

PRIME RETAIL SPACE FOR LEASE

PROMENADE AT SUNSET WALK

3251 Margaritaville Boulevard, Kissimmee, FL 34747

±13,250 SF 2ND GENERATION
RESTAURANT AVAILABLE



ADJACENT TO MARGARITAVILLE RESORT ORLANDO

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

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Property Overview

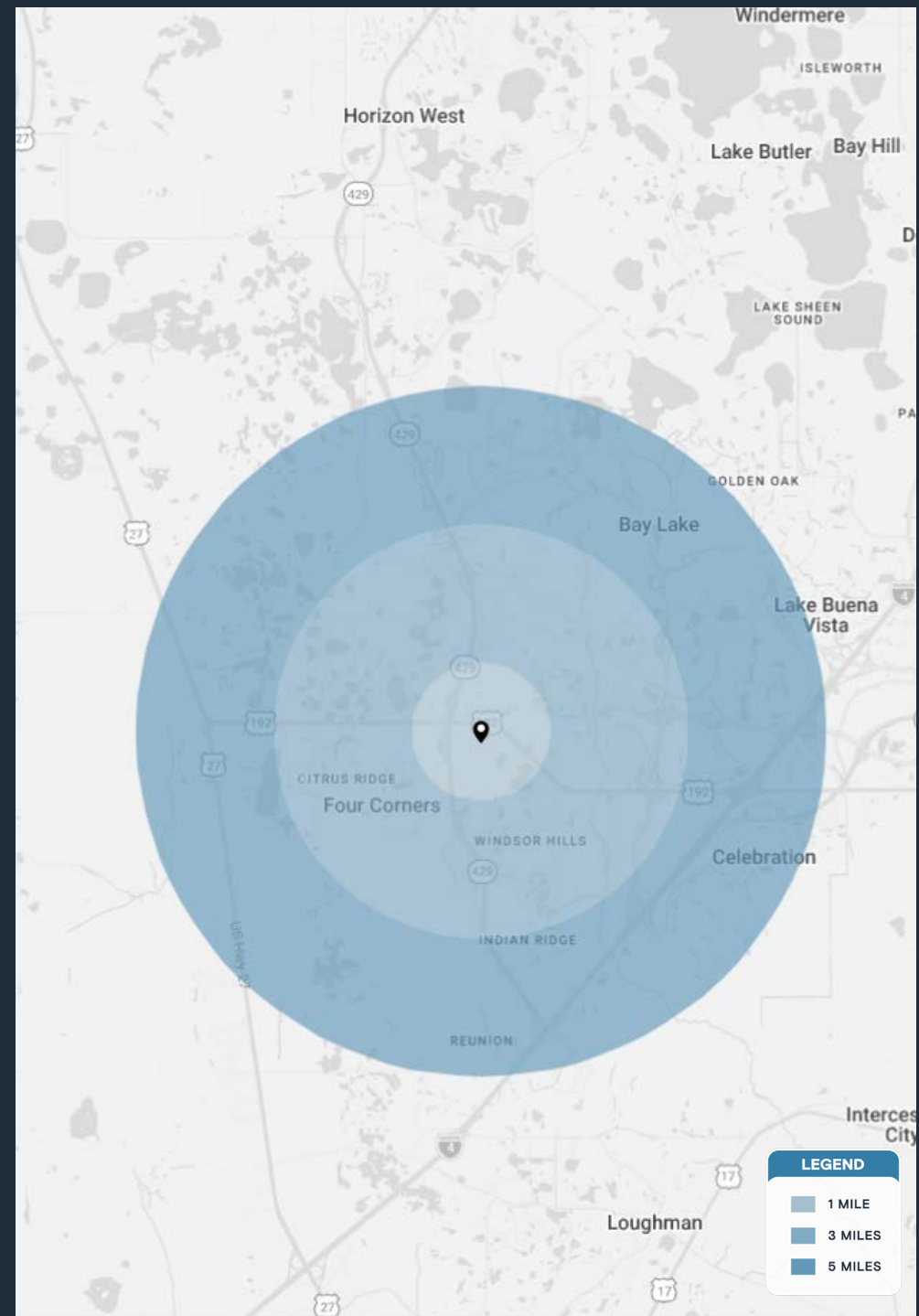
HIGHLIGHTS

- Located adjacent to the Margaritaville Resort Orlando & Island H2O Water Park, Sunset Walk is a 200,000 SF premier dining and entertainment destination
- ±13,250 SF fully built out restaurant/entertainment venue available
- From ±2,162 SF - ±5,300 SF retail space available
- Sunset Walk is on the 50-yard line of Kissimmee's tourist district, around the corner from Disney World, and sees over 3M visitors annually
- Join: **STUDIO MOVIE GRILL**, **Ford's GARAGE**, **GAME TIME**, **SUNG SHOT**, and over 15 other food and beverage options

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	1,299	21,596	89,185
HOUSEHOLDS	474	7,959	34,644
EMPLOYEES	1,207	8,052	30,258
AVERAGE HH INCOME	\$138,817	\$121,438	\$120,773

	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	9,179	33,092	135,062
HOUSEHOLDS	3,446	13,352	51,793
EMPLOYEES	3,857	12,643	47,260
AVERAGE HH INCOME	\$111,450	\$120,125	\$125,876





Tenant Roster

A100	Cowboy Chicken	2,524 SF
A120	Cold Stone Creamery	1,067 SF
A130	Pared Tree Spirits & Wine	1,072 SF
A130A	Pared Tree Spirits & Wine	1,036 SF
A140	Savvy Sliders	2,856 SF
B100	Skechers	8,491 SF
C100	KPOT	6,073 SF
C120	The Wharf	7,760 SF
C140	Lizzie's Memphis Style BBQ	2,981 SF
D100	Sunnyside	2,818 SF
D110	Available	3,141 SF

