

Executive Summary



LEASE OVERVIEW

AVAILABLE SF:	1,010 - 16,129 SF
LEASE RATE:	Retail / Strip \$17.00 - 22.00 SF/Yr Outparcels: Ground Lease NNN
LOT SIZE:	14.26 Acres
BUILDING SIZE:	105,000 SF
YEAR BUILT:	2021
ZONING:	Master Planned
MARKET:	Orlando
SUB MARKET:	Davenport
CROSS STREETS:	Bella Citta Blvd

PROPERTY DESCRIPTION

Master Planned for Grocery Anchored, Restaurants, & Retail
 WoodSpring Suites 110 Units-Under Development Open 2nd Qtr 2018
 Champions Vue Apartments 326 Units- Under Development, Opening 1 Qtr 2018

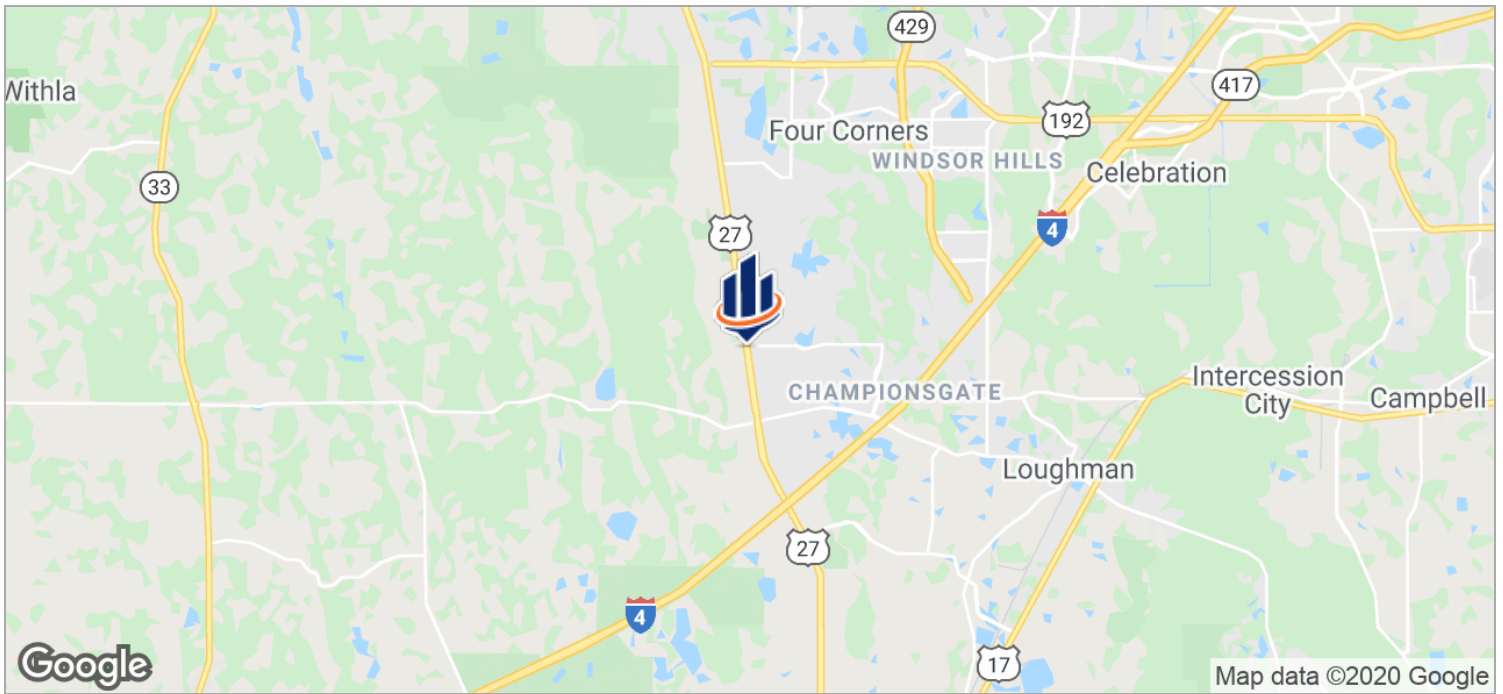
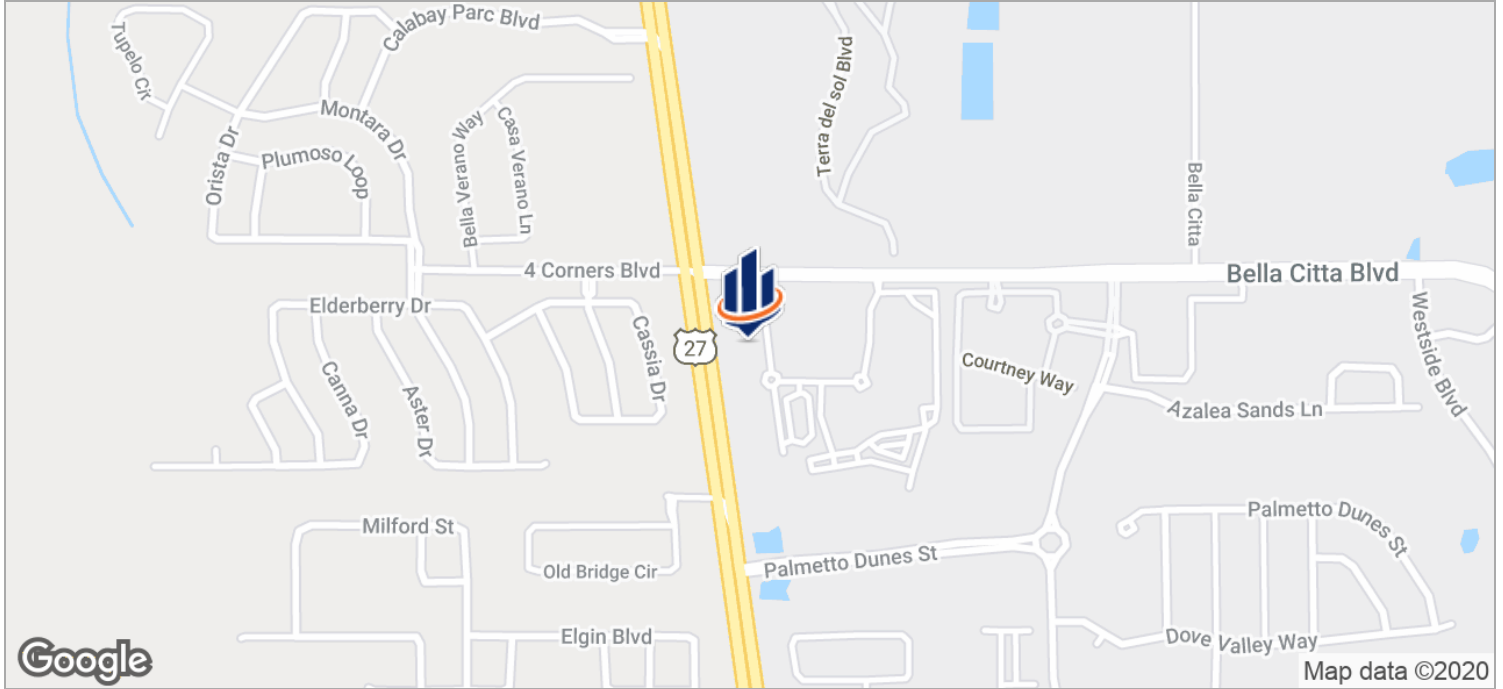
Champions Crossing Located on Lighted Intersection of S Hwy 27 & Bella Citta Blvd. Main Entrance gateway to ChampionsGate and Several hundreds of Single Family Residence under Development nearby.

