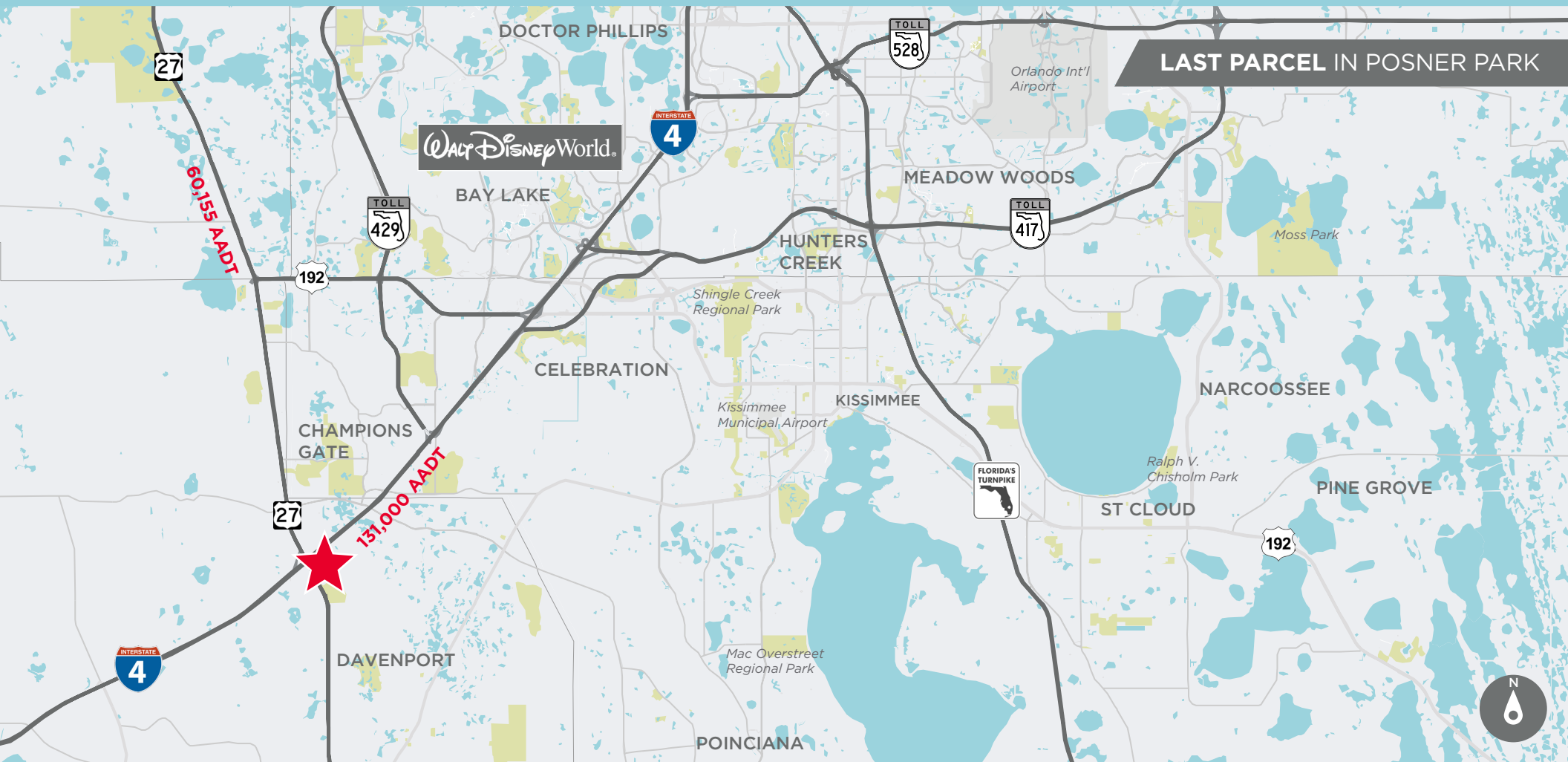


11± ACRES FOR RETAIL/ENTERTAINMENT IN GREATER ORLANDO, FL

I-4/US 27

ONE OF CENTRAL FLORIDA'S BUSIEST INTERCHANGES



