

Dundee Crossings



US 27 and Dundee Rd - Polk County, FL Property Highlights

- Daily Traffic of 45,000 VPD
- Polk County is the 2nd fastest growing county in the nation
- Over 16,000 housing units in the pipeline within Polk County
- 150,000 SF +/- Retail Outdoor Power Center
- Proximity to LegoLand (within 7.5 miles)
- Strategically Located Between 2 Publix Anchored Plazas (7 miles south and 5.5 miles north)



150,000 SF Proposed Outdoor Retail

PRE-LEASING NOW

RICHARD KURBAN, CCIM

Principal
(407) 800-1009
richard@rkcommercial.com
BK3317775, Florida

PROPERTY SUMMARY

28904 US HIGHWAY 27



Property Summary

Proposed Building SF:	150,000 SF +
Lease Rate:	TBD
Lot Size:	18 Acres +/-
Parking:	650+
Proposed Completion	Q1 2026
Traffic:	45,000 VPD
Outparcels	Available for lease

Property Overview

A groundbreaking 150,000+ square-foot big box retail development located at the prime spot of 28904 US Hwy 27, Dundee, FL 33838.

The development's proximity to major attractions such as Lego Land, coupled with its location in the direct path of multiple new housing subdivisions, ensures a continuous stream of potential customers. This presents a unique opportunity for anchor tenants and retailers alike to thrive in a market poised for significant retail expansion.

Retailers will benefit from:

- High visibility and easy access from US 27 and Dundee Rd, ensuring maximum exposure to both local residents and visitors.
- A location amidst a rapidly growing residential area, guaranteeing a steady flow of consumers.
- New development in one of the fastest-growing counties in the U.S., offering significant growth and expansion opportunities.

Location Overview

The area surrounding the subject property, is undergoing a remarkable transformation, marking it as a prime location for both retail and residential development. Positioned along US 27, this area is experiencing significant development growth, leveraging its strategic location as a conduit for commerce and connectivity in Polk County, the 2nd fastest-growing county in the nation. This corridor is rapidly evolving into a bustling hub of activity, attracting a mix of retail, commercial, and residential projects that cater to the increasing population and economic activity in the region.

Within a 5-mile radius of the property, there is a notable surge in housing construction, with over 16,000 housing units either currently under construction or planned. This residential boom is indicative of the area's attractiveness to families and professionals alike, seeking a blend of suburban tranquility and convenient access to amenities and employment opportunities. The influx of residents is set to bolster local demand for retail, services, and entertainment, making the area a hotbed for business expansion and investment.

