

FOR LEASE

BUENAVENTURA LAKES

2534 Simpson Rd., Kissimmee, FL 34744

1,200 SF SPACE AVAILABLE

- Located in high growth area in Kissimmee with close proximity to State Road 417 & Florida Turnpike
- Enhancements recently completed including painting the building and parking lot sealcoating/stripping
- Great visibility and excellent ingress/egress, including two on Simpson Road
- GLA: 23,628 SF

TRAFFIC COUNTS

Simpson Rd. – 26,500 AADT

Buenaventura Blvd. – 24,500 AADT

Data Source: 2019 FDOT

DEMOGRAPHICS	1 mile	3 mile	5 mile
Population	15,683	85,983	173,555
Avg HH Income	\$59,208	\$60,928	\$62,042
No. of Businesses	373	1,541	6,352

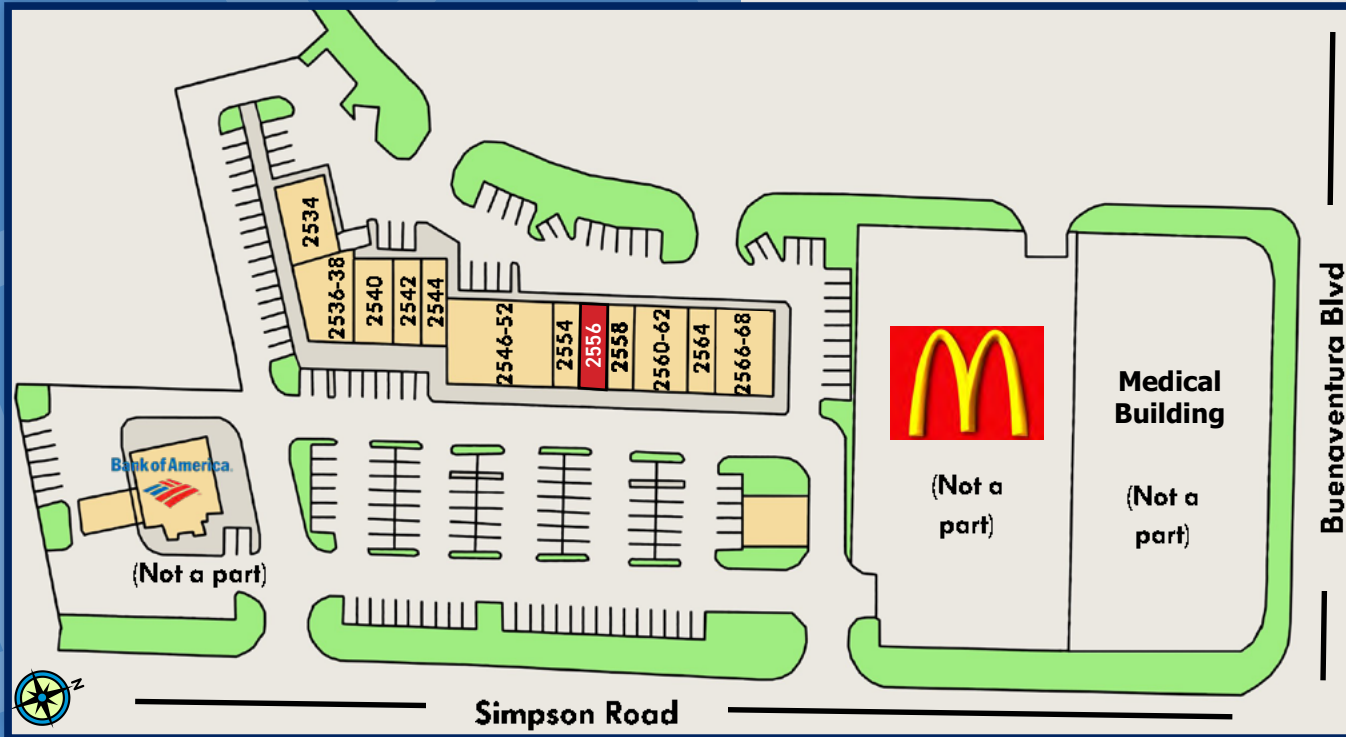


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www.libertyum.com

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TENANT ROSTER

2534	Adamyant Vet Clinic	2,118 SF
2536-38	T-Mobile	2,610 SF
2540	Delicias Café	1,800 SF
2542	Cobe's Barber Shop	1,200 SF
2544	West Lake Pharmacy	1,200 SF
2546-52	Florida Medical Consultants	4,800 SF
2554	Lou's Pizza, Pasta & Subs	1,200 SF
2556	AVAILABLE	1,200 SF
2558	Amai Sweet & Salty	1,200 SF
2560-62	Bakery	2,400 SF
2564	Dollar Land	1,200 SF
2568	TLC Laundry	2,700 SF



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