FOR MORE INFORMATION

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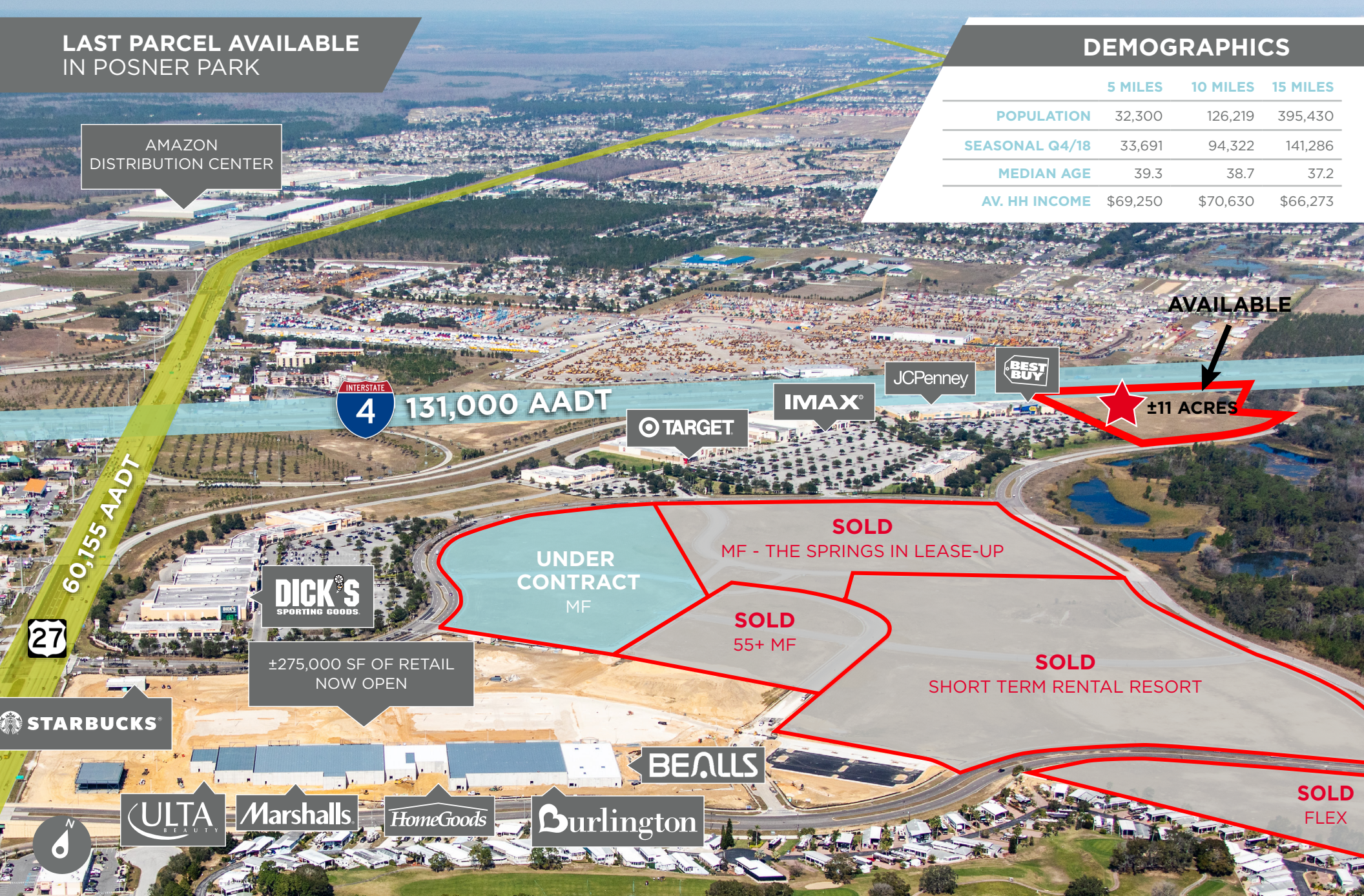
LOCATION

