

SOUTHPORT PLAZA

Poinciana, Florida



Thank you for your interest in Southport Plaza. Attached is a leasing flyer for your review.

Southport Plaza is Poinciana's premiere commercial property destination and comprises approximately 22,150 sf of upscale retail, medical, and office space at the SE signalized corner of Pleasant Hill and Southport Roads, next to **RaceTrac** and **Dollar General**. We have a space available in phase I that will fit your needs and look forward to further discussing your interest.

We offer space on a net-lease basis. Base Rent ranges from \$19.95 per square foot, NNN, plus *approximately* \$5.00 per sf for CAM, real estate taxes, and insurance, plus applicable sales tax. The minimum lease term is generally three years, with options available. Each space has been improved with a drop grid ceiling (10') and lighting, a lavatory, and each space is separately-metered for electricity. The parking ratio is very high at 5/1,000 sf.

A satisfactory credit report, signed lease, and security deposit plus first month's rent at lease execution are required in order to occupy the space.

Please call us at (561) 417-6193 after you have had an opportunity to review the attached leasing information. Again, thank you for your interest!

Regards,

Jan M. Jaroszewicz
Manager
Southport Plaza, LLC

***For Information, Contact:
Realcap Associates, LLC
(561) 417-6193
realcap@bellsouth.net***

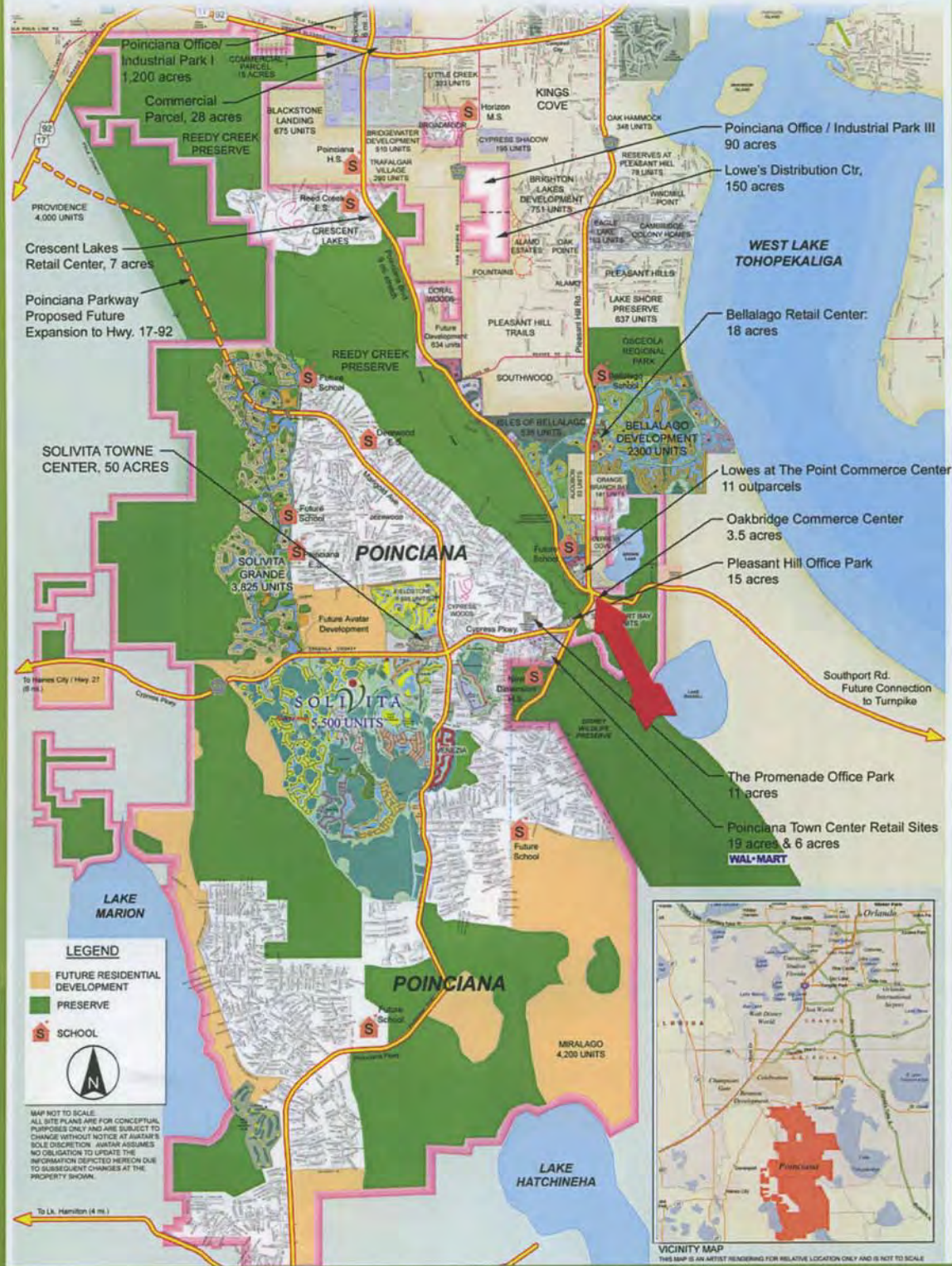
www.realcapassociates.com





SOUTHPORT PLAZA AND SOUTHPORT PLAZA II





Cuhaci & Peterson
Architects Engineers Planners
AVATAR HOLDINGS

For information contact:
Hank Yunes
Avatar Properties, Inc.
Phone: (305) 442-7000
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E-mail: hyunes@avatarholdings.com



