

SHOPS AT THE GROVE NEW PUBLIX ANCHORED DEVELOPMENT

County Rd 580 (E Johnson Ave) & Power Line Rd | Haines City | Polk County | FL



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- Publix grocery anchored shopping center located at the signalized intersection of Johnson Ave & Power Line Rd.
- 1,400 - 7,000 SF of retail space available.
- 3 outparcel available.
- Over 1,287' of frontage on County Rd 580 and 575' on Power Line Rd with multiple points of access.
- Located in one of Florida's fastest growing counties where over 15,000 new homes are under construction within a 3-mile radius of the location including the massive Crosswinds master planned community with close to 5,500 new homes located directly north of the site.
- The 3-mile population is expected to grow by over 47,000 people, in a market with limited commercial options.
- Plans are in place to increase both Johnson Ave & Power Line Rd to 4-lanes to accommodate the expected growth.
- The closest grocery stores are Winn-Dixie and Aldi approximately 3-miles to the west.
- Power Line Road is in the process of being extended southward from Hinson Ave to Hwy 17 in Dundee as well as being extended to the north from South Blvd connecting into Hwy 17.
- Multiple new industrial centers have gone in just to the south which includes Aldi's 694,430 distribution center and Carvana which has just completed their 200,000 SF warehouse, adding approximately 950 more jobs to this market.
- Projected completion is Fall of 2024

Leased By:
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www.FornessProperties.com | Licensed Real Estate Broker