One of the Strongest market for Tourist Short Term Single Family Residences.

	3 MILES	5 MILES	7 MILES
POPULATION			
TOTAL POPULATION	9,762	22,438	39,230
HOUSEHOLDS & INCOME			
TOTAL HOUSEHOLDS	*3,884	8,703	14,778
AVERAGE HH INCOME.	\$61,071	\$59,713	\$61,164

* 3 Miles has Over 3,400+ Units of Single Family Homes and Apartments under Development/Construction.

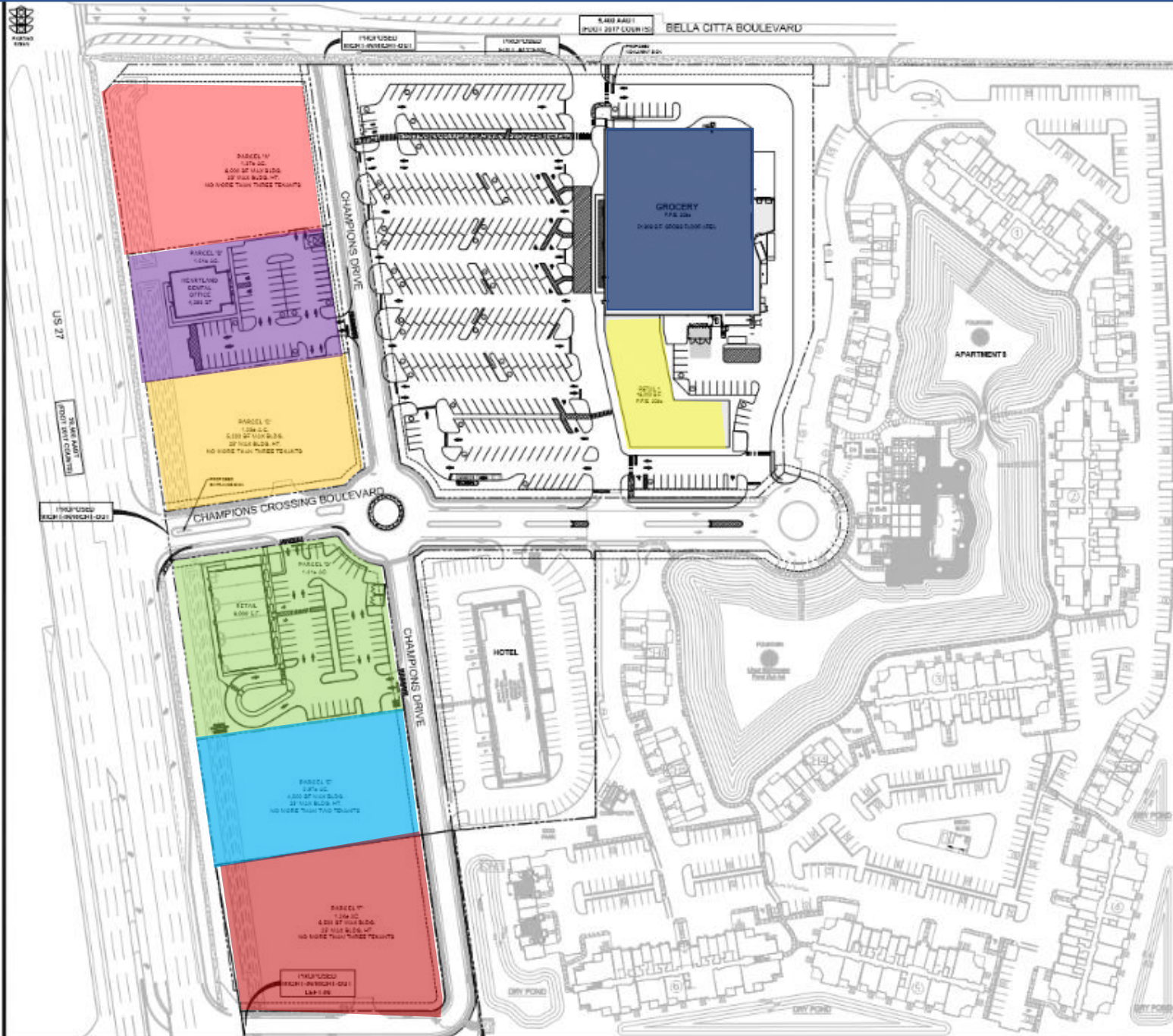
Location Maps



Available Spaces

Lease Rate: \$17.00 - 22.00 SF/YR (GROUND; NNN) **Total Space** 1,010 - 16,129 SF
Lease Type: Ground; NNN **Lease Term:**

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Retail "1"	Power Center	NEGOTIABLE	Ground Lease	6,000 SF	180 months	Out Parcel at Lighted Intersection
Retail "G-1"	Power Center	\$17.00 - 20.00 SF/YR	NNN	48,387 SF	240 months	Publix Grocer Anchor Approved, Delivery Mid 2021
Retail G-2"	Power Center	\$35.00 - 38.00 SF/YR	NNN	1,010 - 16,129 SF	180 months	Inline retail retail Space Divisible up to 16,129 SF CAM\$ 8.00 PSF Units Available: C ,E, F, G, J, K, L Pending: B,D,H, I
Parcel "A"	Power Center	NEGOTIABLE	Ground Lease	4,280 SF	180 months	Dental Office
Retail"2"	Power Center	NEGOTIABLE	Ground Lease	5,220 SF	180 months	Coffee Shop with Drive Thru possible 2 tenants
Retail "B"	Power Center	\$38.00 - 42.00 SF/YR	NNN	1,644 - 9,428 SF	120 months	Retail Strip Center or Free Standing Building NNN: CAM \$7.50
Parcel "C"	Power Center	NEGOTIABLE	Ground Lease	4,500 SF	180 months	QSR Concept W Drive Thru Available
Retail "D"	Power Center	\$35 - 40 PER YEAR	NNN	2,100 - 6,500 SF	Negotiable	Convenience Store w Gas or carwash preferred



