



Leasing Information & Rates

Overview

Old Town is located at 5770 W. Irlo Bronson Memorial Hwy in Kissimmee Florida, one mile east of 1-4 (exit 64) on Hwy 192, just 2.5 miles east of the main gate entrance to Walt Disney World.

Old Town opened its doors on December 12, 1986 and is set to celebrate 25 years of amazing events, retail and restaurant experiences in the Orlando-Kissimmee area.

Old Town is situated on 9.1 acres with 124,000 SF of leasable retail space. As a true landmark, Old Town offers its customers and retailers a complex filled with specialty stores, eateries and amusement rides...not to mention on-going weekly events including the Saturday Nite Cruise, Friday's American Classics and Muscle Cruise and the Wednesday Little Darlins' street party.

2011 Lease Rates

Old Town offers a variety of retail space opportunities ranging from 450 SF to 10,000 + SF. Lease rates include base rent, CAM charges and promotional fee. Tenants are also required to pay a monthly Merchants Association Fee.

Square Feet	Rental Rate <small>Includes CAM & Promo Charges</small>	Merchants Association Fee <small>(per month)</small>
450-649	\$46.30	\$362.13—\$412.80
650-699	\$43.60	\$412.80
700-1350	\$39.10	\$412.80—\$464.53
1351-2025	\$35.10	\$464.53
2026-4500	\$33.50	\$464.53—\$517.32
4500+	\$31.60	\$517.32

For leasing questions or additional information please contact Cindy Schooler, Leasing Manager at 407-396-4888 or email at leasing@myoldtownusa.com



Leasing Criteria

We currently do not accept the following business concepts in Old-Town:

- Mobile merchant or food carts
- Coca Cola sponsored businesses (carts or product stores)
- Adult-Only theme businesses
- Timeshare businesses/Theme Park Ticket Sales
- Pizza or Ice Cream Vendors

Leasing Overview

- Retail square footage runs from a minimum of 450 SF up to 10,000+ SF contiguous
- Lease rates include a Base rent, CAM charge and Merchant Marketing fee
- We have a limited number of “stairwell” (90 SF) lease spaces. These spaces are leased on a first come basis.

All business owners inquiring about lease space at Old Town must be able to provide the following items to the Leasing Manager prior to lease approval:

- Business concept-written description
- Business name, logo (if available) and rough store rendering
- Business financial model
 - Projected sales
 - Financial overview
 - Start-up costs
 - Financing partners (financial institutions, investors, etc.)
- Square footage requirements
- Business start date

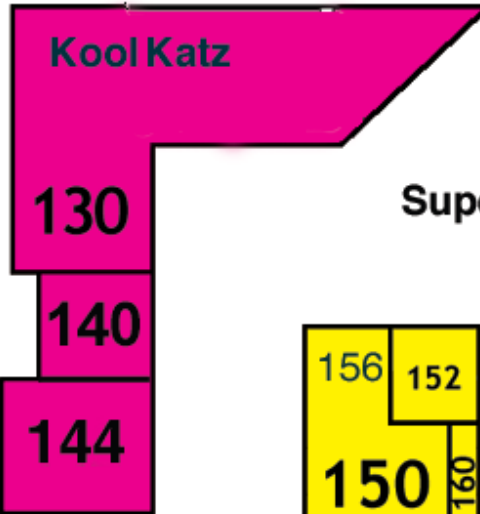
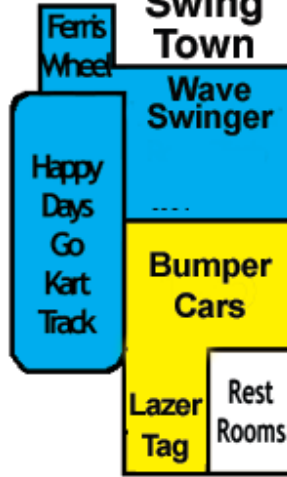