Developed By:
Blackfin Partners
www.BlackfinPartners.com

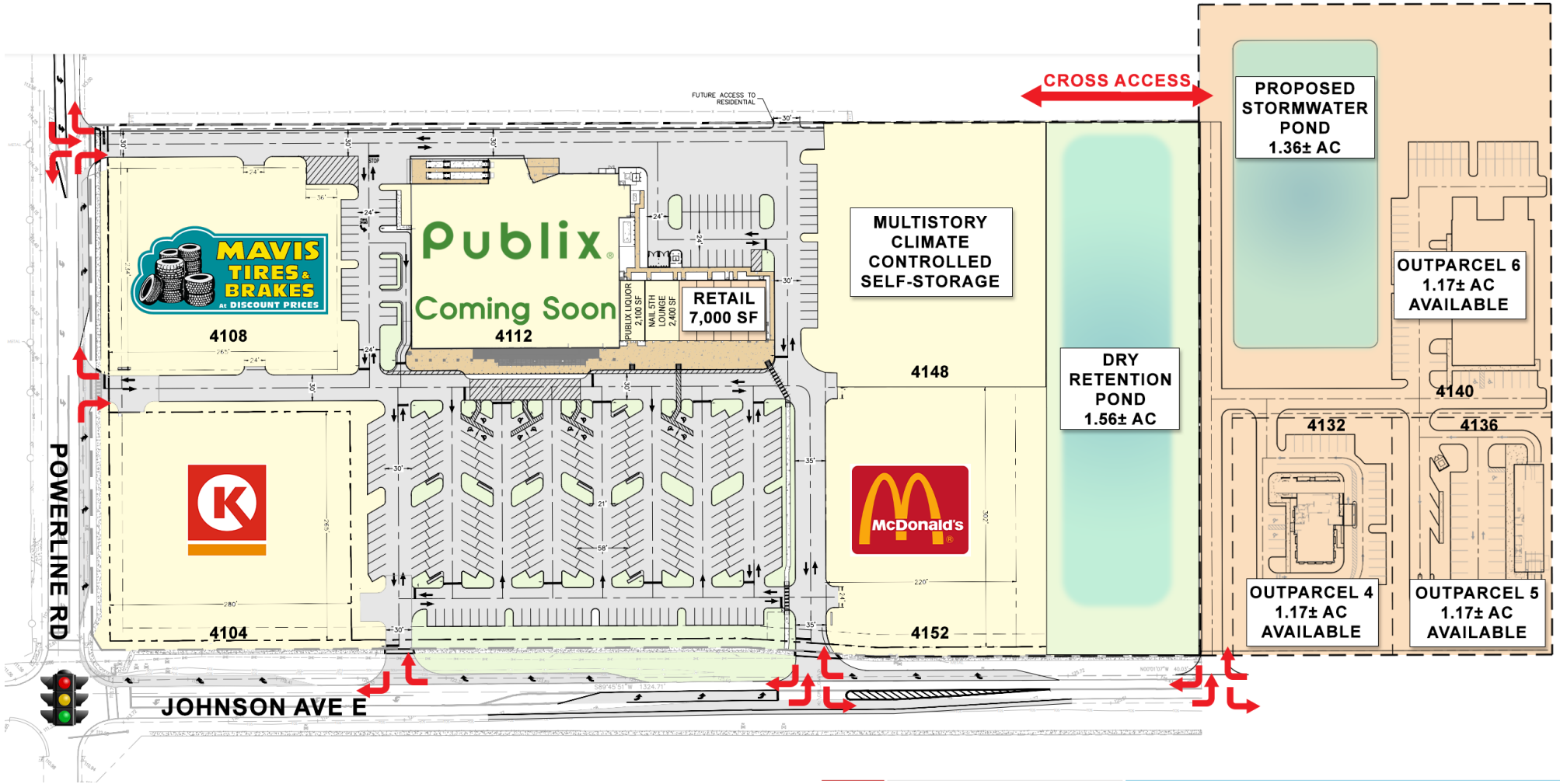


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OVERALL SITE PLAN

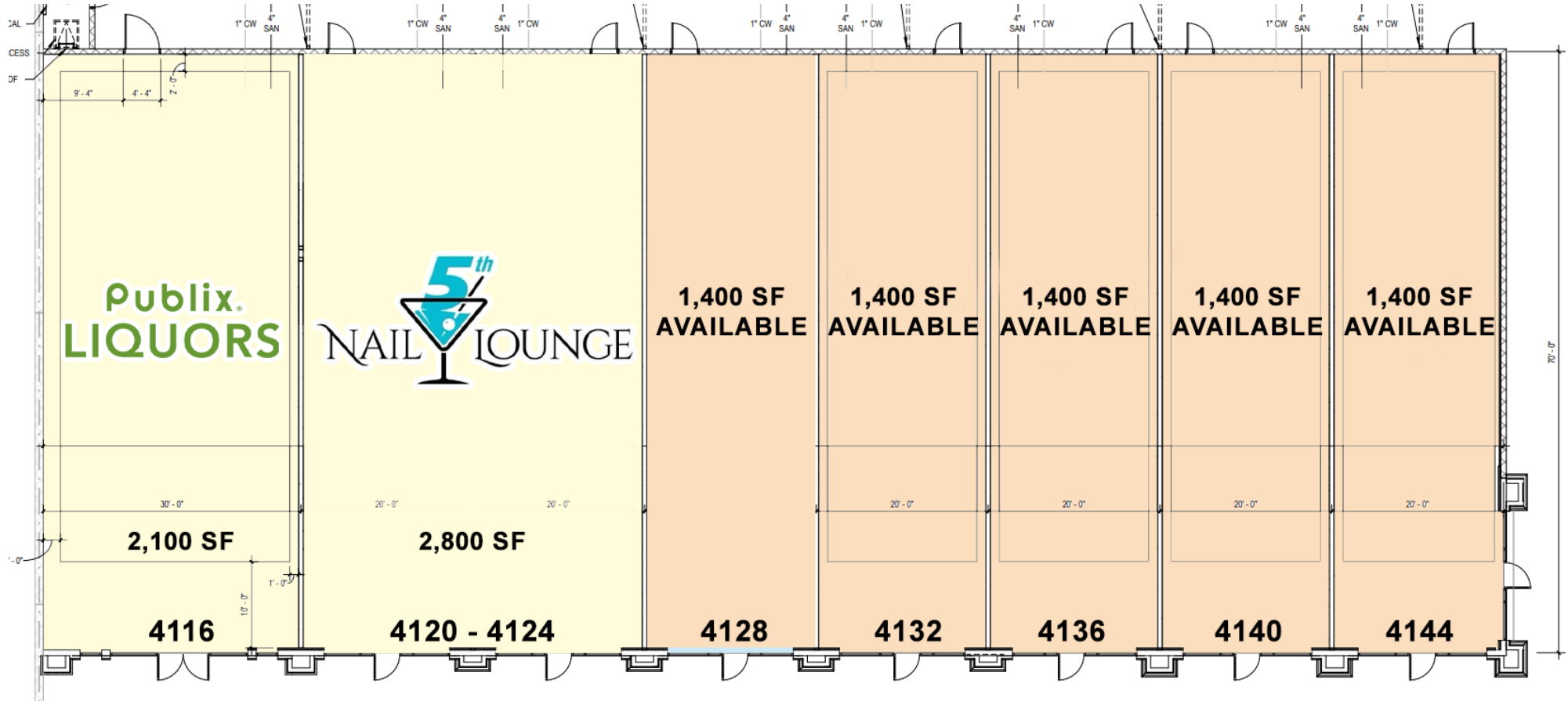


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SMALL BAY PLAN



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RENDERINGS

Overall Elevation



Proposed Front Elevation



Proposed Right Elevation



Proposed Rear Elevation



Paint & Material Schedule

Sherwin-Williams SW 7004	Sherwin-Williams SW 7015	Sherwin-Williams SW 7017
Snowbound	Repose Gray	Dorian Gray
Sherwin-Williams SW 7018	Sherwin-Williams SW 7019	Sherwin-Williams SW 6401
Dovetail	Gauntlet Gray	Independent Gold
Sherwin-Williams SW 9175	Eldorado Stone Ledgecut33	Acme Brick Modular-Size
Deep Forest Brown	Beach Pebble	Westchester Velour Texture

