

SHOPS AT THE GROVE NEW PUBLIX ANCHORED DEVELOPMENT

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



Publix®
Publix® LIQUORS



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PUBLIX NOW OPEN!



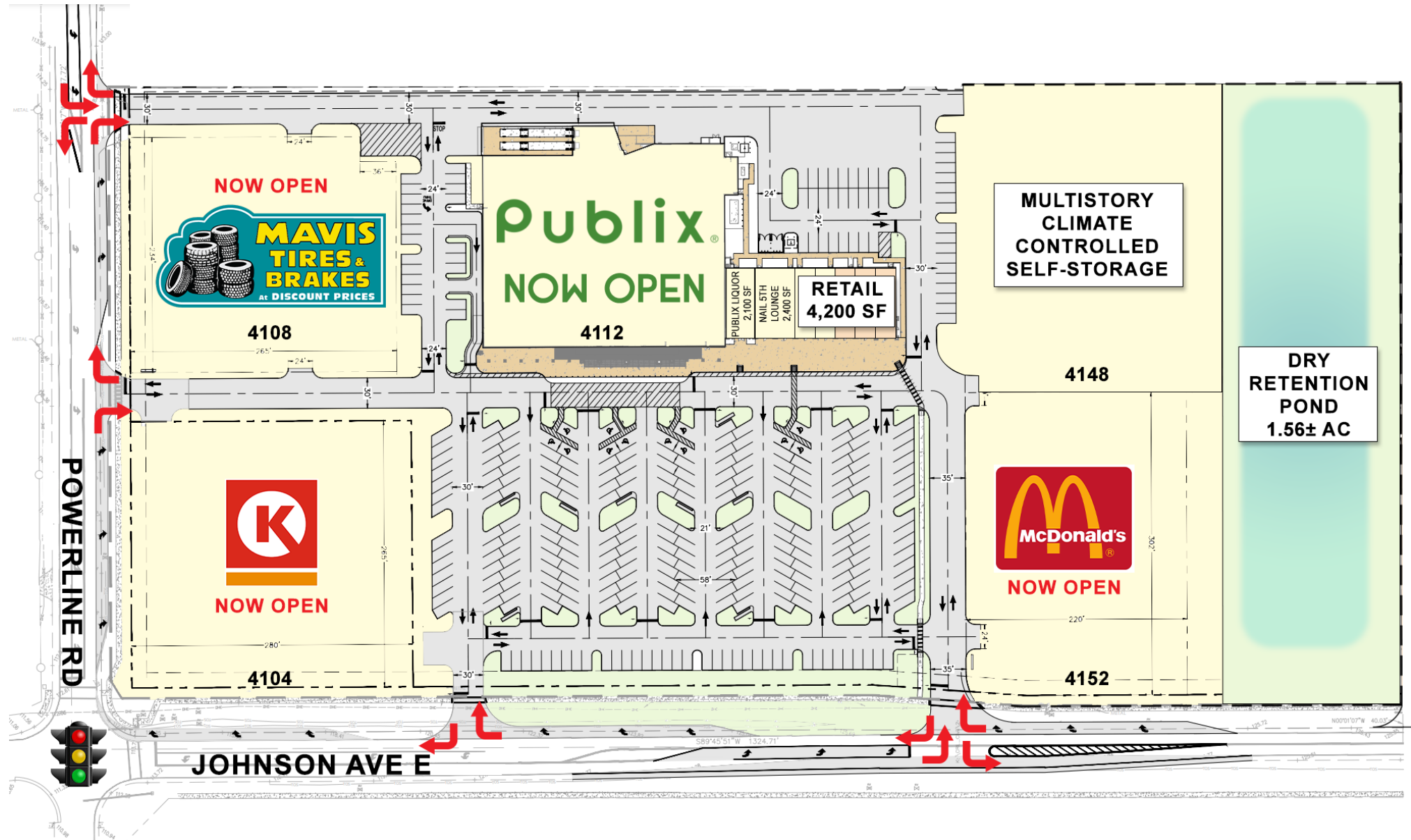
- Publix grocery anchored shopping center located at the signalized intersection of Johnson Ave & Power Line Rd.
- 1,400 - 4,200 SF of retail space available.
- Over 1,930' of frontage on County Rd 580 and 575' on Power Line Rd with multiple points of access.
- Located in one of Florida's fastest growing 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.
- Project is completed and delivering spaces to tenants.

