

# Gateway Station

1307 E Osceola Parkway, Kissimmee, FL 34744

For Leasing info:  
 Frania Reyes  
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## Unique Attributes

- Located on Osceola Parkway (54,500 VPD) and Florida's Turnpike (98,600 VPD) in Kissimmee.
- Gateway Station is a must stop for visitors to Disney World and surrounding attractions.
- Adjacent to new Tupperware headquarters and Sunrail train station.
- Shadow anchored by strong performing Walmart Supercenter with 2.3 M visits per year.
- Nationals include Harbor Freight, Dollar Tree, Cato, Sanitas, McDonald's, Wells Fargo, TD Bank, Panera Bread, and Denny's.

Size of Center **86,558 SF**  
 Daily Traffic **88,500 VPD**  
 Parking **735 spaces (8.49/1000)**

## Estimated 2021 Demographics

	1 MILE	2 MILES	3 MILES
2021 Estimated Total Population	7,202	48,594	119,270
Est. Annual Growth 2021-2026	1.3%	0.8%	0.8%
Average Household Income	\$40,051	\$53,824	\$56,526
% Hispanic or Latino	61.5%	61.1%	64.4%

## Area Map

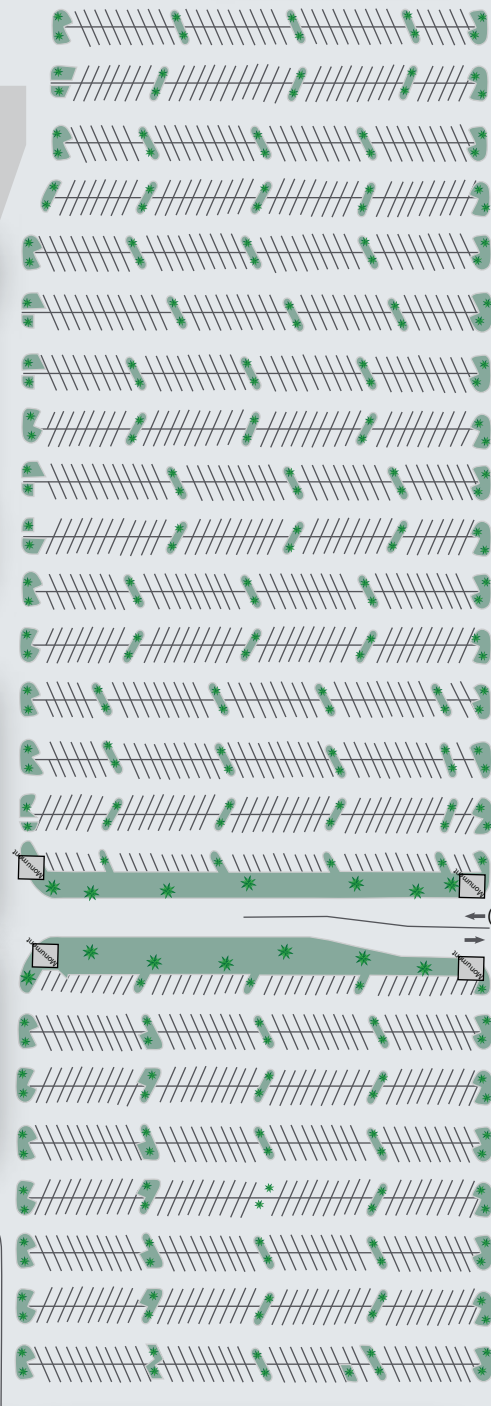
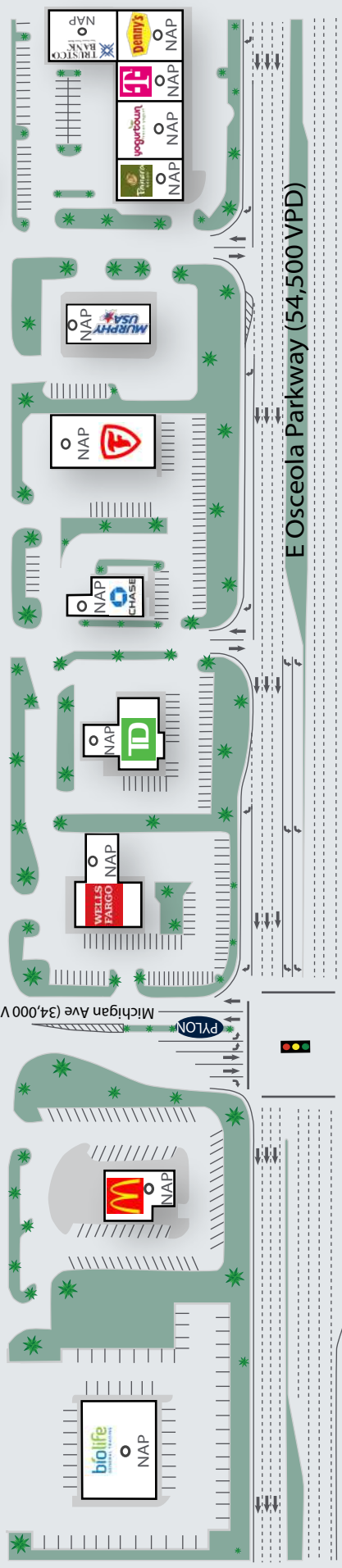


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Unit	Tenant	Size
1375	Comfort Mattress	1,600
1379	Cato	3,900
1381	Pain Management Clinic	2,500
1383	Quest	2,500
1387	Dollar Tree	10,000
1389	Cricket Wireless	1,600
1391	Sally Beauty Supply	1,600
1395	GameStop	1,600
1397	Casa Febus	5,040

Unit	Tenant	Size
1307	Sanitas	9,136
1317	Harbor Freight Tools	16,000
1319C	Dentist	4,000
1319D	AVAILABLE	2,000
1327	US Armed Forces	6,200
1331	AVAILABLE	2,800
1335	Planet Learning Academy	2,800
1341	Gentlemen's Barbershop	1,200
1339	Freedom Health	1,200
1359	Beauty House by GR	2,100
1361	Acceptance Insurance	1,400
1365	Queen Nails & Spa	1,400
1367	Hair Salon	1,400
1369	Advance America	1,400
1371	El Importado Restaurant	1,600
1373	2nd Gen Rest. Available	1,580

Orange Ave (25,000 VPD)

Michigan Ave (34,000 VPD)

E Osceola Parkway (54,500 VPD)