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CROSSWINDS EAST
3,254 HOMES

CYPRESS
PARK ESTATES
711 HOMES

ALFORD OAKES
148 HOMES

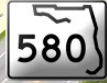
SUMMERLIN
GROVES
155 HOMES

LAWSON
DUNES
386 HOMES

HIDDEN LAKE
PRESERVE
123 HOMES



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POWER LINE RD

JOHNSON AVE



Aerial Image
July 2023

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ALFORD OAKES
148 HOMES

CYPRESS PARK ESTATES
711 HOMES

LIBERTY GROVES
147 HOMES

LAWSON DUNES
386 HOMES

SUMMERLIN GROVES
155 HOMES

BRADBURY & SONS
624 HOMES

HIDDEN LAKE PRESERVE
123 HOMES

CROSSWINDS EAST
3,254 HOMES

McDonald's

Publix

MAVIS TIRES & BRAKES
AT DISCOUNT PRICES

JOHNSON AVE

POWER LINE RD

580

580

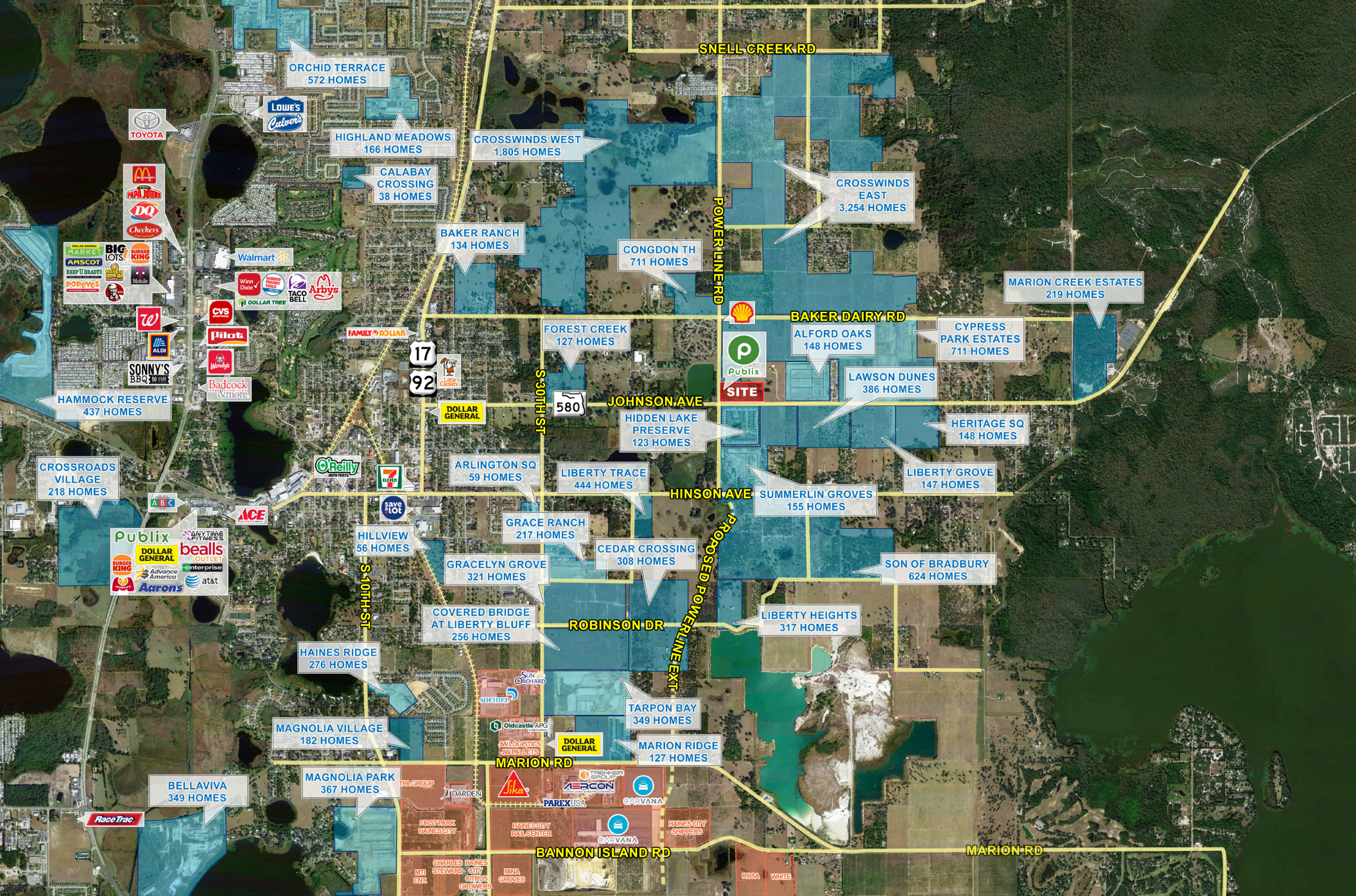
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Aerial Image
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SHOPS AT THE GROVE

