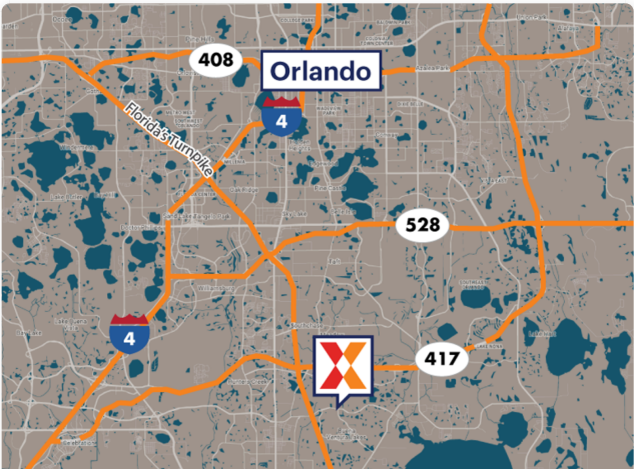


Ventura Downs

1944-1998 Osceola Parkway | Kissimmee, FL 34743

Osceola County Orlando-Kissimmee-Sanford, FL 98,191 Sq Ft

28.3440, -81.3644



Demographics	1 Mile	3 Miles	5 Miles
Population	13,683	111,516	242,441
Daytime Pop.	8,346	77,455	201,789
Households	4,389	35,523	79,610
Income	\$91,186	\$96,367	\$97,413

Source: Synergos Technologies, Inc. 2024

High visibility from 34K+ vehicles daily on Buenaventura Blvd and 19K+ vehicles daily on E Osceola Pkwy (Kalibrate 2021)

Surrounded by dense population of 108K+ within a 3-mile radius

Proven tenant stability as half of the small shop tenants have been in the center 10+ years



Ventura Downs

1944-1998 Osceola Parkway | Kissimmee, FL 34743

Osceola County Orlando-Kissimmee-Sanford, FL 98,191 Sq Ft

28.3440, -81.3644



Current Tenants

Space size listed in square feet

01	Dollar Tree	9,600
02	Wingstop	1,400
03	ACE Cash Express	1,400
04A	Liquor Barn	1,981
04B	La Familia Pawn and Jewelry	11,519
05	BVL Pharmacy	1,400
06	Subway	1,131
07	MidFlorida Endodontics	1,131
08A	Chiropractic Clinics of Centra	1,400
08B	Vida Medical Clinic	1,050
09	Sundance Realty	1,050
10	VIP Nail Lounge	1,050
11	China Sea	1,050
12	H&R Block	1,400
13	The UPS Store	1,400
14	GNC	1,493
15	Squad Brazilian Jiu Jitsu	2,507
16	Chamos Barber Shop	1,400
17	LA Fitness	42,112
18	Little Caesars	1,250
19	Cricket Wireless	1,477
20	Fusion Pet Stylez	900
21	Ventura Cleaners	1,200
22	Arepas El Cacao	1,320
23	DaVita	6,570
NAP01	KFC	0
NAP02	Bank of America	0

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.

1382