Block 1

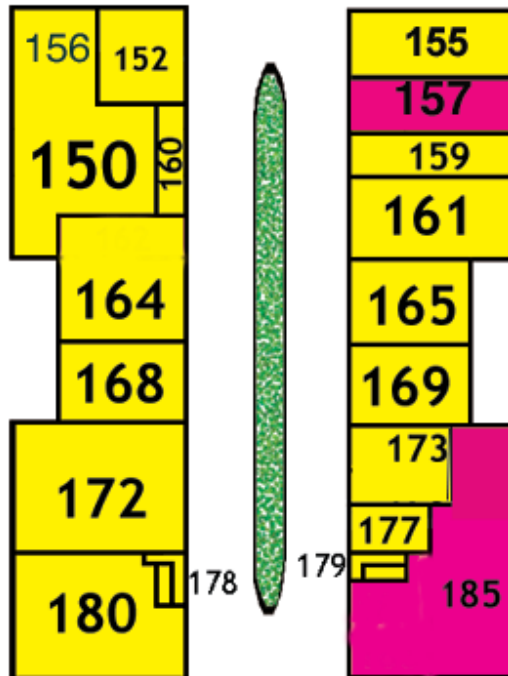
Thrill Zone



Swing Town



Super Shot

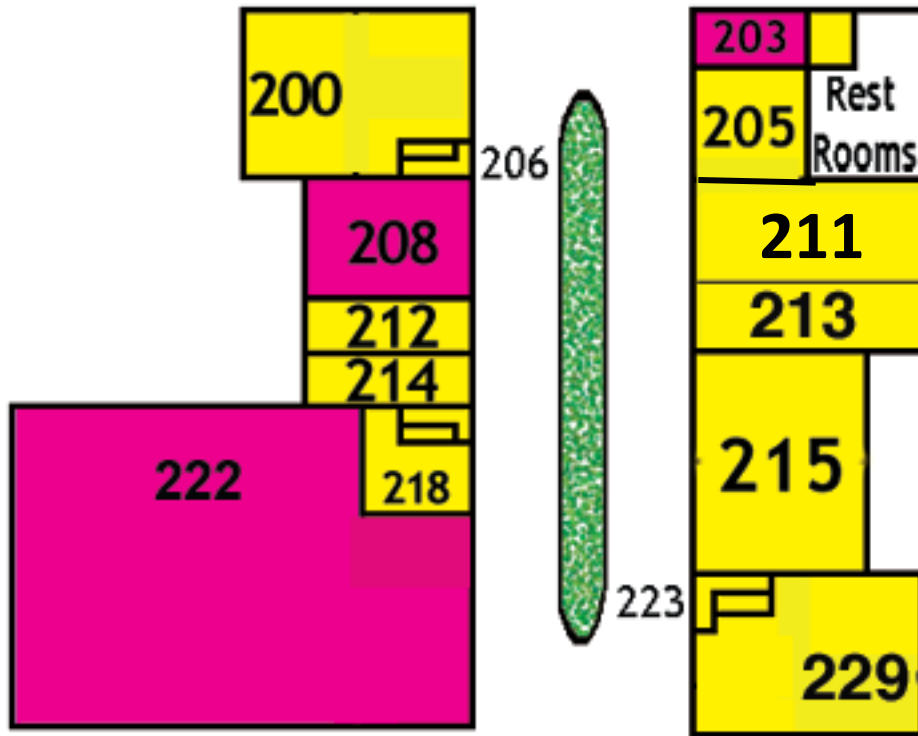


Suite 130	7000 SF Kool Katz
Suite 140	1350 SF Flippers
Suite 144	1875 Tex Mex
Suite 156	2700 SF Upstairs Reception
Suite 152	1105 SF Groovy Store
Suite 150	2700 SF VACANT
Suite 160	650 SF Andean Mannna
Suite 164	2150 SF OT Leather
Suite 168	1350 SF Tiki Jim's
Suite 172	2700 SF Ocean Wave
Suite 180	2475 SF Annie's Gifts
Suite 155	1800 SF Shoe City
Suite 157	850 SF OT Chippy
Suite 159	900 SF Knives & Things
Suite 161	1800 SF OT Pet Palace
Suite 165	1350 SF Toy Time

Suite 169	1350 SF The Red Image
Suite 173	900 SF Chinese Tea
Suite 177	1016 SF Gold Hut
Suite 185	3285 SF Tropical Breeze
STAIRWELLS	
Suite 178	90 SF Reflections
Suite 179	90 SF Anna's Place



Block 2



O.T.