Grocer 51,908 SF

- Liquor Store 1,427 SF
- Dry Cleaning 1,000 SF
- Chinese restaurant 1,450SF
- Remax Office 2,000 SF
- Hair Salon 1,000 SF
- Nail Salon 4,000 SF
- Retail 3,129 SF
- Restaurant /Pizza 2,123
- 16,129 SF Total

Parcel A Restaurant/Bar/Bank

Parcel B Heartland Dental

Parcel C 7- Eleven

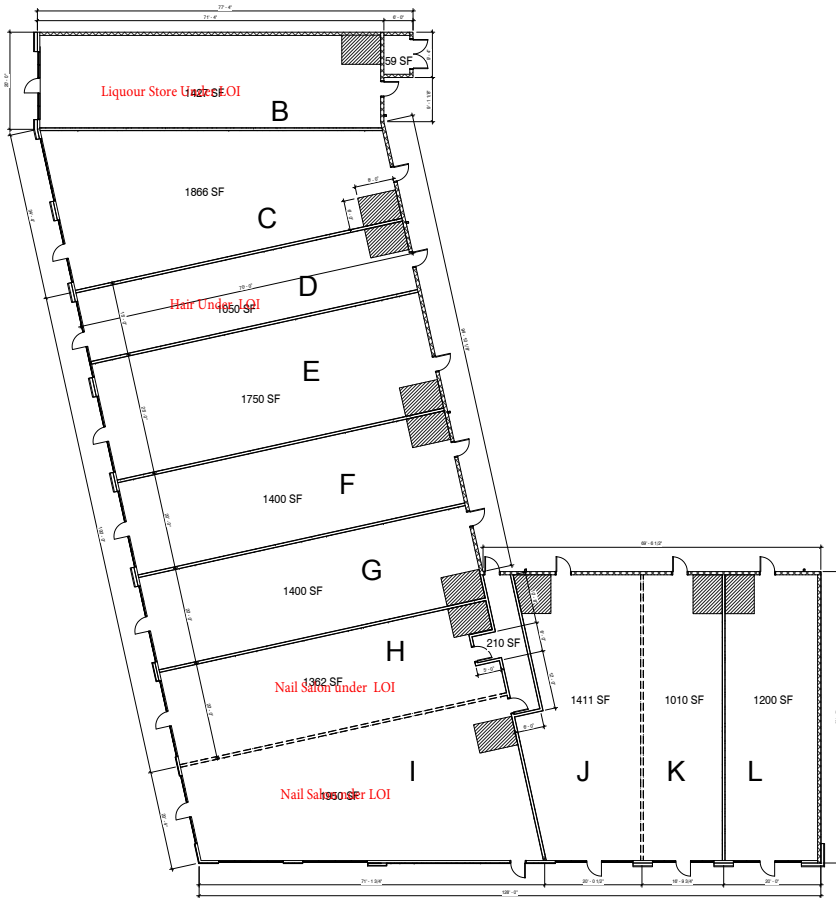
Parcel D

- Bahama Bucks 2,100 SF
- Papa Johns 1,525 SF
- Cell Store, Vision Store 3,175
- Japanese restaurant -Endcap N 2,200 SF
- 9,000 SF Total

**Parcel E- 2 tenant QSR w
Drive thru & retail Shop 4,500 SF**

Parcel F Restaurant / Bar 6,500 SF

Inline Floor Plan



FLOOR PLAN
SCALE: 1/8" = 1'-0"

1

MBI

MBI COMMERCIAL REAL ESTATE
1000 COLLETT DRIVE
LAKELAND, FL 33809
TEL: 888.888.8888
WWW.MBI-CRE.COM

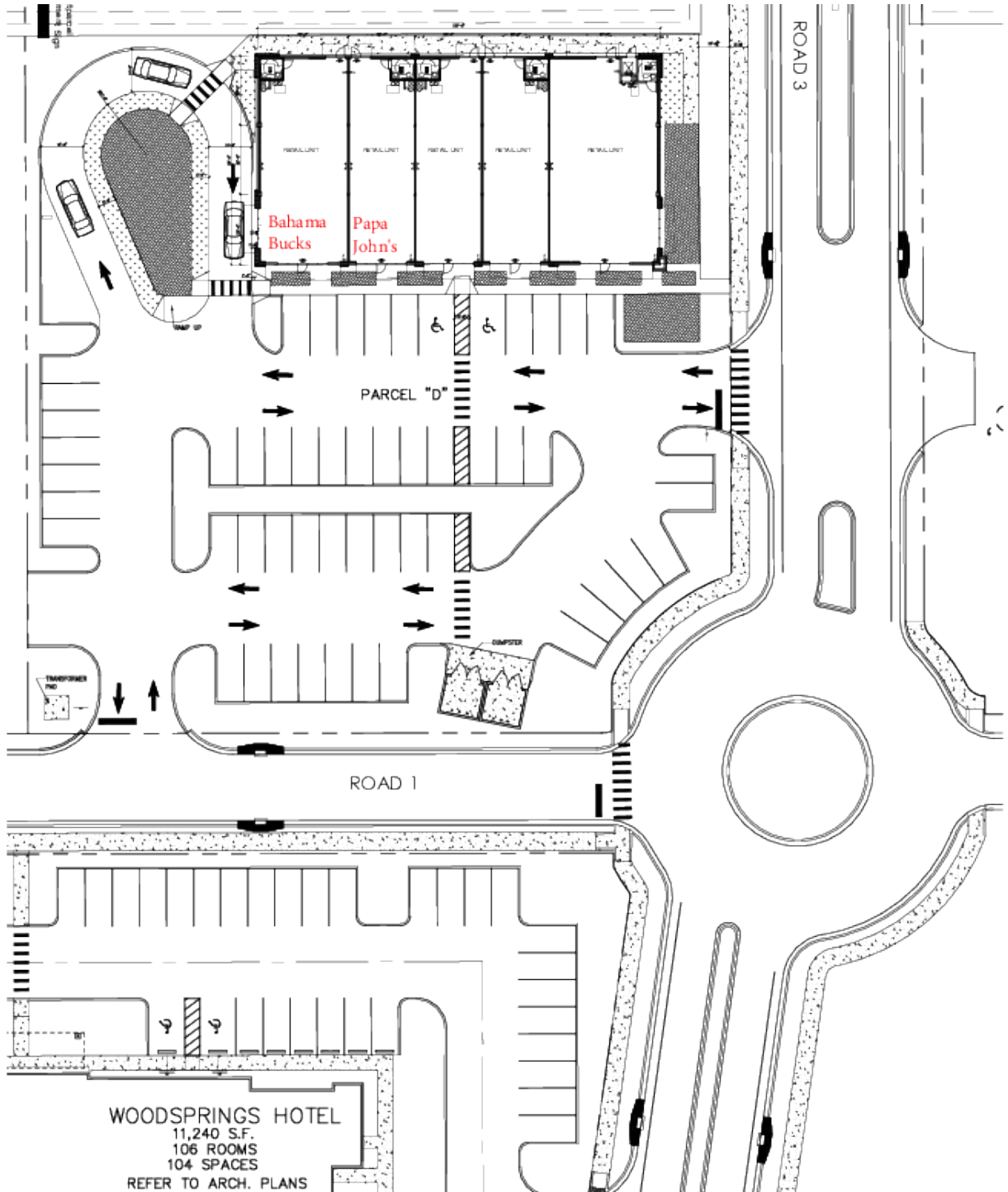
**FOR REVIEW ONLY
NOT FOR CONSTRUCTION**