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OVERALL SITE PLAN



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Unit 4116
2,100 SF
Publix LIQUORS

Unit 4120 - 4124
2,800 SF
5th NAIL LOUNGE

Unit 4128
1,400 SF
Wakame Sushi & Hibachi

Unit 4132
1,400 SF
CRISPY CONES

Unit 4136
1,400 SF AVAILABLE

Unit 4140
1,400 SF AVAILABLE

Unit 4144
1,400 SF AVAILABLE

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PHOTOS



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PROPERTIES

COMMERCIAL REAL ESTATE SERVICES



CONGDON TH
711 HOMES

CROSSWINDS EAST
3,254 HOMES

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FOOD & PHARMACY
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MULTISTORY
CLIMATE
CONTROLLED
SELF-STORAGE



NOW OPEN

NOW OPEN

JOHNSON AVE

580

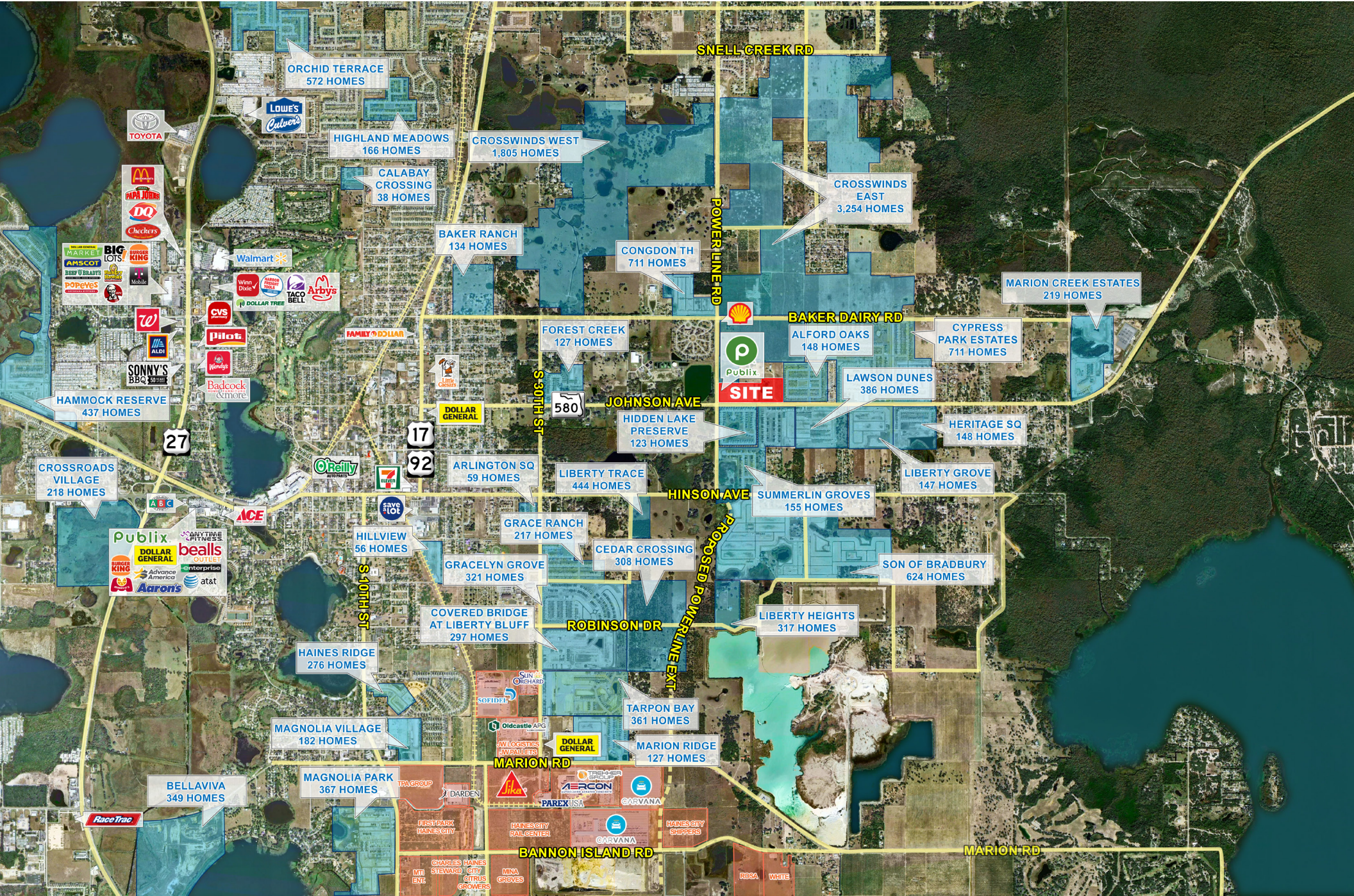
HIDDEN LAKE
PRESERVE
123 HOMES

Aerial Image
March 2025

SHOPS AT THE GROVE

NEW PUBLIX ANCHORED DEVELOPMENT

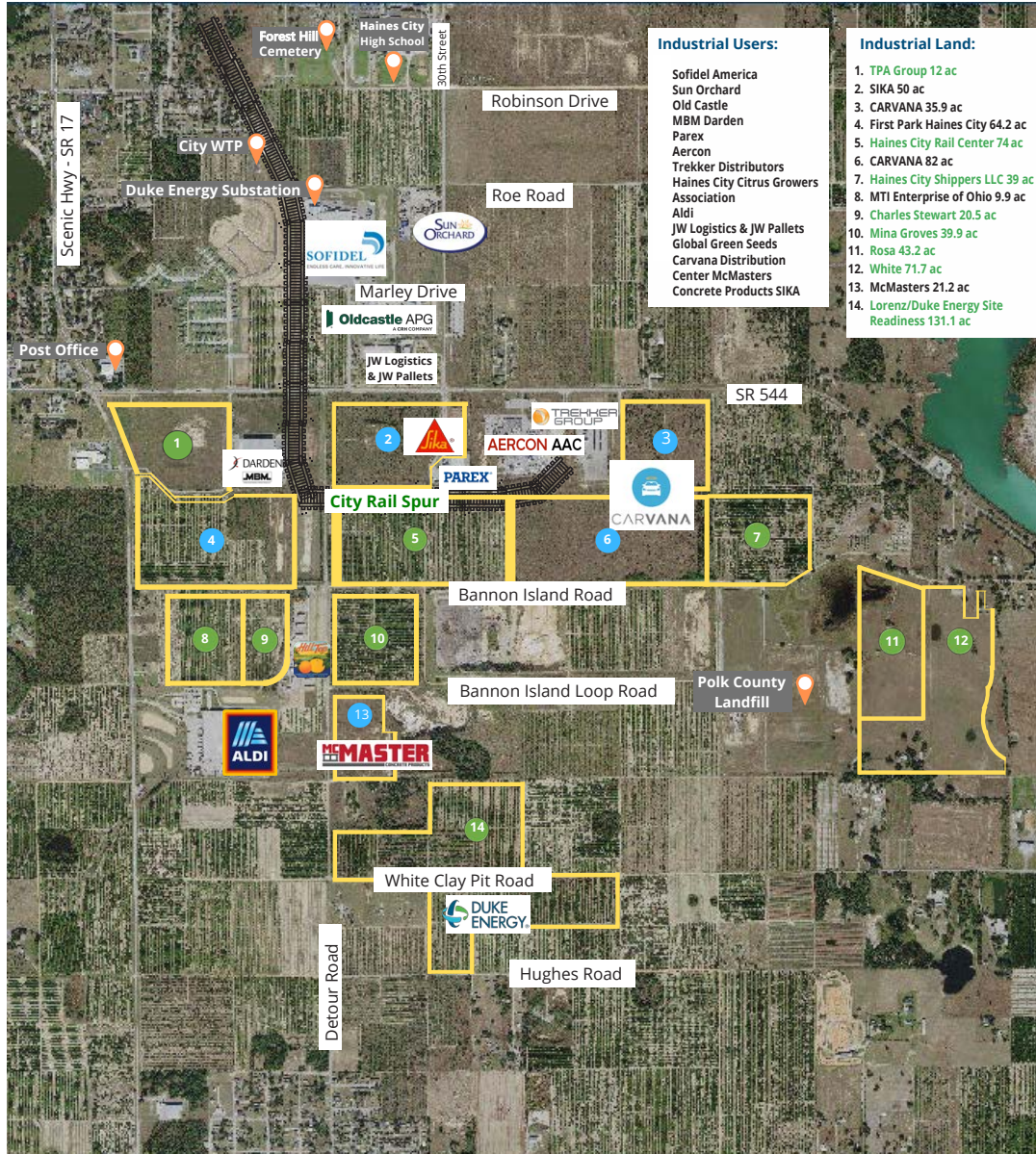
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HAINES CITY, FLORIDA INDUSTRIAL LAND



Demographics	1 Mile	3 Miles	5 Miles
Population	2,065	33,281	70,264
Household Income	\$67,126	\$74,718	\$78,059
Median Age	31.0	35.0	40.0
Household Size	3.2	3.0	2.8

Traffic Counts

Johnson Ave: 12,900 vpd

Power Line Rd: 5,400 vpd

