

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



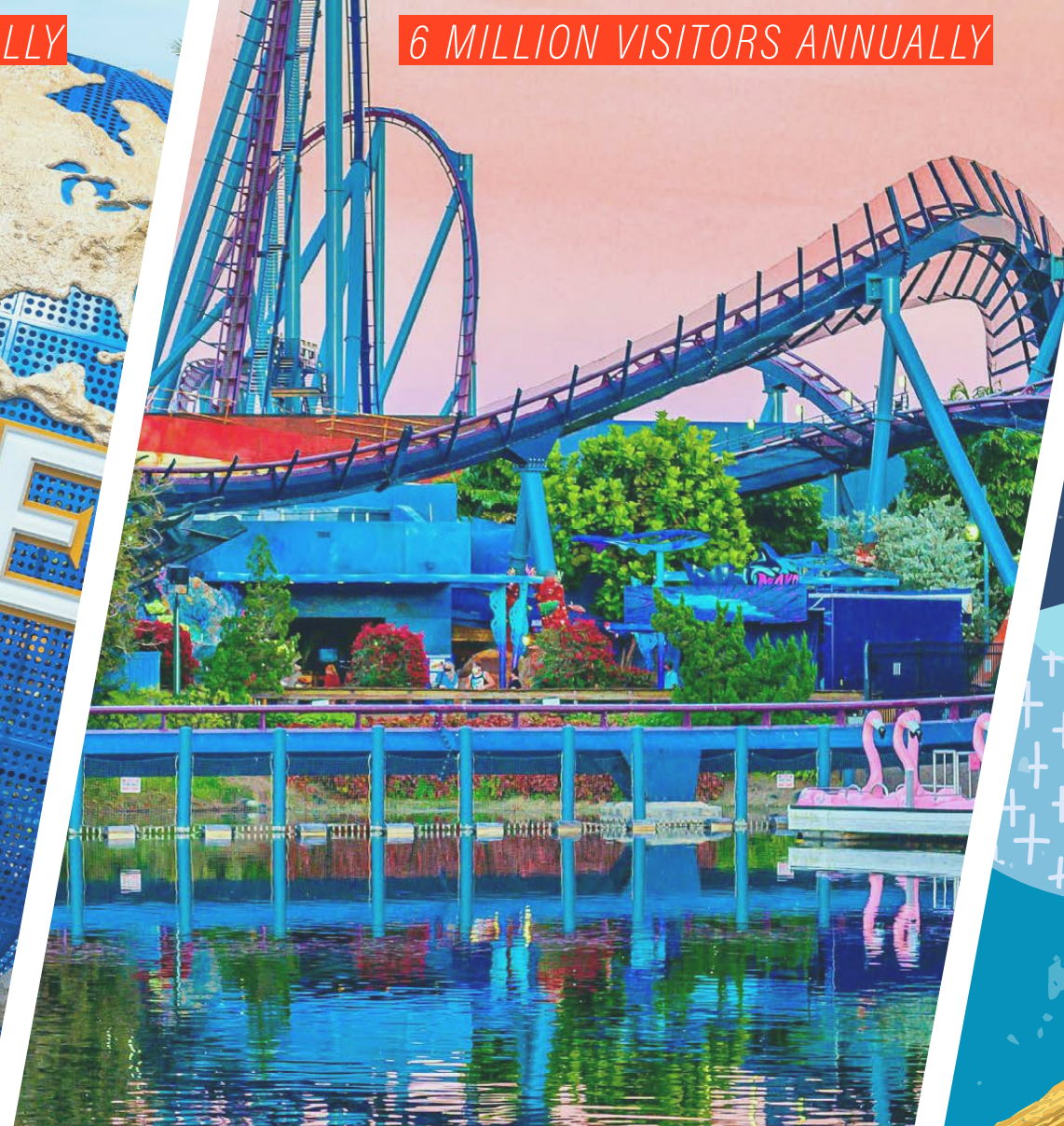
58 MILLION VISITORS ANNUALLY



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

Muse at Winter Garden  
326 units

Secret Lakes Resorts  
62 units

Halston Citrus Ridge  
432 units

Encantada Resort  
334 homes

Everest Place  
Master Planned Development  
783 homes  
900 units  
793 keys

Holiday Inn Club  
Villages at Orange Lake  
2,478 homes

The Town Center At Orange Lake  
Publix AdventHealth Centra Care Applebee's

Madison Waterstar  
320 units

Waterstar  
Burlington Marshalls  
HIBBETT popshelf Portillo's  
kekes Lazy DOG OUTBACK

Disney's Animal Kingdom Villas  
708 villas

Disney's  
ANIMAL  
KINGDOM  
±8.8M visits annually

Rolling Oaks Commons

ISLAND  
H2O  
WATER PARK  
≤1.0M visits annually

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

Domain  
324 units

Embassy Suites  
by Hilton  
221 keys

Margaritaville  
Hotel  
187 keys



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