CHAMPIONS CROSSING RETAIL

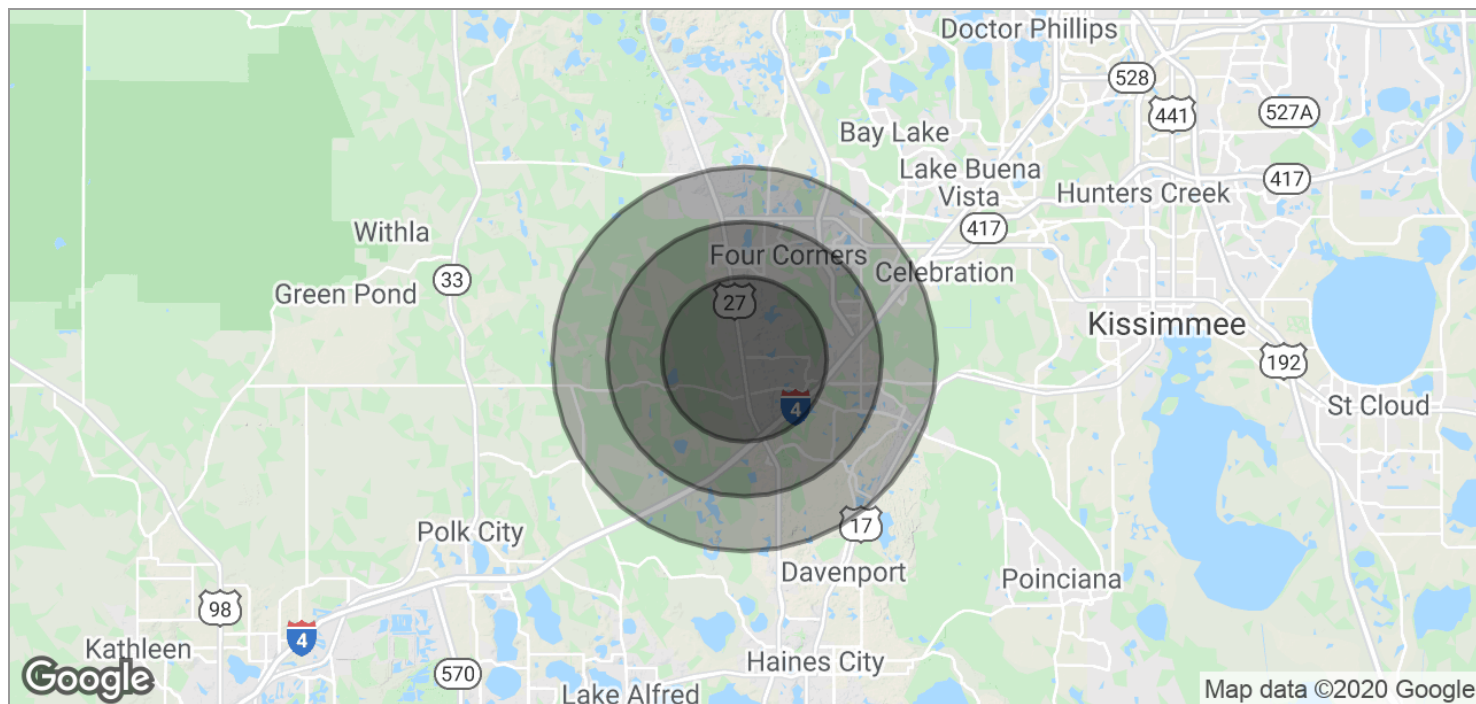
SOUTHWEST CORNER 1212
AND WALLS LOT 10, 11
1200 CHAMPIONS DRIVE
DAVENPORT, FL 33897

RETAIL FLOOR PLAN
A1

Parcel D Floor Plan



Demographics Map



POPULATION	3 MILES	5 MILES	7 MILES
TOTAL POPULATION	9,762	22,438	39,230
MEDIAN AGE	38.8	40.5	39.0
MEDIAN AGE (MALE)	38.7	40.2	38.8
MEDIAN AGE (FEMALE)	38.3	40.2	38.7
HOUSEHOLDS & INCOME	3 MILES	5 MILES	7 MILES
TOTAL HOUSEHOLDS	3,884	8,703	14,778
# OF PERSONS PER HH	2.5	2.6	2.7
AVERAGE HH INCOME	\$61,071	\$59,713	\$61,164
AVERAGE HOUSE VALUE	\$207,699	\$185,175	\$206,320