LAST PARCEL AVAILABLE
IN POSNER PARK

AMAZON
DISTRIBUTION CENTER

DEMOGRAPHICS

	5 MILES	10 MILES	15 MILES
POPULATION	32,300	126,219	395,430
SEASONAL Q4/18	33,691	94,322	141,286
MEDIAN AGE	39.3	38.7	37.2
AV. HH INCOME	\$69,250	\$70,630	\$66,273



131,000 AADT

60,155 AADT



TARGET

IMAX

JCPenney

BEST BUY

AVAILABLE

±11 ACRES

UNDER CONTRACT
MF

SOLD
MF - THE SPRINGS IN LEASE-UP

SOLD
55+ MF

SOLD
SHORT TERM RENTAL RESORT

SOLD
FLEX

DICK'S
SPORTING GOODS

±275,000 SF OF RETAIL
NOW OPEN

STARBUCKS

BEALLS

ULTA
BEAUTY

Marshalls

HomeGoods

Burlington



PROPERTY OVERVIEW

PROPERTY SUMMARY

LOCATION	Grandview Parkway, I-4, and US 27, Davenport, FL 33837 (Orlando MSA)
SIZE	±11 net acres adjacent 3 acres available for purchase if desired
IMPROVEMENTS	Most horizontal infrastructure in place; Including water/sewer, roads, stormwater system, but can be further refined. Off site rentention in place.
FUTURE LAND USE	Regional Activity Center (RACX), Polk County
DEVELOPMENT AGREEMENT	In place with expedited review process
FAR	Potential to increase up to 1.5 FAR, per land development code.
TRAFFIC COUNT	131,000 VPD on Interstate 4 60,155 VPD on US 27
EXPOSURE	±770 front feet on I-4
MASSING STUDY	±135,000 SF big box (estimated yield)
VICINITY	Target, Starbucks (coming soon), IMAX, Best Buy, Dick's Sporting Goods, and many more, yet to be publicly announced.

PERMITTED USES



RETAIL



ENTERTAINMENT



SCHOOL



OFFICE



HOSPITAL



SKILLED NURSING



MEDICAL OFFICE



FINANCIAL
INSTITUTION



HOTEL



MANY MORE...