RICHARD KURBAN, CCIM

Principal

O: (407) 800-1009

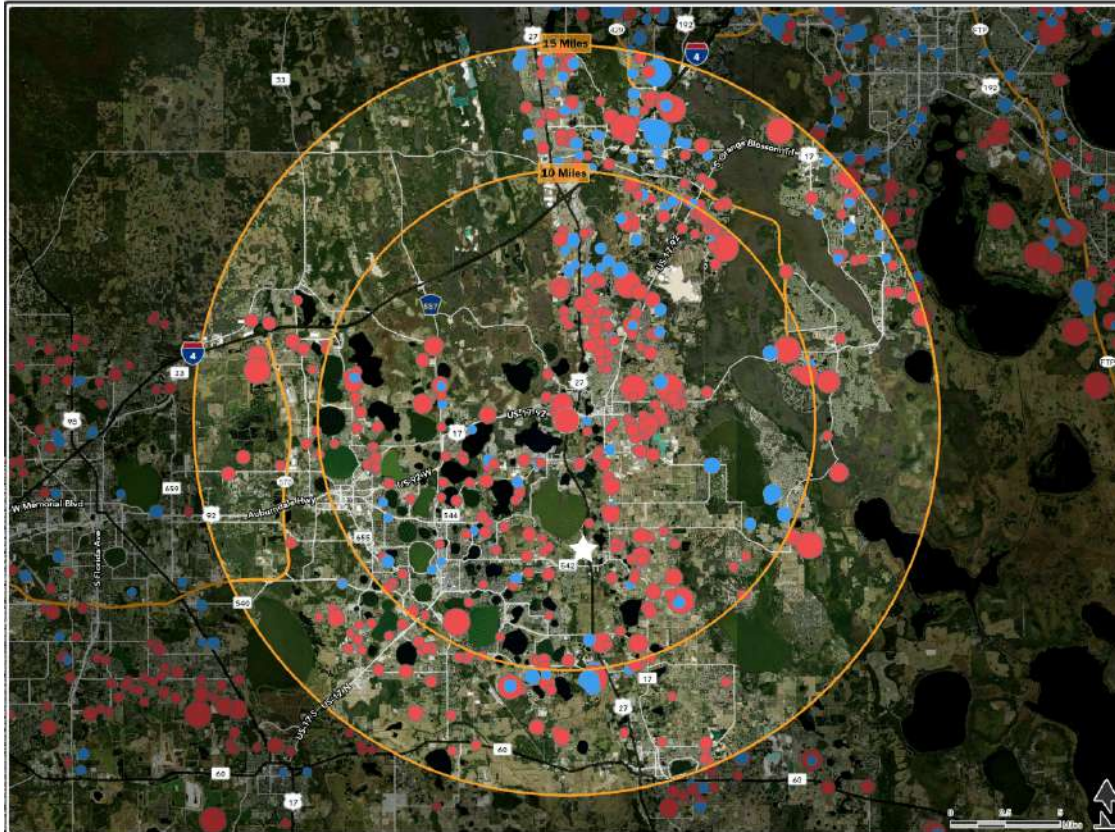
richard@rkcommercial.com

BK3317775, Florida

ZONDA HOUSING STUDY

28904 US HIGHWAY 27

Zonda Housing Study



10 MI Summary			
Developments	Single Family	Multi Family	Total
Developments	222	51	273
Total Units	67,318	10,021	77,339
Occupied	20,358	1,242	21,600
Under Construction	1,807	193	2,000
Housing Inventory	1,990	201	2,191
Vacant Developed	5,281	875	6,156
Future	39,689	7,703	47,392
48% Built Out			

15 MI Summary			
Developments	Single Family	Multi Family	Total
Developments	373	109	483
Total Units	113,322	25,450	140,654
Occupied	36,284	5,136	41,502
Under Construction	2,830	878	3,717
Housing Inventory	3,141	958	4,099
Vacant Developed	7,320	1,311	8,631
Future	66,577	18,045	86,422
48% Built Out			

Zonda Developments

- Single Family
- Multi Family
- 0
- 500
- 1,000
- 1,500

This Zonda data is only displaying developments that either became active or were fully built out since the start of 2019.

