

Gateway Station

1307 E Osceola Parkway, Kissimmee, FL 34744

For Leasing info:
 Frania Reyes
 305-767-9434
 frania@saglo.com



Unique Attributes

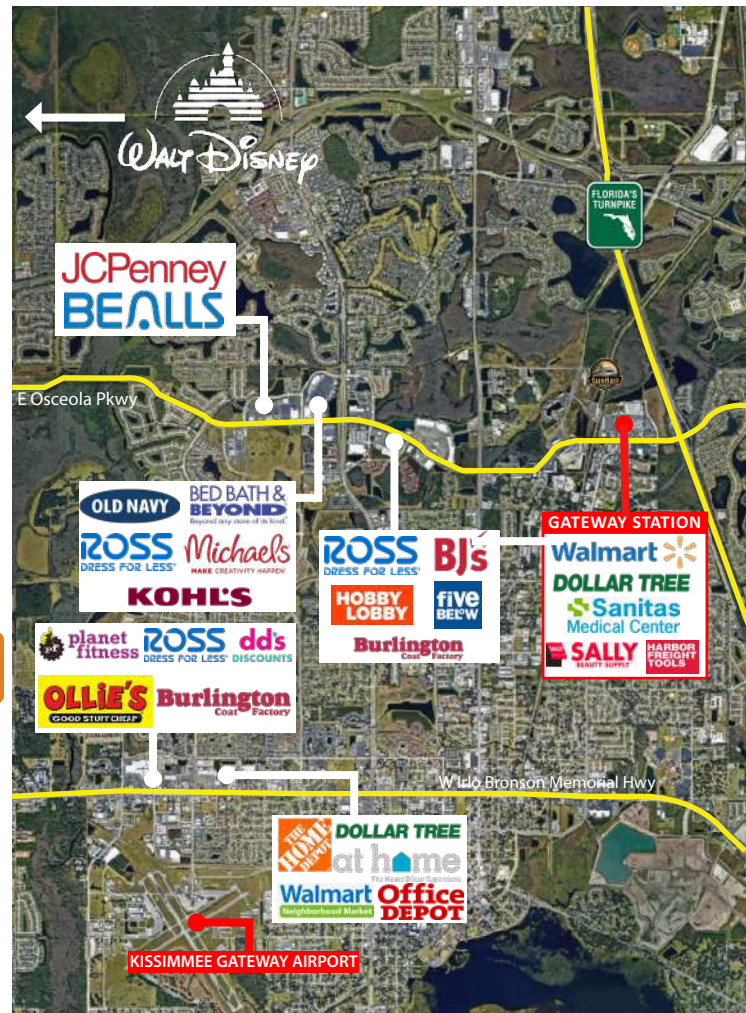
Area Map

- Located on Osceola Parkway (48,000 VPD) and Florida's Turnpike (80,400 VPD) in Kissimmee.
- Excellent location for restaurant with over 38,190 daytime employees within a 3 mile radius.
- Adjacent to new Tupperware headquarters and Sunrail train station.
- Shadow anchored by strong performing Walmart Supercenter with 2.1M 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 **79,000 VPD**
 Parking **735 spaces (8.49/1000)**

Estimated 2022 Demographics

	1 MILE	2 MILES	3 MILES
2022 Estimated Total Population	8,164	46,443	123,277
Est. Annual Growth 2022-2027	3.8%	2.3%	2.1%
Average Household Income	\$34,382	\$52,230	\$55,702
% Hispanic or Latino	60.0%	60.2%	60.1%



