

OFFICE/RETAIL

SR 535 & Polynesian Isle
Kissimmee, FL



*** NEW 11,000SF
Building**

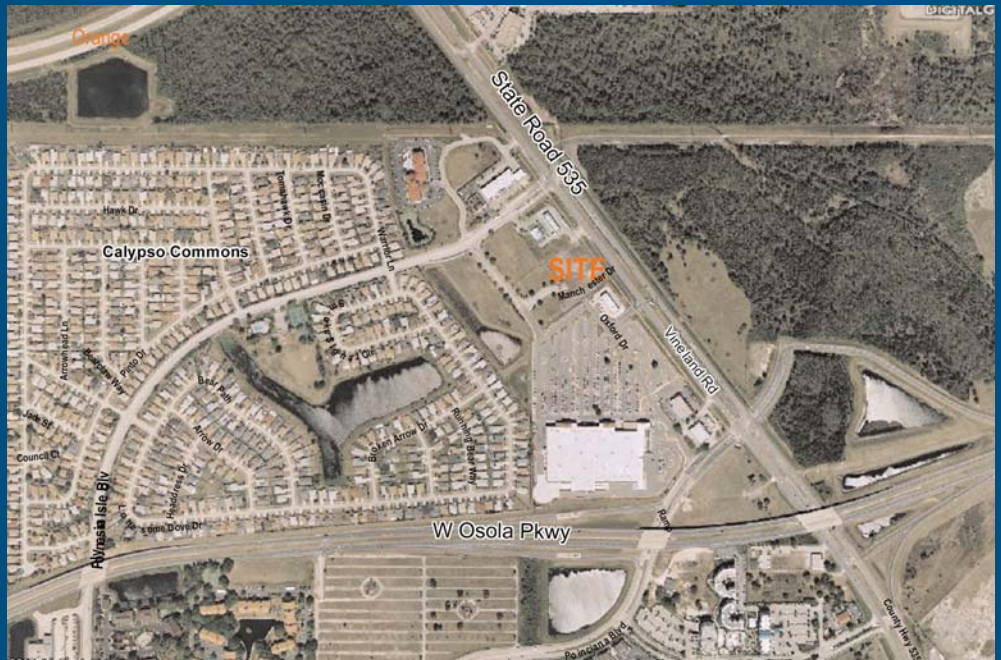
Calypso Commons Phase 3
NEW 11,000 SF IN LINE OFFICE/RETAIL SPACE ADJACENT TO SUPER
WAL-MART IN KISSIMMEE, FL
Calypso Commons Phase 3
IS HAS DIRECT ACCESS FROM WAL-MART PARKING LOT , SR 535, AND
POLYNESIAN ISLE. LEASE RATE \$19.75 psf.

*** High Traffic**

*** Signalized Corner**

*** Storefront
Office/Retail**

*** Exterior Signage
Available**



**ADJACENT TO
SUPER WAL-MART**

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2006 TOTAL POPULATION	3,385	18,392	72,309
2011 TOTAL POPULATION	3,911	22,012	84,118
2006 AVG. HH INCOME	\$56,730	\$67,118	\$68,323

**2006 DAYTIME TRAFFIC
COUNT
38,795 CARS A DAY**

FALCON DEVELOPMENT

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