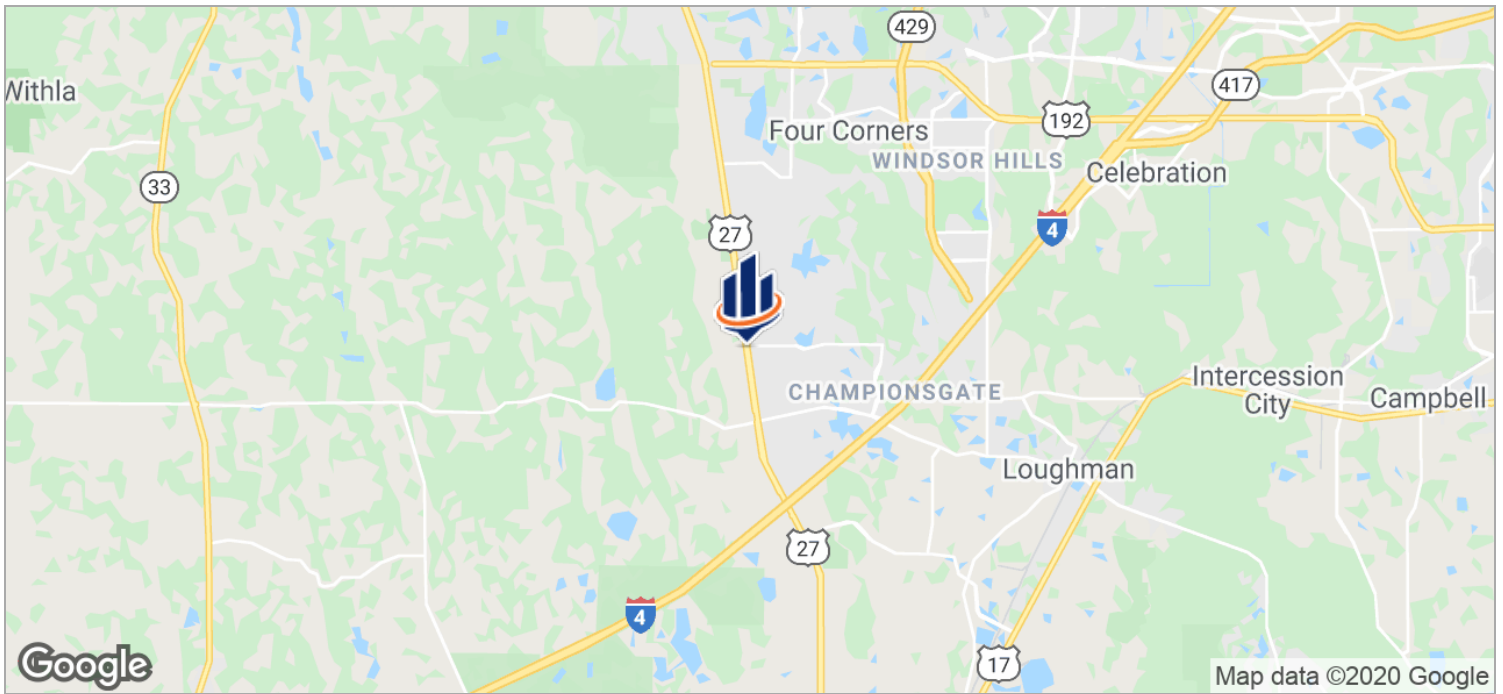
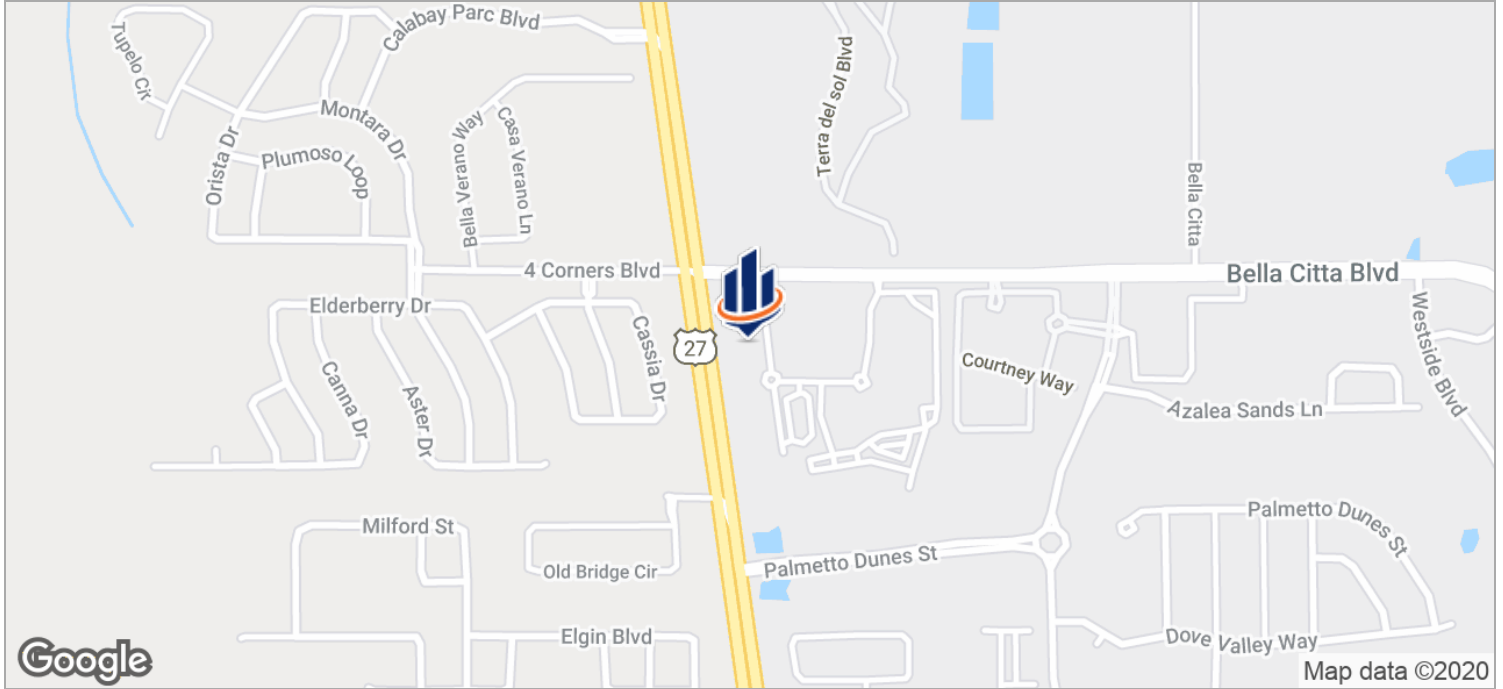
Demographics Report

	3 MILES	5 MILES	7 MILES
Total households	3,884	8,703	14,778
Total persons per hh	2.5	2.6	2.7
Average hh income	\$61,071	\$59,713	\$61,164
Average house value	\$207,699	\$185,175	\$206,320

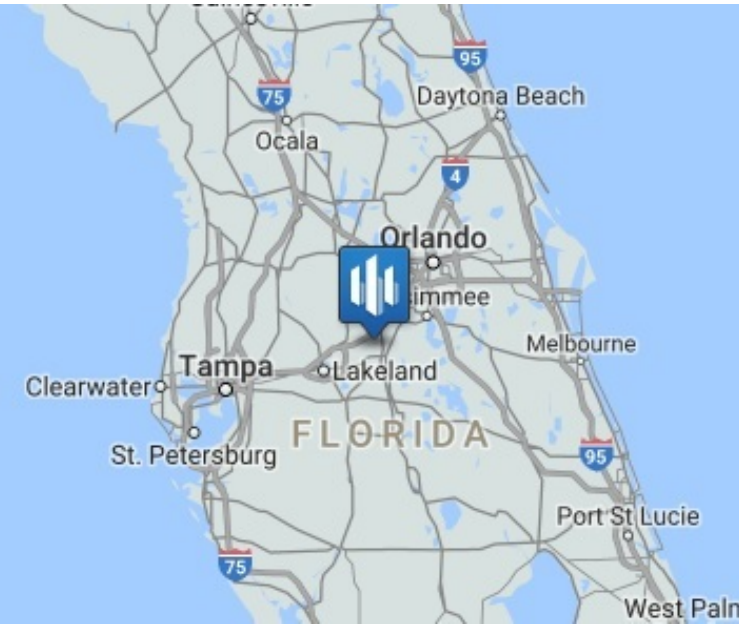
	3 MILES	5 MILES	7 MILES
Total population	9,762	22,438	39,230
Median age	38.8	40.5	39.0
Median age (male)	38.7	40.2	38.8
Median age (female)	38.3	40.2	38.7

* Demographic data derived from 2010 US Census

Location Maps



City Information



Davenport, FL

Davenport is a city in Polk County, Florida. While the city of Davenport itself is very small, the area north of the city close to Interstate 4 and US 27 is experiencing explosive growth. It is part of the Lakeland–Winter Haven Metropolitan Statistical Area.

