

FOR LEASE

GARITO  CO



Retail Space Available

**2600 SIMPSON ROAD
KISSIMMEE, FL 34744**

SITE SPECIFICATIONS



8,140 SF
GLA



4,070 SF
MIN DIVISIBLE



\$25 /SF/YR
LEASE RATE

DEMOGRAPHICS (2022)	1 MILE	3 MILE	5 MILE
HH Income	70,641	77,764	82,717
# of Employees	32,200	114,000	196,000
Population	35,600	147,000	285,000

PROPERTY HIGHLIGHTS

- Upgraded brick construction built in 2012
- Total of 8,140 SF; Landlord will subdivide.
- Prominent Signage Available
- Directly across from Publix Shopping Center and several nearby retailers including Autozone, McDonald's, Dunkin' & More
- Strong traffic counts generating over 36,125+ Vehicles/Day
- Plenty of parking

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