Suite 200	2400 SF	Wound N Around
Suite 208	1500 SF	Cool Scoop Ice Cream
Suite 212	675 SF	Uptown Salon
Suite 214	675 SF	Magic Max
Suite 218	700 SF	Haunted House
Suite 222	9900 SF	Sun on the Beach
Suite 203	450 SF	Tobacco Shop
Suite 205	2155 SF	Electronic Town
Suite 211	900 SF	VACANT

Suite 213	1380 SF	Kandlestix
Suite 215	2700 SF	Wardrobe Seven
Suite 229	2475 SF	OT Portrait Gallery

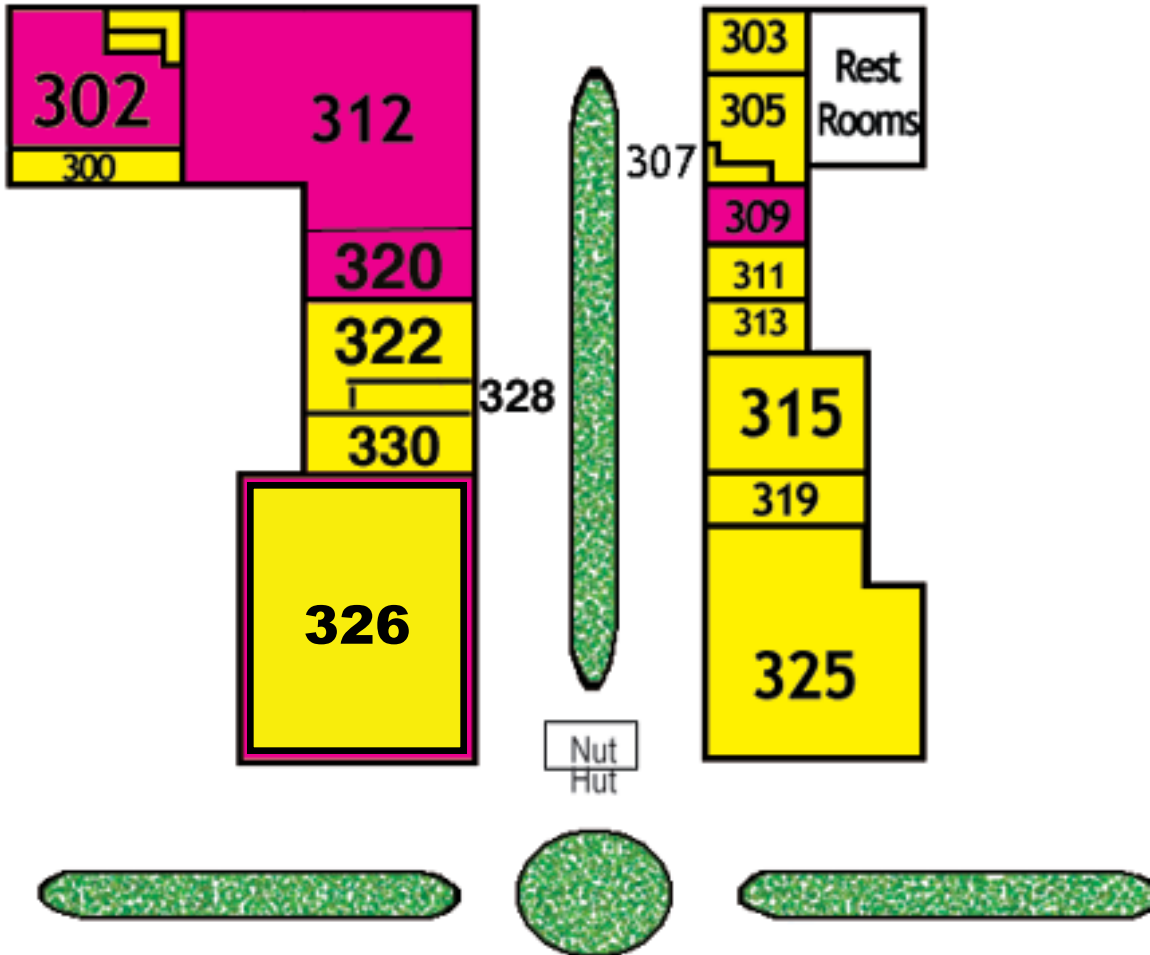
STAIRWELLS

Suite 206	90 SF	Caricatures
Suite 223	90 SF	Lights N Beyond



Block 3

O.T. Bull



Suite 300	1875 SF	Kissimmee Popcorn
Suite 302	N/A	Kissimmee Popcorn
Suite 312	5400 SF	Blue Max Tavern
Suite 320	N/A	Kissimmee Popcorn
Suite 322	900 SF	Vacation Center
Suite 326	2940 SF	Big Kahuna's
Suite 330	1685 SF	Vivian's Day Spa