Davenport is the vacation destination that is popular because of its close proximity to the Walt Disney World theme park. Most Davenport tourists stay in this town and spend their time at the major theme parks outside Orlando. However, Davenport has its own attractions that should not be missed.

Amazon's presence in Lakeland, coupled with Walmart's new development in Davenport, are major endorsements of the I-4 corridor as place where large e-commerce operations can succeed. There's also the Central Florida Intermodal Logistics Center, a \$400 million CSX Corp. terminal where cranes move freight between trucks and trains, with five 3,000-foot loading tracks and two 10,000-foot arrival and departure tracks. The 930-acre site is entitled for up to 8 million square feet of industrial development, though it has yet to land its first tenant. A 400,000-square-foot speculative building is under construction at the CSX facility. Nineteen million people are within a four-hour truck drive of the ILC.

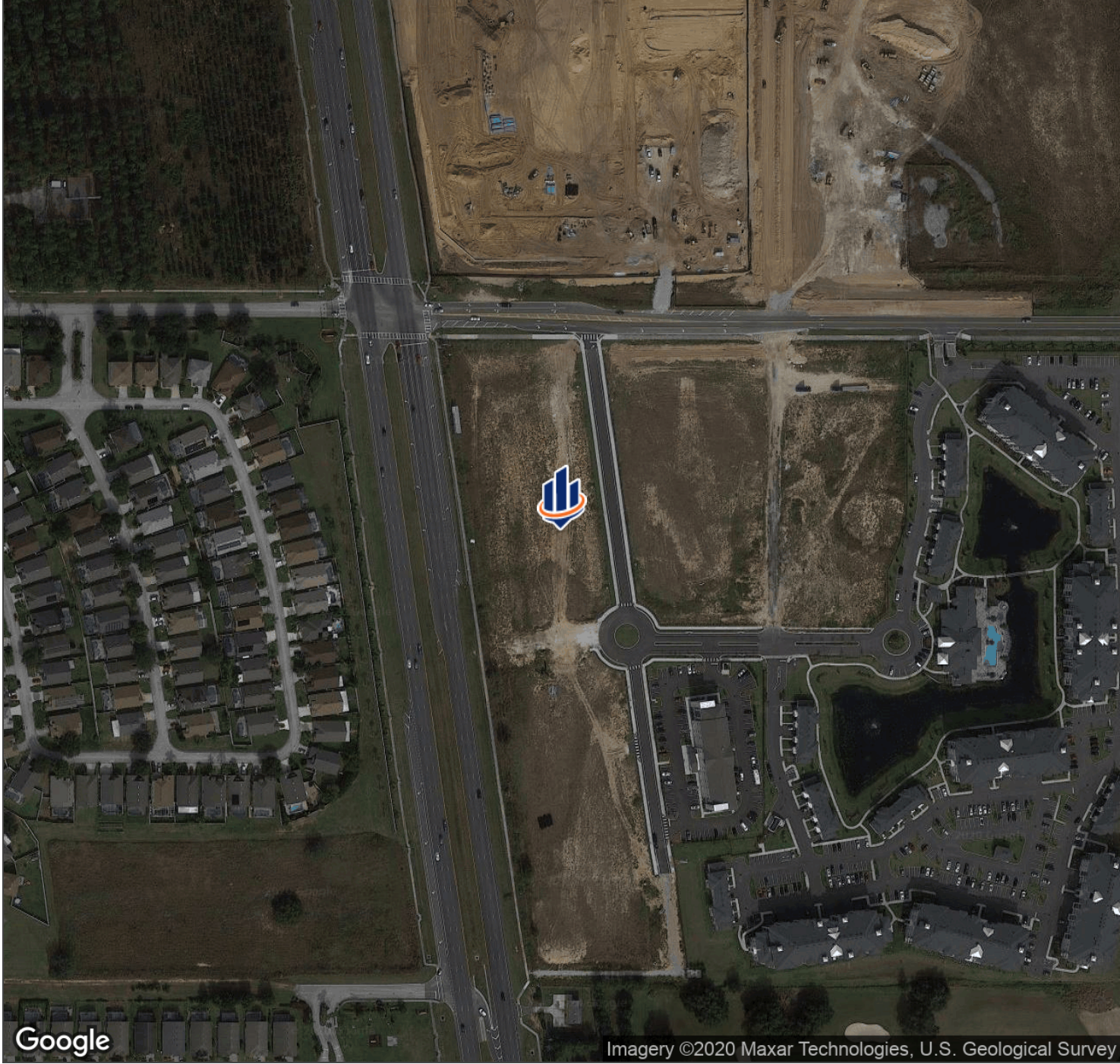
Economic & Business Climate

Future job growth over the next ten years is predicted to be 38.20%.

Davenport has had the largest percentage of growth of the county's 17 municipalities in the four years since the 2010 decennial census.

Davenport's population has increased by 12.5 percent.