RICHARD KURBAN, CCIM

Principal

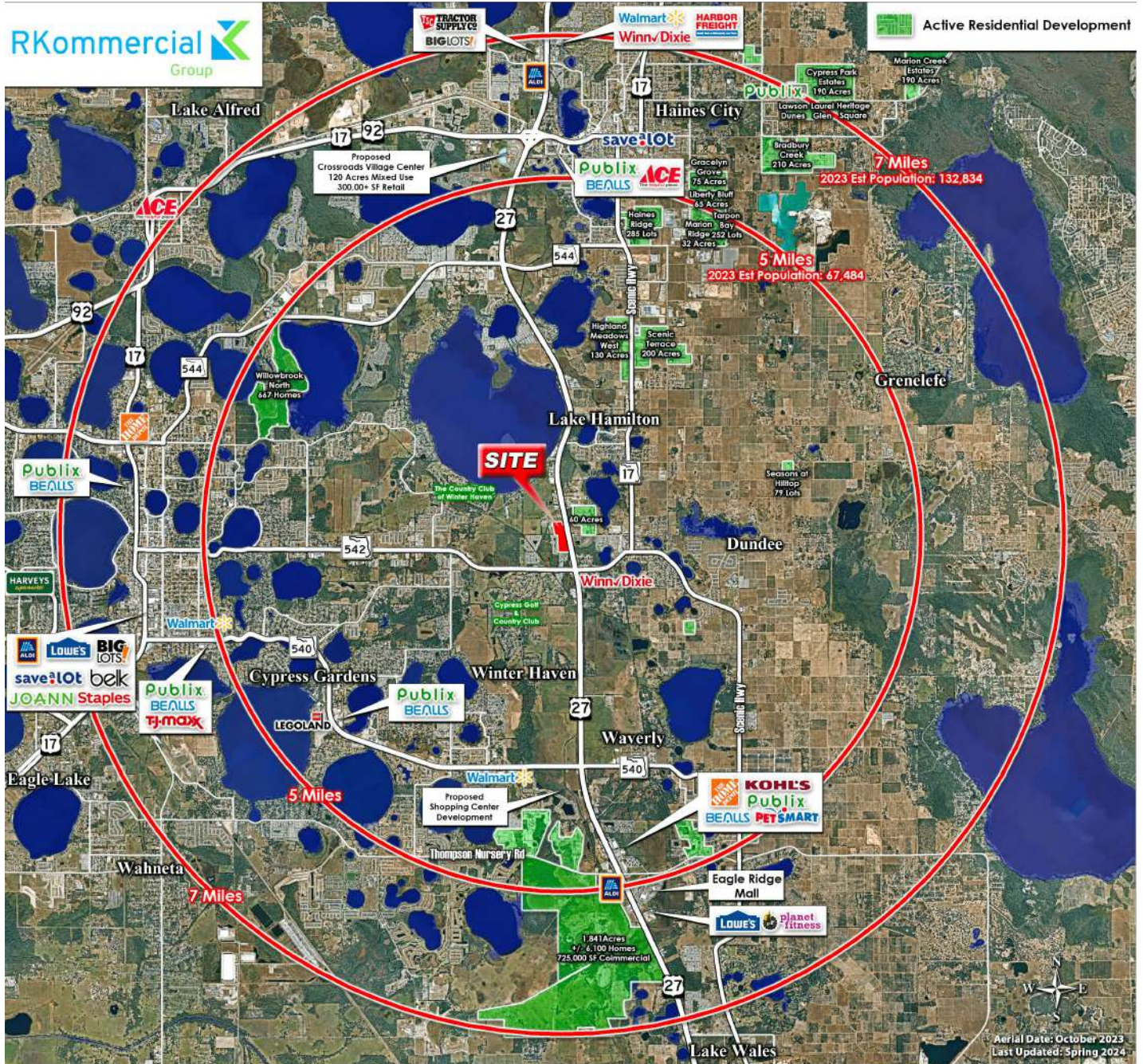
O: (407) 800-1009

richard@rkcommercial.com

BK3317775, Florida

RESIDENTIAL AND COMMERCIAL DEVELOPMENTS

28904 US HIGHWAY 27

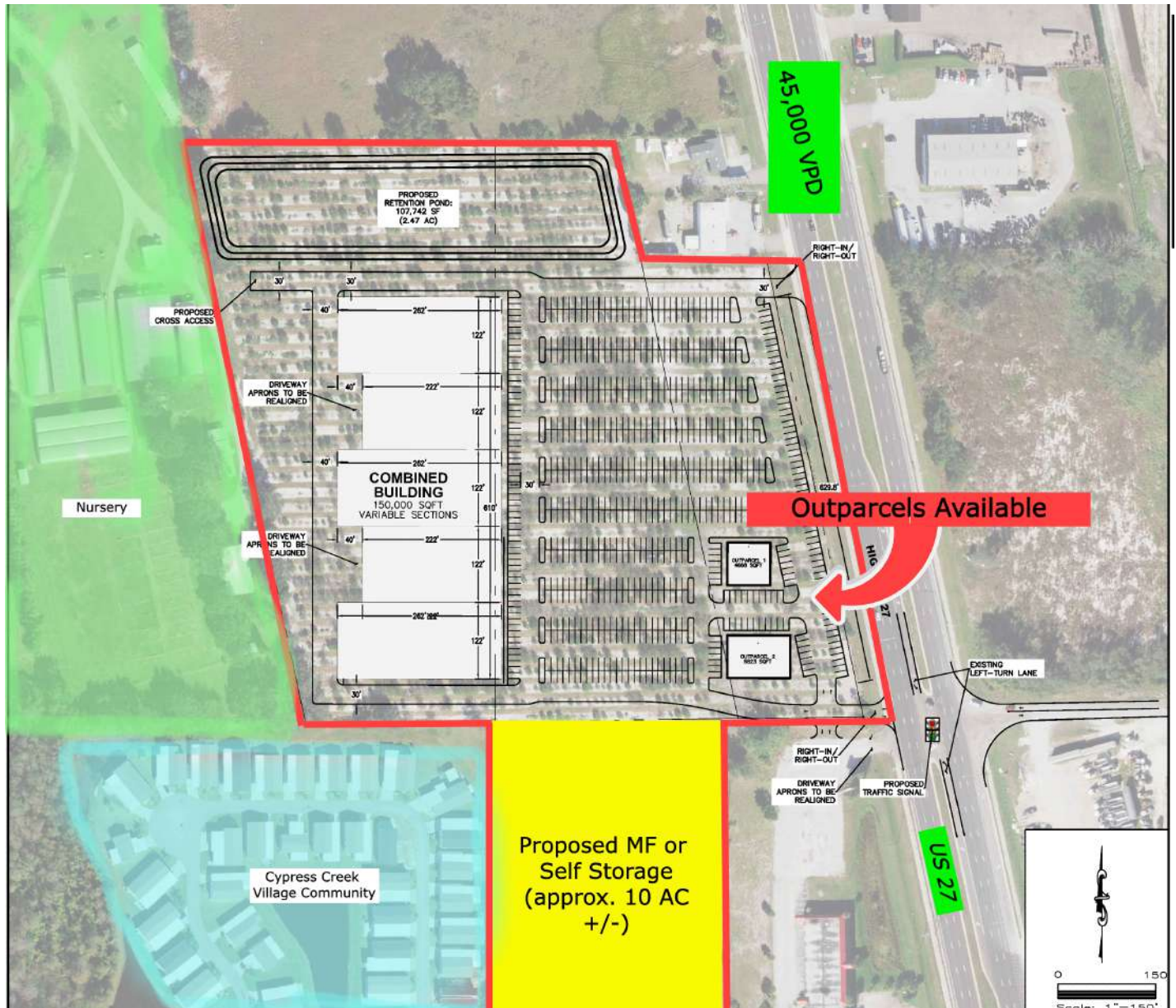


RICHARD KURBAN, CCIM

Principal
 O: (407) 800-1009
 richard@rkommercial.com
 BK3317775, Florida

PROPOSED SITE AND SPACE LAYOUT

28904 US HIGHWAY 27



Proposed Development

- Total proposed GLA of 150,000 SF +/-
- At least 4 "big box" spaces of 25,000 SF +/-
- Traditional outdoor power center
- Available outparcels
- Traffic of 45,000 VPD on US 27
- Proposed multifamily development directly to the south

RICHARD KURBAN, CCIM

Principal

O: (407) 800-1009

richard@rkcommercial.com

BK3317775, Florida



Demographic and Income Profile

28902-29052 US-27 S, Dundee, Florida, 33838
 Ring: 3 mile radius

Prepared by Esri
 Latitude: 28.02734
 Longitude: -81.63468

Summary	Census 2010	Census 2020	2023	2028
Population	14,755	18,252	19,759	20,482
Households	6,094	7,317	7,810	8,062
Families	4,288	5,134	5,455	5,620
Average Household Size	2.42	2.49	2.53	2.54
Owner Occupied Housing Units	4,906	5,798	5,851	6,160
Renter Occupied Housing Units	1,188	1,519	1,959	1,902
Median Age	45.9	45.5	47.9	48.7

Trends: 2023-2028 Annual Rate	Area	State	National
Population	0.72%	0.63%	0.30%
Households	0.64%	0.77%	0.49%
Families	0.60%	0.74%	0.44%
Owner HHs	1.03%	0.93%	0.66%
Median Household Income	3.02%	3.34%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	732	9.4%	659	8.2%
\$15,000 - \$24,999	871	11.2%	654	8.1%