LOWE'S



SOUTHPORT PLAZA



SOUTHPORT PLAZA ***Poinciana Market Highlights***

The Southport Plaza site location represents the premium retail site in the Poinciana market, offering the following attributes:

- Premium frontage site with great visibility at gateway to Poinciana.
- High average daily traffic count of 65,000 cars at signalized intersection.
- Direct access from Pleasant Hill Road/Cypress Parkway to corner location.
- **Lowe's** Hardware Store and **CVS Drugs** located across the intersection.
- **RaceTrac** and **Dollar General** situated on adjacent, connected sites.
- New HCA Hospital nearby.
- Valencia Community College has new 65,000 sf campus in Poinciana.
- Liberty High School, close by, is the largest high school in Osceola County.
- Poinciana is the second largest PUD in the United States and one of the fastest growing communities in Florida.
- Explosive growth of population to over 85,000 in the trade area and projected to continue growing to over 100,000 by 2020.
- Average HH income is over \$55,000.
- Abundance of moderately-priced housing in the market area.
- Incredible opportunity for quality restaurants and all types of professional services in a widely under-served market.
- Low ratio of square feet of retail per capita in market area, and limited availability of commercially-zoned sites, and low vacancy factor in the retail market.
- Southport Road planned for future widening to four lanes, connecting with Florida's Turnpike and St. Cloud.
- Six DRI's (**D**evelopments of **R**egional **I**mpact) approved east of Southport Plaza II and planned for over 38,000 housing units, to be accessed from Poinciana Boulevard and Southport Road, located east of Lake Toho and West of Florida's Turnpike.