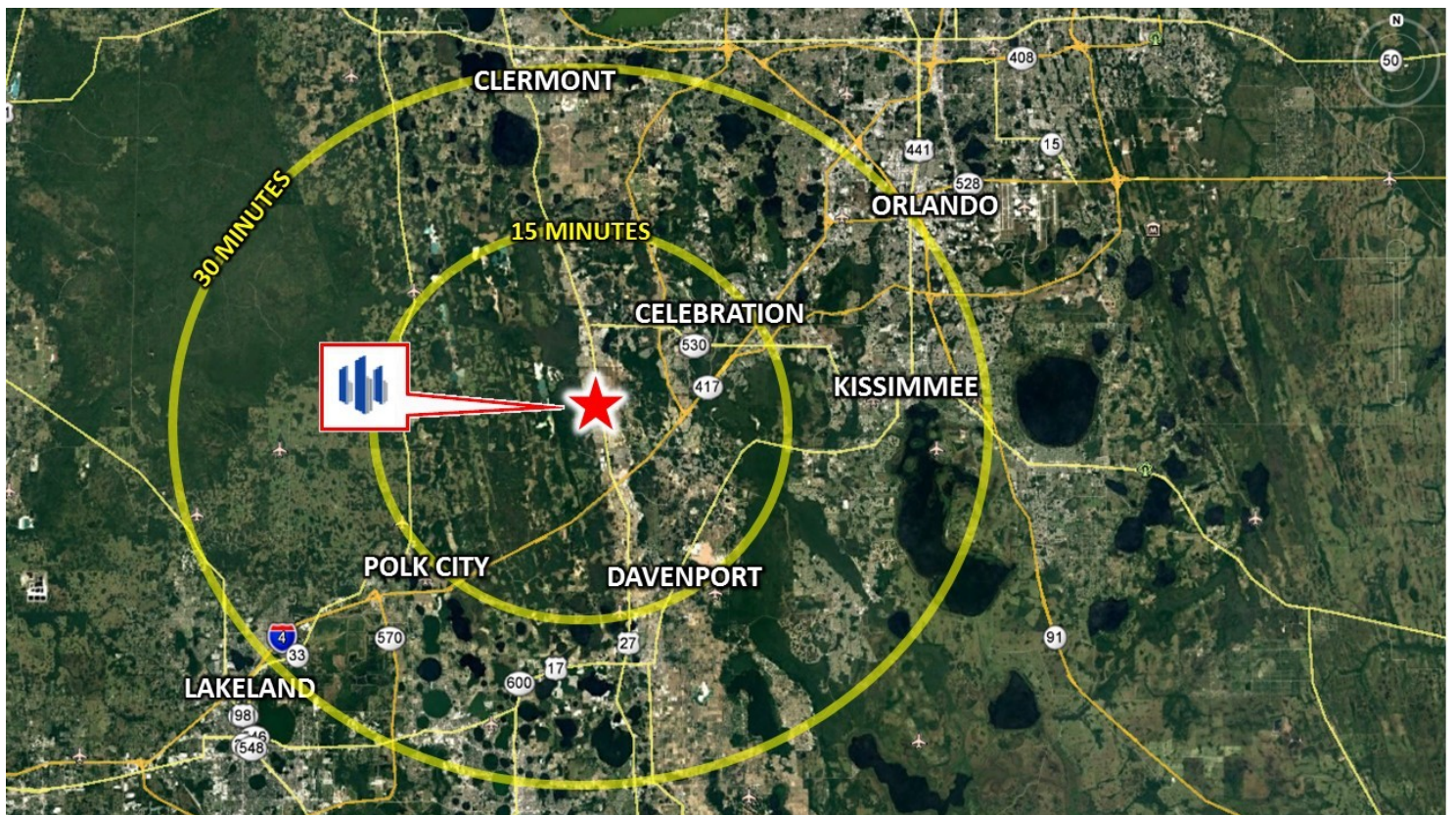
Aerial Map



Google

Imagery ©2020 Maxar Technologies, U.S. Geological Survey

DRIVE TIMES



AERIAL



AERIAL



AERIAL



**Terra Vest
Retirement
671 homes + apts
69K SR Commercial**

**Lennar Phase 2
ChampionsGate
821 homes +
condos**

Westside Blvd.