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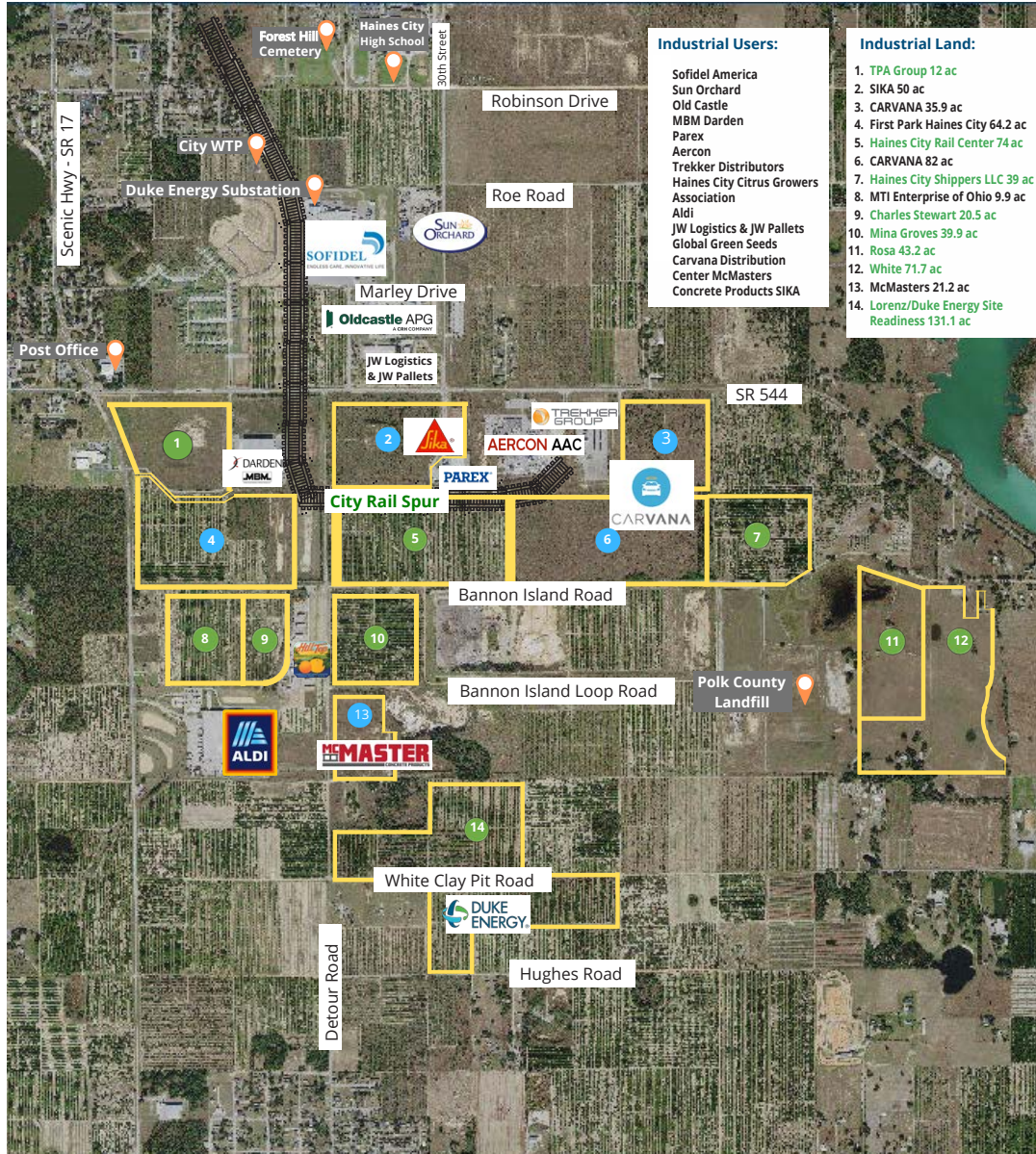
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HAINES CITY, FLORIDA INDUSTRIAL LAND



Demographics	1 Mile	3 Miles	5 Miles
Population	1,671	26,575	55,559
Household Income	\$61,666	\$56,193	\$63,547
Median Age	28.3	33.1	40.7
Household Size	3.6	3.1	2.7

Traffic Counts

Johnson Ave: 12,900 vpd
Power Line Rd: 5,400 vpd