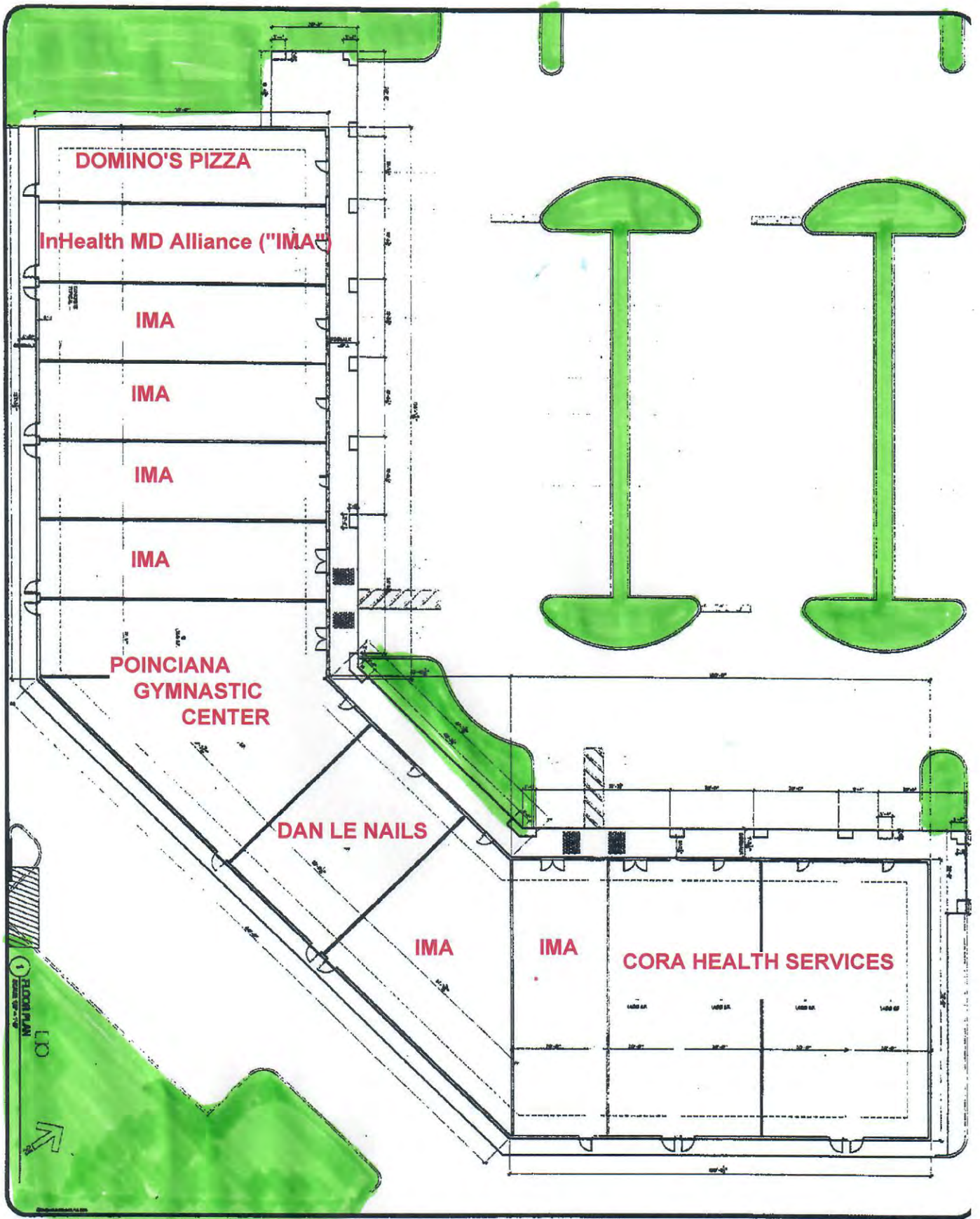
Demographic Highlights – Greater Poinciana Market/Trade Area:

- Population – 2018: 85,000+
- Number of Households: 27,000+
- Average HH Size: 3.07
- Average Age: 35
- Average HH Income: \$55,000 +
- Median HH Income: \$45,000

For more information, contact (561) 417-6193 or, email: realcap@bellsouth.net

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<p>A2.1</p>	<p>FLOOR PLAN</p>	<p>SOUTHPORT PLAZA 3350 W. SOUTHPORT ROAD KISSIMMEE, FLORIDA</p>	<p>Architectural P.A.</p>	<p>DATE: 10/15/10 DRAWN BY: [Name] CHECKED BY: [Name] APPROVED BY: [Name]</p>
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