\$25,000 - \$34,999	703	9.0%	664	8.2%
\$35,000 - \$49,999	1,082	13.9%	942	11.7%
\$50,000 - \$74,999	1,693	21.7%	1,662	20.6%
\$75,000 - \$99,999	1,057	13.5%	1,196	14.8%
\$100,000 - \$149,999	1,152	14.8%	1,531	19.0%
\$150,000 - \$199,999	287	3.7%	448	5.6%
\$200,000+	233	3.0%	306	3.8%

Median Household Income	US\$55,505	US\$64,399
Average Household Income	US\$74,220	US\$87,368
Per Capita Income	US\$29,082	US\$34,100

Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	792	5.4%	869	4.8%	954	4.8%	961	4.7%
5 - 9	874	5.9%	1,054	5.8%	1,022	5.2%	1,042	5.1%
10 - 14	902	6.1%	1,132	6.2%	1,050	5.3%	1,143	5.6%
15 - 19	918	6.2%	1,082	5.9%	1,031	5.2%	1,024	5.0%
20 - 24	672	4.6%	896	4.9%	879	4.4%	872	4.3%
25 - 34	1,535	10.4%	1,974	10.8%	2,142	10.8%	1,963	9.6%
35 - 44	1,524	10.3%	2,013	11.0%	2,222	11.2%	2,337	11.4%
45 - 54	1,882	12.8%	2,164	11.9%	2,049	10.4%	2,290	11.2%
55 - 64	2,025	13.7%	2,475	13.6%	2,743	13.9%	2,554	12.5%
65 - 74	1,974	13.4%	2,620	14.4%	3,064	15.5%	3,224	15.7%
75 - 84	1,278	8.7%	1,528	8.4%	1,987	10.1%	2,330	11.4%
85+	378	2.6%	445	2.4%	614	3.1%	743	3.6%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	11,211	76.0%	11,173	61.2%	11,830	59.9%	11,905	58.1%
Black Alone	2,308	15.6%	2,887	15.8%	3,172	16.1%	3,348	16.3%
American Indian Alone	55	0.4%	83	0.5%	92	0.5%	99	0.5%
Asian Alone	287	1.9%	407	2.2%	456	2.3%	506	2.5%
Pacific Islander Alone	8	0.1%	10	0.1%	11	0.1%	13	0.1%
Some Other Race Alone	599	4.1%	1,432	7.8%	1,669	8.4%	1,851	9.0%
Two or More Races	286	1.9%	2,260	12.4%	2,529	12.8%	2,760	13.5%