D110B	Available	2,162 SF
D120	Bento	2,384 SF
E100	Condo Hotel Sales Office	6,466 SF
E110	Bucks	2,020 SF
E120	Avalon	1,396 SF
E130	Verizon	1,004 SF
E135	SoFresh	1,325 SF
E140	It's Sugar	2,500 SF
E160	BR 77 Brazilian Steakhouse	3,240 SF
F110A	Ford's Garage	8,893 SF
F110B	Available	13,250 SF

H100	EL JEFE Tequila Bar & Grill	5,140 SF
J100	Estefan Kitchen	11,350 SF
J110	Escapology	4,339 SF
J130	Game Time	24,010 SF
J150	River Street Sweets	1,521 SF
J170	Fat Tuesday	2,645 SF
J180	Naples Soap Company	2,534 SF
PAD01	Rock & Brews	6,198 SF
OP2	7 Brew	1,000 SF
PAD03	Old Town Slingshot	2,500 SF
PAD04	Studio Movie Grill	40,521 SF



SITE

±3,141 SF AVAILABLE

±2,162 SF AVAILABLE

±13,250 SF
2ND GEN RESTAURANT

STUDIO
MOVIE GRILL

W IRLO BRONSON MEMORIAL HIGHWAY - 67,500 AADT

FINS UP CIRCLE

INSPIRATION DRIVE



W IRLO BRONSON MEMORIAL HIGHWAY - 57,500 AADT

- 41,800 AADT

429

SITE

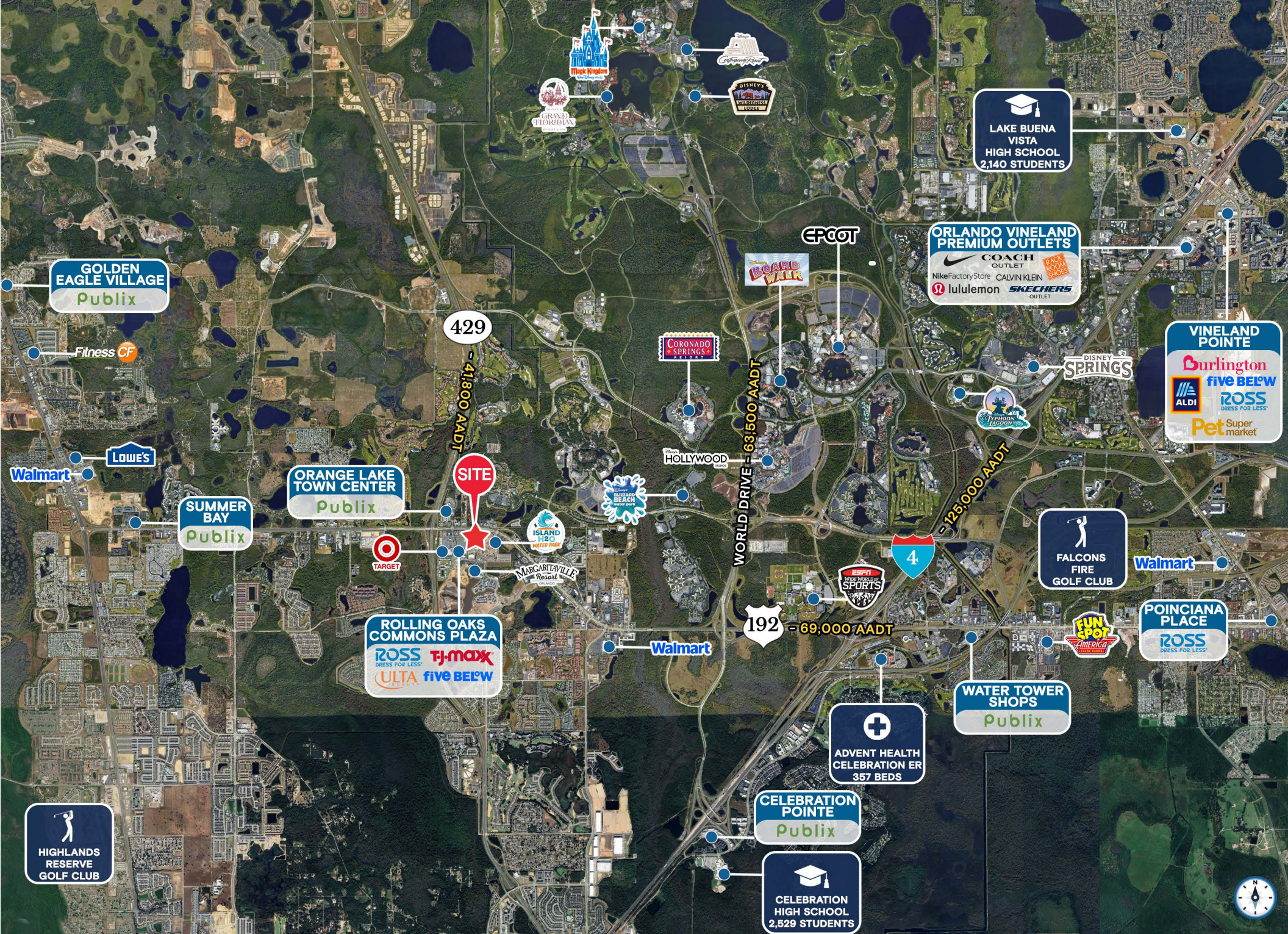
DOMAIN ORLANDO 324 UNITS

EMBASSY SUITES

FINS UP CIRCLE

MARGARITAVILLE Resort ORLANDO

SAND LAKE CONDO 416 UNITS





Contact Brokers

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