

Gateway Station

1307 E Osceola Parkway, Kissimmee, FL 34744

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



Unique Attributes

- Located on Osceola Parkway (54,500 VPD) and Florida's Turnpike (98,600 VPD) in Kissimmee.
- Excellent location for restaurant with over 33K daytime employees within a 3 mile radius.
- Adjacent to new Tupperware headquarters and Sunrail train station.
- Shadow anchored by strong performing Walmart Supercenter with 2.3M 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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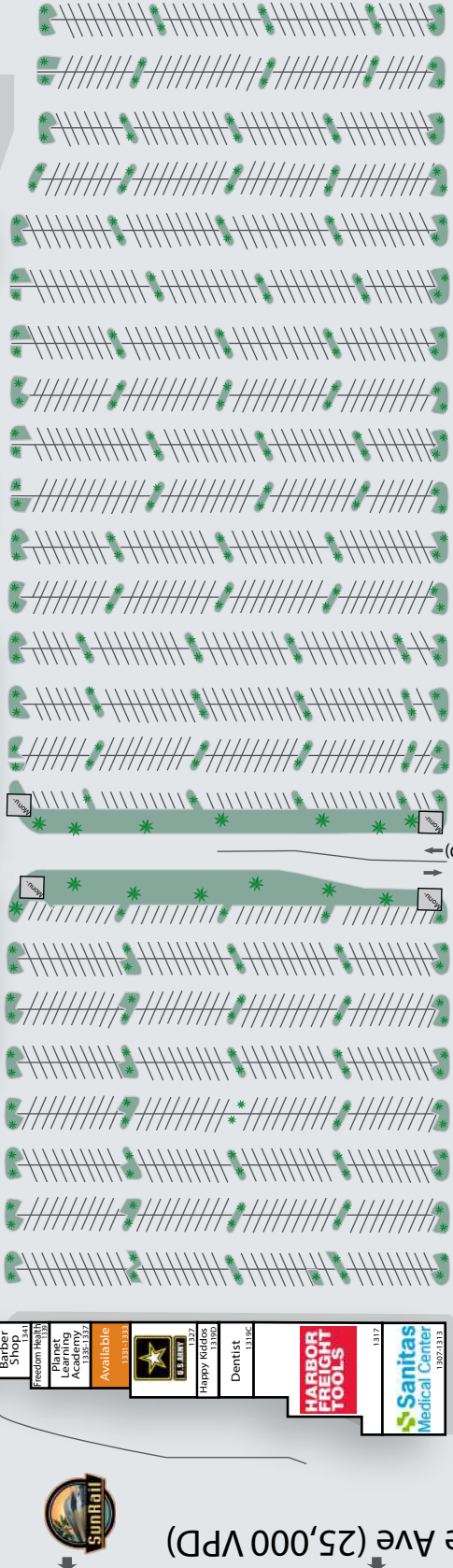
(98,600 VPD)

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

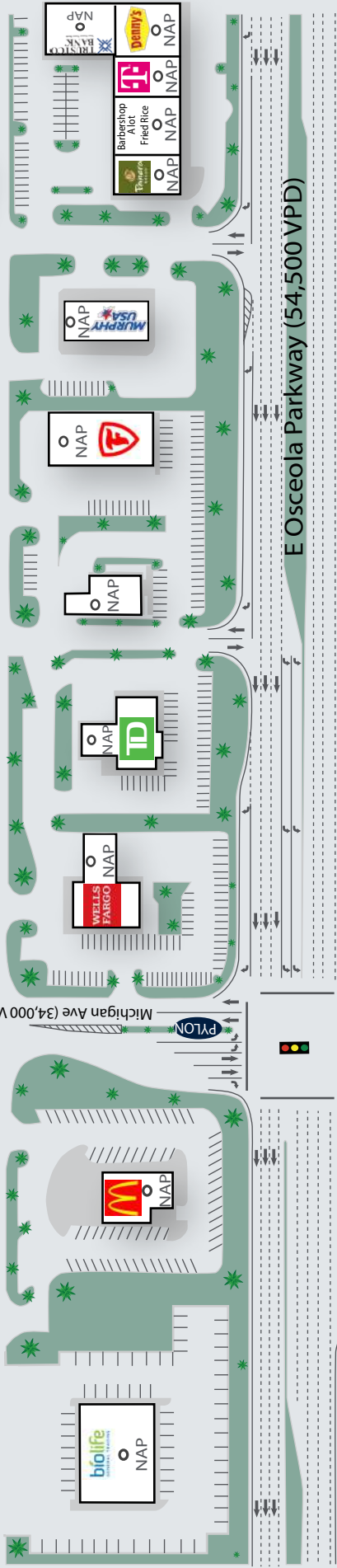
Unit	Tenant	Size
1307	Sanitas	9,136
1317	Harbor Freight Tools	16,000
1319C	Dentist	4,000
1319D	Happy Kiddos	2,000
1327	US Armed Forces	6,200
1331	AVAILABLE	2,800
1335	Planet Learning Academy	2,800
1341	Gentlemen's Barbershop	1,200
1339	Freedom Health	1,200
1359	Beauty House by GR	2,100
1361	Acceptance 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

1387	DOLLAR TREE
1383	Quest
1381	Pain Clinic
1379	CATO
1395	Mattress
1393	Rico Clinico
1391	El Importado
1389	Advance
1387	Hair Salon
1385	Nail Salon
1383	Insurance
1381	Beauty House

1341	Barber Shop
1341	Freedom Health
1337	Planet Learning Academy
1337	AVAILABLE
1337	AVAILABLE
1327	Happy Kiddos
1327	Happy Kiddos
1327	Dentist
1317	HARBOR FREIGHT TOOLS
1317	Sanitas Medical Center



NAP	Oral Surgery
NAP	Cake Supplies
NAP	NY Pizza
NAP	Jewelry
NAP	La Granja



NAP	WELLS FARGO
NAP	TD
NAP	MURPHY USA
NAP	Barbershop Alot
NAP	Fried Rice
NAP	Denny's
NAP	Wells Fargo

Orange Ave (25,000 VPD)

E Osceola Parkway (54,500 VPD)