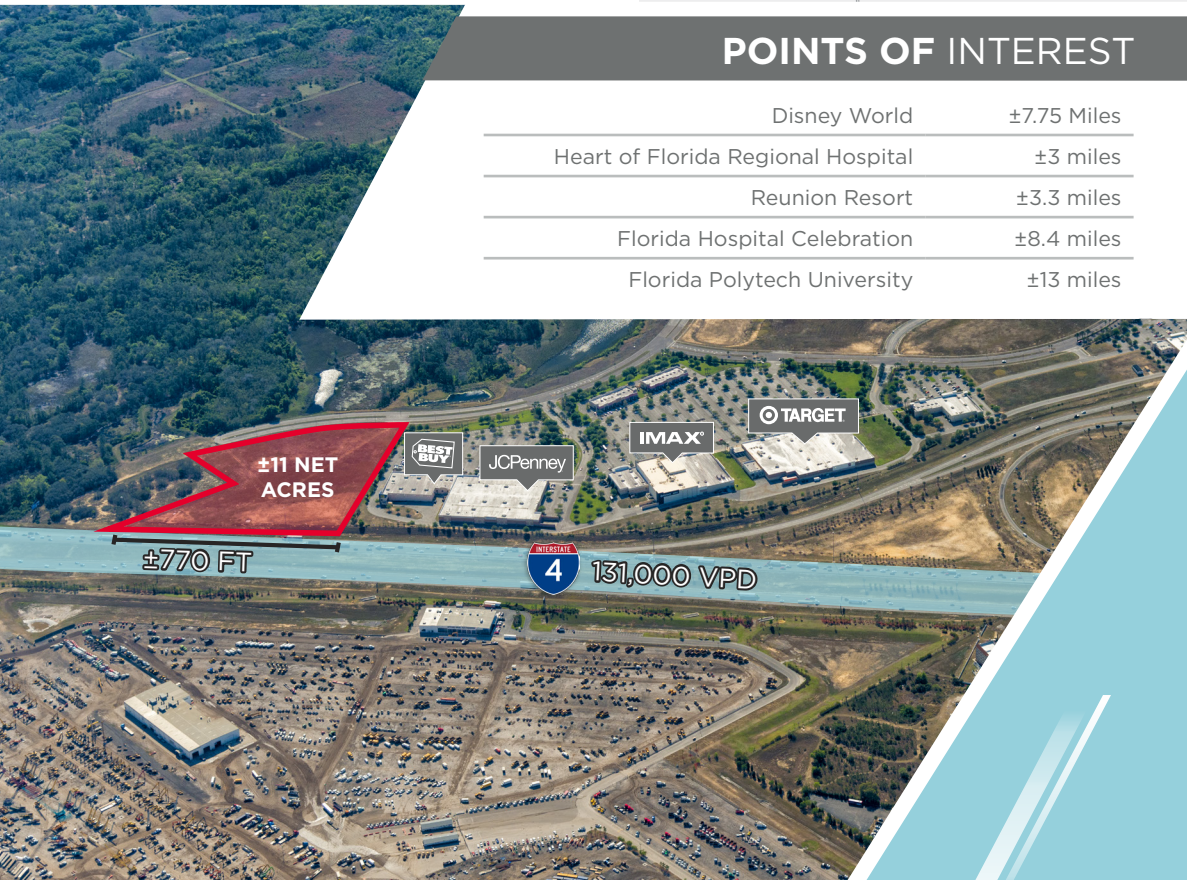
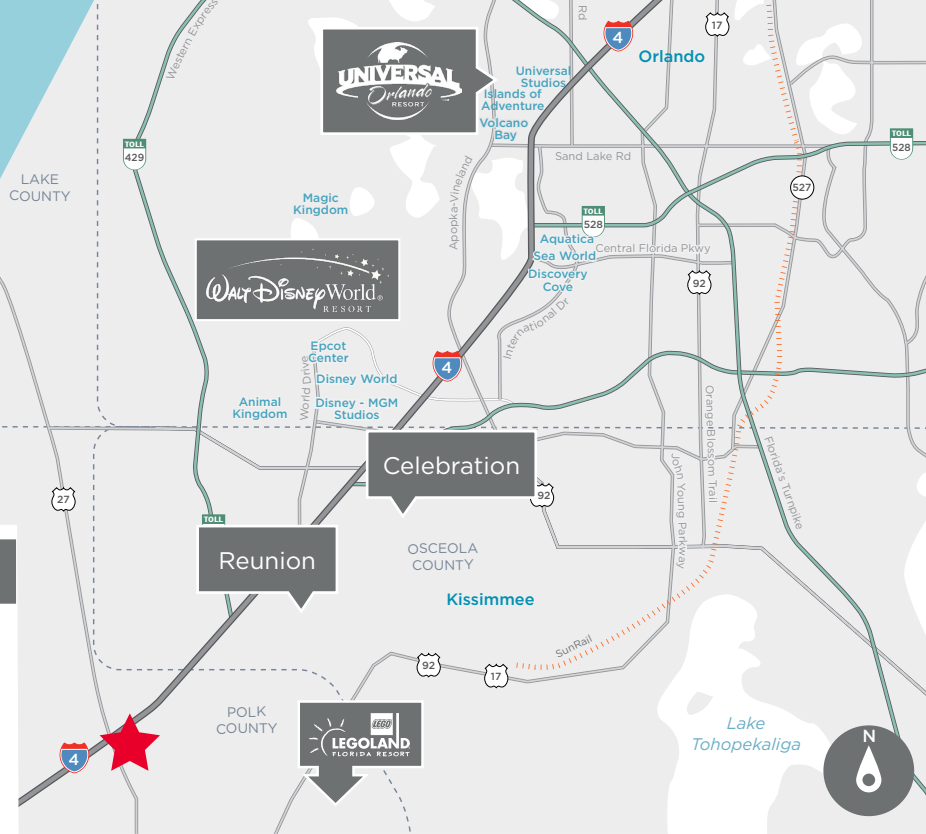
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POINTS OF INTEREST

Disney World	±7.75 Miles
Heart of Florida Regional Hospital	±3 miles
Reunion Resort	±3.3 miles
Florida Hospital Celebration	±8.4 miles
Florida Polytech University	±13 miles



Exclusively Listed By:

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