Hispanic Origin (Any Race)	1,811	12.3%	4,081	22.4%	4,683	23.7%	5,105	24.9%
----------------------------	-------	-------	-------	-------	-------	-------	-------	-------

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

May 14, 2024



Demographic and Income Profile

28902-29052 US-27 S, Dundee, Florida, 33838
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 28.02734
 Longitude: -81.63468

Summary	Census 2010	Census 2020	2023	2028
Population	47,577	61,524	66,390	68,727
Households	19,418	24,183	25,793	26,643
Families	13,521	16,813	17,659	18,181
Average Household Size	2.43	2.52	2.55	2.56
Owner Occupied Housing Units	14,445	17,701	18,813	19,680
Renter Occupied Housing Units	4,973	6,482	6,980	6,964
Median Age	44.5	44.3	47.2	47.6

Trends: 2023-2028 Annual Rate	Area	State	National
Population	0.69%	0.63%	0.30%
Households	0.65%	0.77%	0.49%
Families	0.58%	0.74%	0.44%
Owner HHs	0.91%	0.93%	0.66%
Median Household Income	2.61%	3.34%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	2,461	9.5%	2,194	8.2%
\$15,000 - \$24,999	2,204	8.5%	1,689	6.3%
\$25,000 - \$34,999	2,394	9.3%	2,200	8.3%
\$35,000 - \$49,999	3,610	14.0%	3,226	12.1%
\$50,000 - \$74,999	5,701	22.1%	5,743	21.6%
\$75,000 - \$99,999	3,091	12.0%	3,355	12.6%
\$100,000 - \$149,999	3,689	14.3%	4,752	17.8%
\$150,000 - \$199,999	1,181	4.6%	1,700	6.4%
\$200,000+	1,463	5.7%	1,785	6.7%

Median Household Income	US\$57,317	US\$65,192
Average Household Income	US\$83,566	US\$96,793
Per Capita Income	US\$32,427	US\$37,481

Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,606	5.5%	3,002	4.9%	3,227	4.9%	3,319	4.8%
5 - 9	2,815	5.9%	3,526	5.7%	3,494	5.3%	3,577	5.2%
10 - 14	2,967	6.2%	3,926	6.4%	3,637	5.5%	3,906	5.7%
15 - 19	2,880	6.1%	3,812	6.2%	3,489	5.3%	3,518	5.1%
20 - 24	2,398	5.0%	3,262	5.3%	3,036	4.6%	2,982	4.3%
25 - 34	5,086	10.7%	6,780	11.0%	7,407	11.2%	6,833	9.9%
35 - 44	5,282	11.1%	6,936	11.3%	7,415	11.2%	8,200	11.9%
45 - 54	6,147	12.9%	7,094	11.5%	7,056	10.6%	7,532	11.0%
55 - 64	6,375	13.4%	8,189	13.3%	8,834	13.3%	8,249	12.0%
65 - 74	5,816	12.2%	8,278	13.5%	10,091	15.2%	10,075	14.7%
75 - 84	3,841	8.1%	5,045	8.2%	6,517	9.8%	7,859	11.4%
85+	1,364	2.9%	1,674	2.7%	2,187	3.3%	2,675	3.9%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	36,622	77.0%	37,222	60.5%	39,310	59.2%	39,560	57.6%
Black Alone	6,955	14.6%	9,398	15.3%	10,314	15.5%	10,864	15.8%
American Indian Alone	163	0.3%	281	0.5%	315	0.5%	344	0.5%
Asian Alone	1,027	2.2%	1,541	2.5%	1,688	2.5%	1,863	2.7%
Pacific Islander Alone	25	0.1%	42	0.1%	48	0.1%	52	0.1%
Some Other Race Alone	1,774	3.7%	5,485	8.9%	6,326	9.5%	6,952	10.1%
Two or More Races	1,009	2.1%	7,555	12.3%	8,390	12.6%	9,093	13.2%
Hispanic Origin (Any Race)	5,872	12.3%	14,844	24.1%	16,918	25.5%	18,264	26.6%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

May 14, 2024

LOCATION MAPS

28904 US HIGHWAY 27