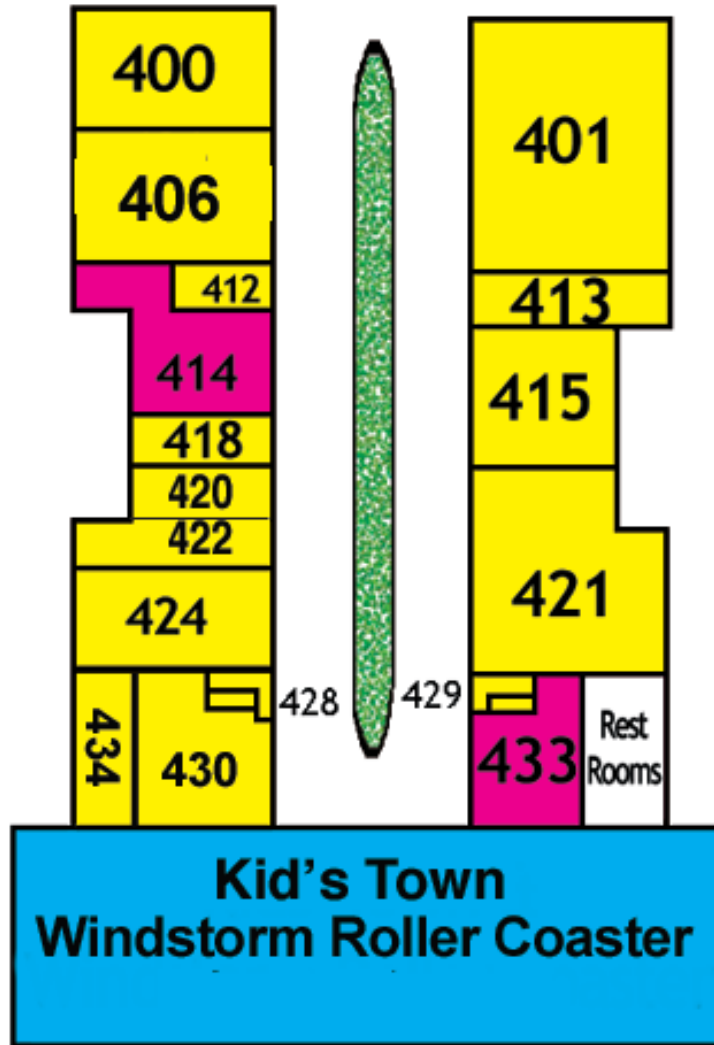
Suite 303	617 SF	Custom Tags
Suite 305	697 SF	Out of this World
Suite 309	494 SF	Great Pretzel
Suite 311	450 SF	Pearl Factory
Suite 313	450 SF	Bull Pen
Suite 315	1350 SF	Teams Sports
Suite 319	675 SF	Love My Phone
Suite 325	3200 SF	Happy Days Arcade

STAIRWELLS

Suite 307	90 SF	Ring Carver
Suite 328	90 SF	Good Luck Rice



Block 4



Suite 400	1800 SF Entertainment Shop
Suite 406	2700 SF Bopping Heads
Suite 412	450 SF Lucky Mouse
Suite 414	1800 SF Spring Roll Chinese
Suite 418	675 SF VACANT
Suite 420	675 SF Extreme Whitening
Suite 422	900 SF VACANT
Suite 424	1800 SF OT Tattoo
Suite 430	1125 SF Wild Bill's Gifts
Suite 434	1350 SF Budget Car Rental

Suite 401	4350 SF Black Market Minerals
Suite 413	900 SF Mystical Visions
Suite 415	1030 SF Segway
Suite 421	4720 SF OT General Store
Suite 433	1050 SF OT Candies

STAIRWELLS

Suite 428	90 SF Made in the Shade
Suite 429	90 SF Sandra's Magnetic