BELLA
COTTA BLVD

Westside Blvd. Extension

**Baxter
Parcel**

**Lennar
CG Country
Club Ph. 2
800+ units**

DOUGLASS

**Better Built
Homes
671 units w/
ALF**

PAWNEE TR

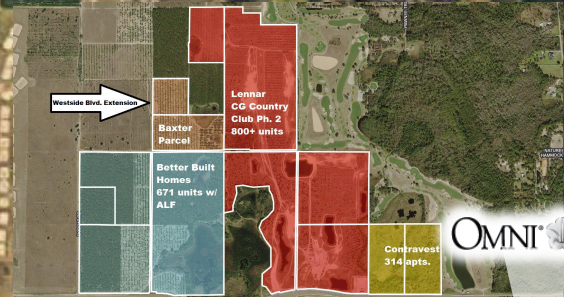
**NATURES
HAMMOCK**

**Contravest
314 apts.**



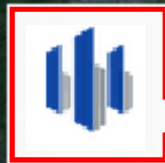
Waterstone
Courtyard Villas

700



REUNION

OMNI HOTELS & RESORTS



hgregg
appliances & electronics

Distribution Center



amazon

Distribution Center



KUEHNE+NAGEL

Walgreens

Sand Hill Rd

Florida 429 Toll

Sinclair Rd

FL-429 Toll

N Old Lake Wilson Rd

S Old Lake Wilson Rd

Osceola Polk-Line Rd

532



Ronald Reagan Pkwy

Lake Wilson Rd

N

Additional Photos

CHAMPIONS CROSSING

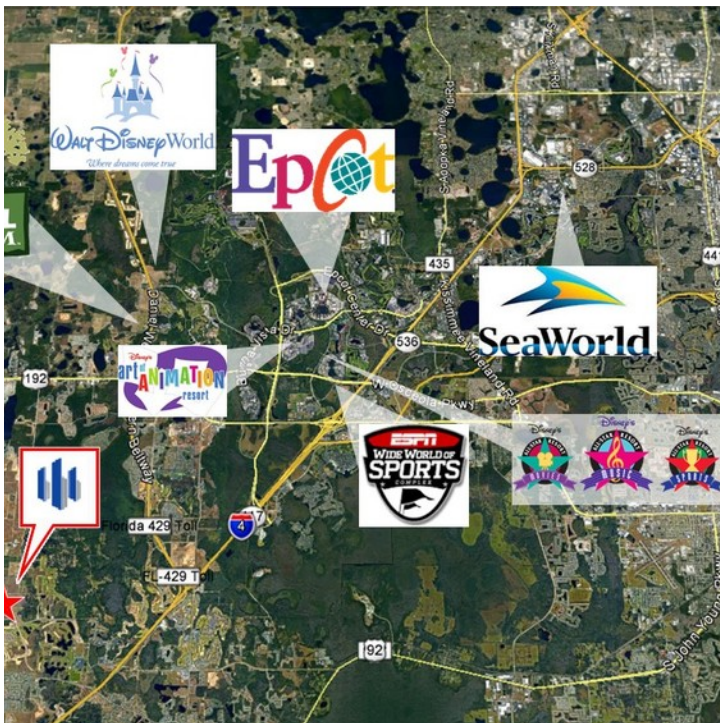
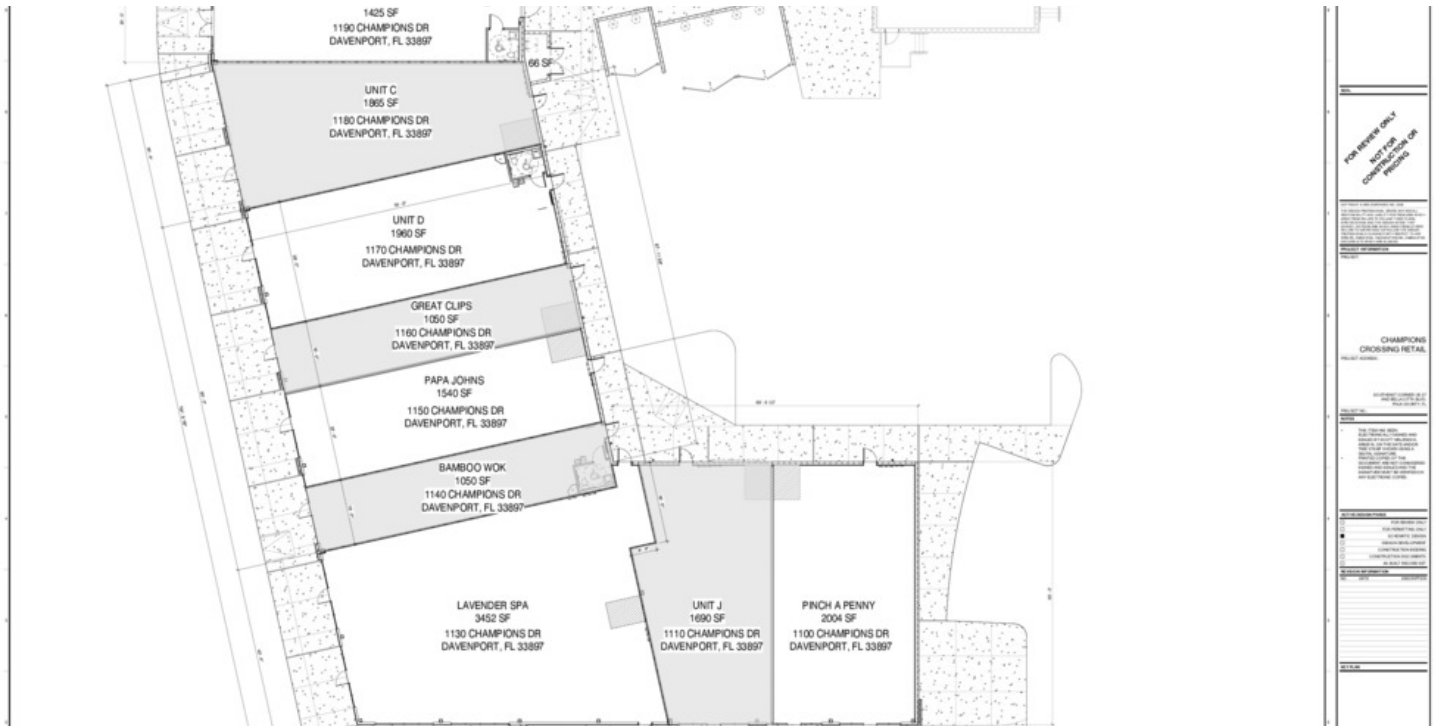
INTERSECTION OF BELLA CITTA BLVD & US HIGHWAY 27
DAVENPORT, FLORIDA 33897



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Additional Photos

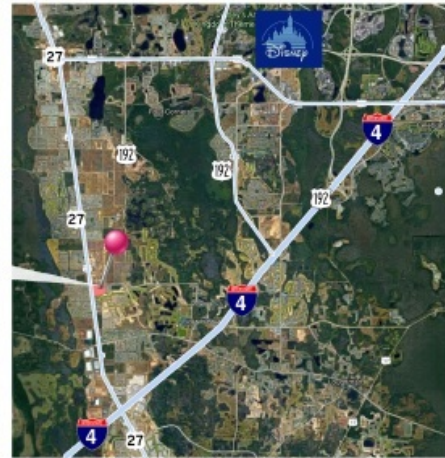


Additional Photos



VICINITY DEVELOPMENT MAP

LOCATION MAP



LOCATION



CHAMPIONS CROSSING
INTERSECTION OF BELLA CITTA BLVD & US HIGHWAY 27
DAVENPORT, FLORIDA 33897

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Additional Photos

Additional Photos



CHAMPIONS CROSSING RETAIL

06/25/19

ARCH. NO.: AA26000628 | INT. NO.: 1B25 000665

CHAMPIONS CROS

Additional Photos

ELEGANT LANDSCAPE APPOINTMENTS



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CHAMPIONS CROSSING
INTERSECTION OF BELLA CITTA BLVD & US HIGHWAY 27
DAVENPORT, FLORIDA 33697

Additional Photos

WOODSPRING



Advisor Bio & Contact 1



Ali Mushtaq

Senior Advisor

SVN | Florida Commercial Real Estate Advisors

Ali Mushtaq was awarded 2018 SVN Presidents Circle, Where he placed 43rd Nationally & 11th in Florida.

Ali Mushtaq serves as a Top Producer Senior Advisor for SVN Florida specializing in the Investment Sales & Development of Retail, Commercial, Residential, Mixed Use Land in [Orlando MSA] With 18+ years of experience.

Prior to joining SVN, Ali served as Commercial Associate for a national commercial real estate company, where he worked with several major Developers, Builders seeking Land for Acquisition & Development. Previously he served as 2013 Vice President of Finance for CFCAR and served as 2014 VP of Operations for CFCAR. Ali also served in CFCAR's Commercial Professional Committee. Ali's recent transactions include many Multi Million Dollar Transactions:

- *Park Square Plaza 1.41 Acres land \$1,870,000
- *Champions Crossing Publix Lease value \$15,000,000
- *Trinity Plaza Parcel "B" Dollar Tree \$840,000
- *Trinity Plaza Parcel "C" Wendys \$1,200,000
- *6001 S. OBT Davenport, FL \$700,000
- *Rinehart Hotel Parcel \$1,675,000
- *24Hr Fitness Lease value \$12,498,970
- *Hickman Rd Hotel Parcel \$1,650,000
- *Maingate Flea Market sale \$6,500,000
- *PDQ Chicken Lease East Orlando value \$3,240,000
- *Land Sale Osceola Pkwy/Dyer Blvd, Kissimmee \$2.1M
- *CVS Ground Lease W192/Sherberth Rd, Kissimmee value \$9M

He has several Multi Million Dollars contracts in pending status for 2020 &, 2021

His knowledge in business & commercial real estate combined with his performance in commercial finance allows his clients a one stop shop, in which why he has earned so much respect from numerous clients.

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Memberships & Affiliations

ICSC
CCIM
Florida CCIM Chapter
Central Florida Retail Alliance
Tampa Bay Retail Alliance

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