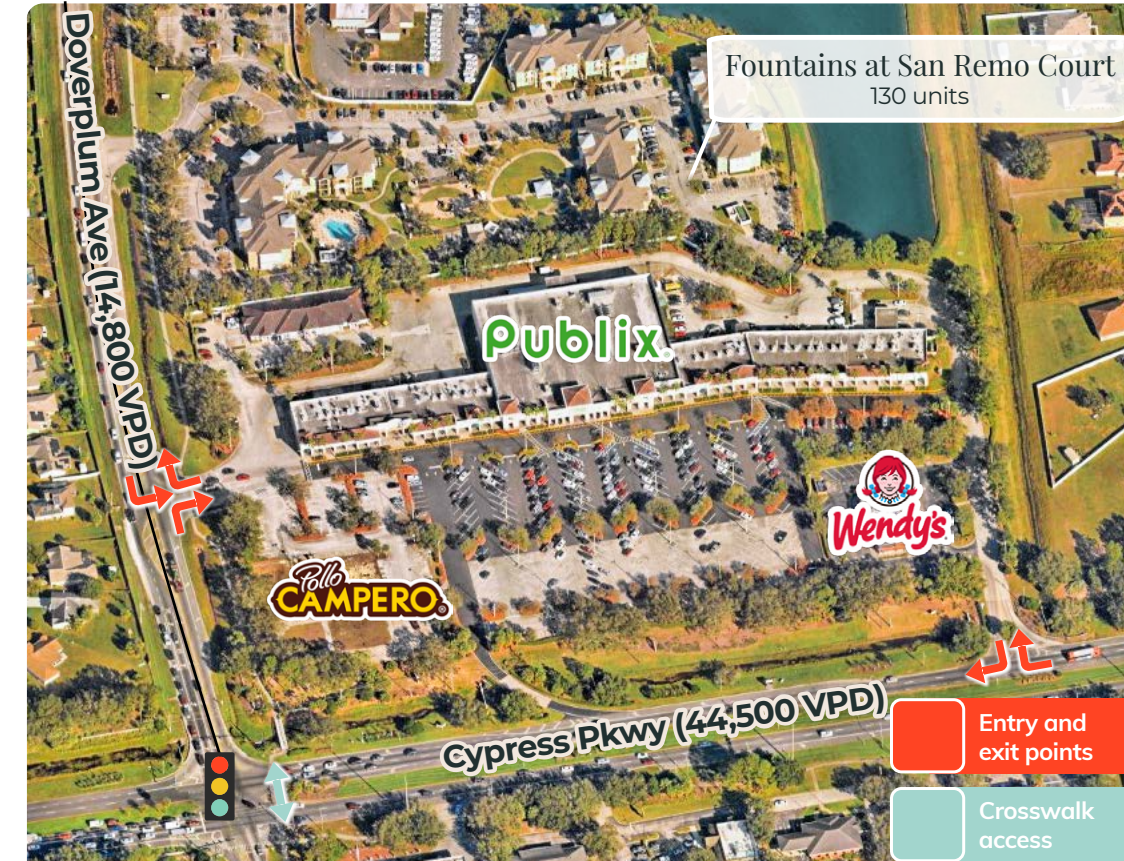
The Promenade
..... • **at Poinciana**

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

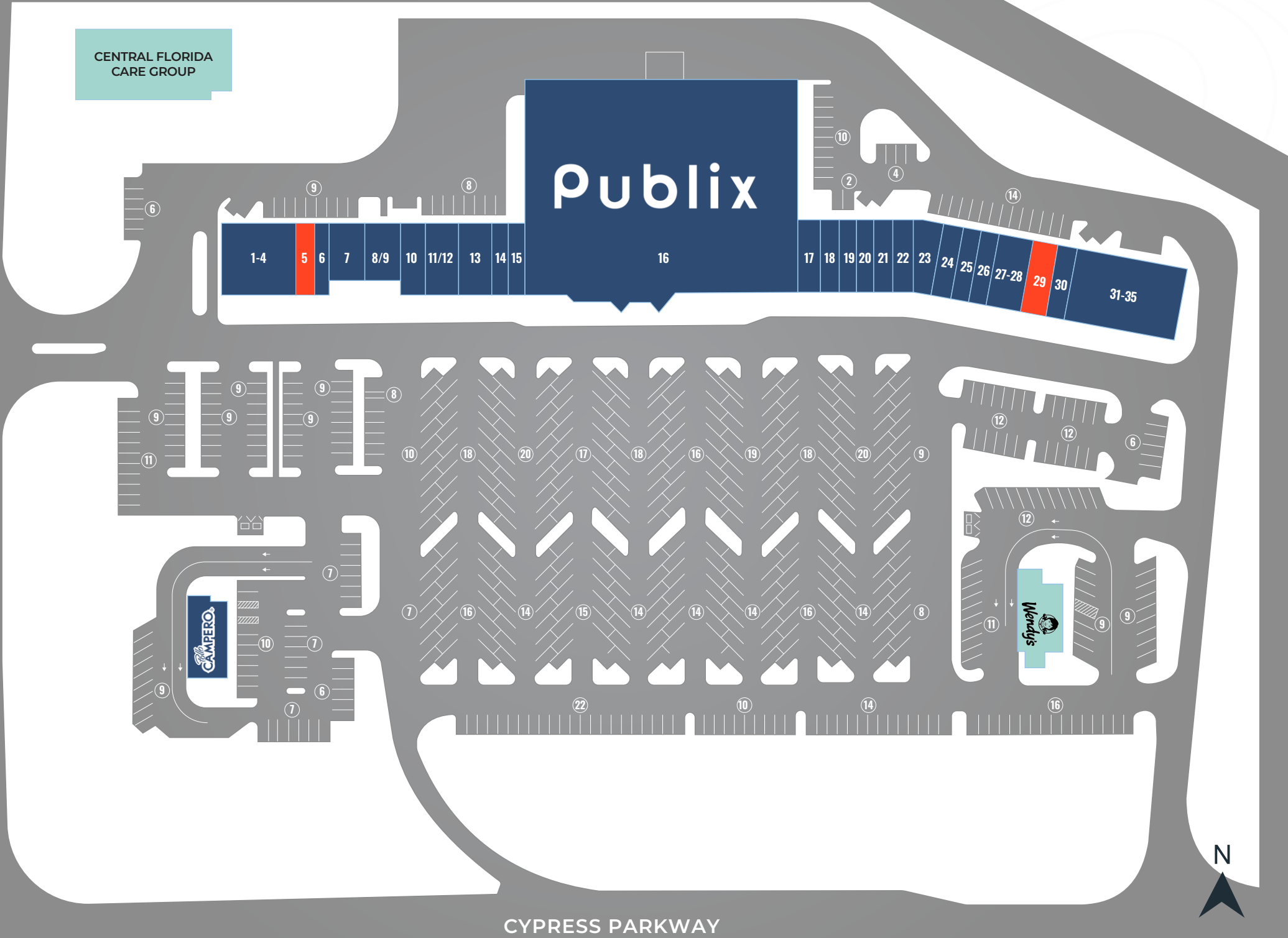
Available

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

DOVERPLUM LANE



CYPRESS PARKWAY

N

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.



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.



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.



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

Educational institution

Koa St (14,800 VPD)

Coopersmith Village
86 homes

Koa Subdivision
1,031 homes (Visible)

Cypress Branch Subdivision
437 homes (Visible)

Poinciana Lakes Plaza

SPROUTS
FARMERS MARKET

CRUMBL

ROSS
DRESS FOR LESS

TJ-maxx

petco

ULTA
BEAUTY

Burlington

five BELOW

HAIR CUTTERY

HAND & STONE
MASSAGE AND FACIAL SPA

MD NOW
URGENT CARE

PANDA EXPRESS
CHINA EXPRESS

OUTBACK
STEAKHOUSE

PAPA JOHN'S

SAGE DENTAL
All Encompassing One Place!

Fountains at San Remo Court
130 units

Vista Del Sol
75 units

Cypress Pkwy (44,500 VPD)

Varigold Ave (23,000 NDD)

Alhambra Villas
152 rooms

Golf Villas
66 homes

Volterra at Solivita 98
units

Country Club Subdivision
273 homes (Visible)

Poinciana Towne Center

The Pointe

A collage of logos for various businesses. The logos include: Lowe's (blue and white), ExtraSpace Storage (green and white), Chipotle (brown and red), CVS pharmacy (red and white), tropical CAFE (green and orange), TRUIST (blue and white), KFC (red and white), AutoZone (orange and black), O'Reilly AUTO PARTS (green and white), and 7-ELEVEN (red and white).

Cypress Cove
223 sites

Southport Plaza

Tierra Pointe
75 units

Poinciana Plaza

ANYTIME FITNESS

HIBBETT
ESTABLISHED 1945

DOLLAR TREE

SALLY
BEAUTY SUPPLY

SHERWIN
WILLIAMS.

AMSCO
The Money Superstore

AspenDental

ZAXBY'S

GameStop
power to the player

POPEYES

CHICKEN
BURGER KING

La Granda

RSC
RECYCLED CARPET

T-Mobile

at&t

New Dimensions
High School
428 students



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