For Leasing info:
 Frania Reyes
 305-767-9434
 frania@saglo.com



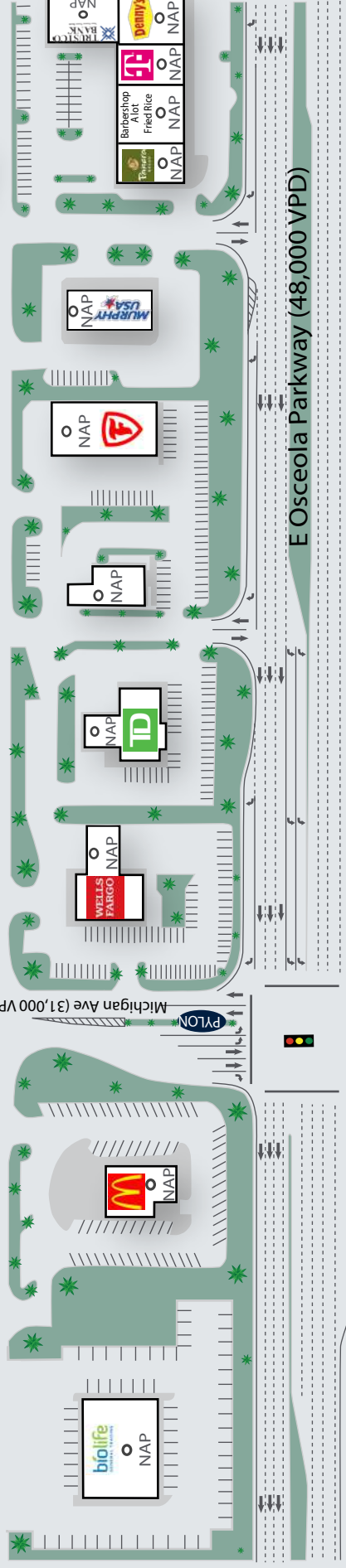
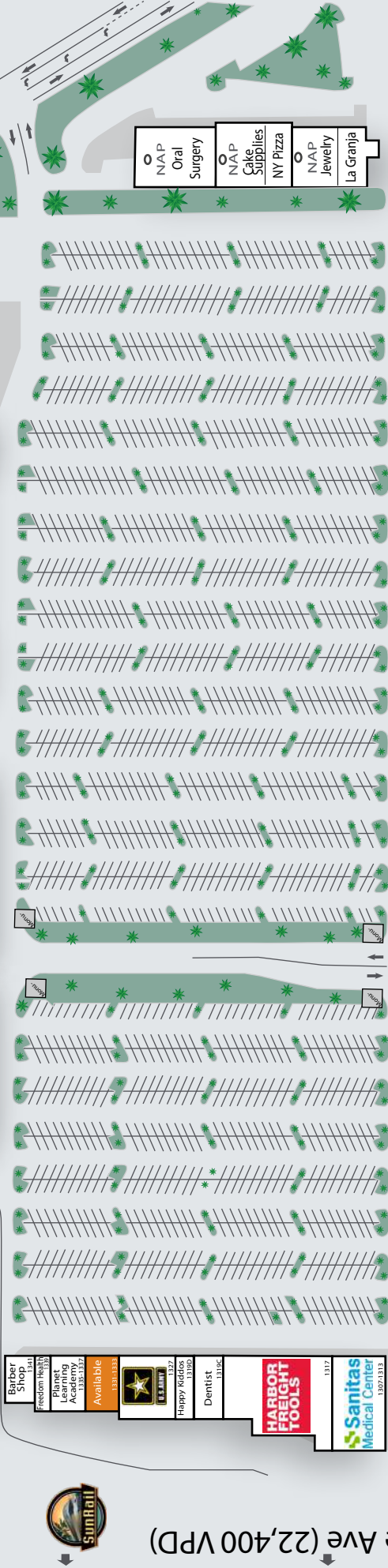
(80,400 VPD)

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	Happy Kiddos	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	Rico Chino Restaurant	1,580

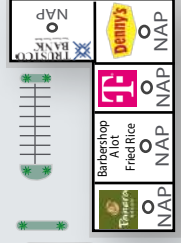


Bill Beck Blvd



Michigan Ave (31,000 VPD)

E Osceola Parkway (48,000 VPD)



Orange Ave (22,400 VPD)