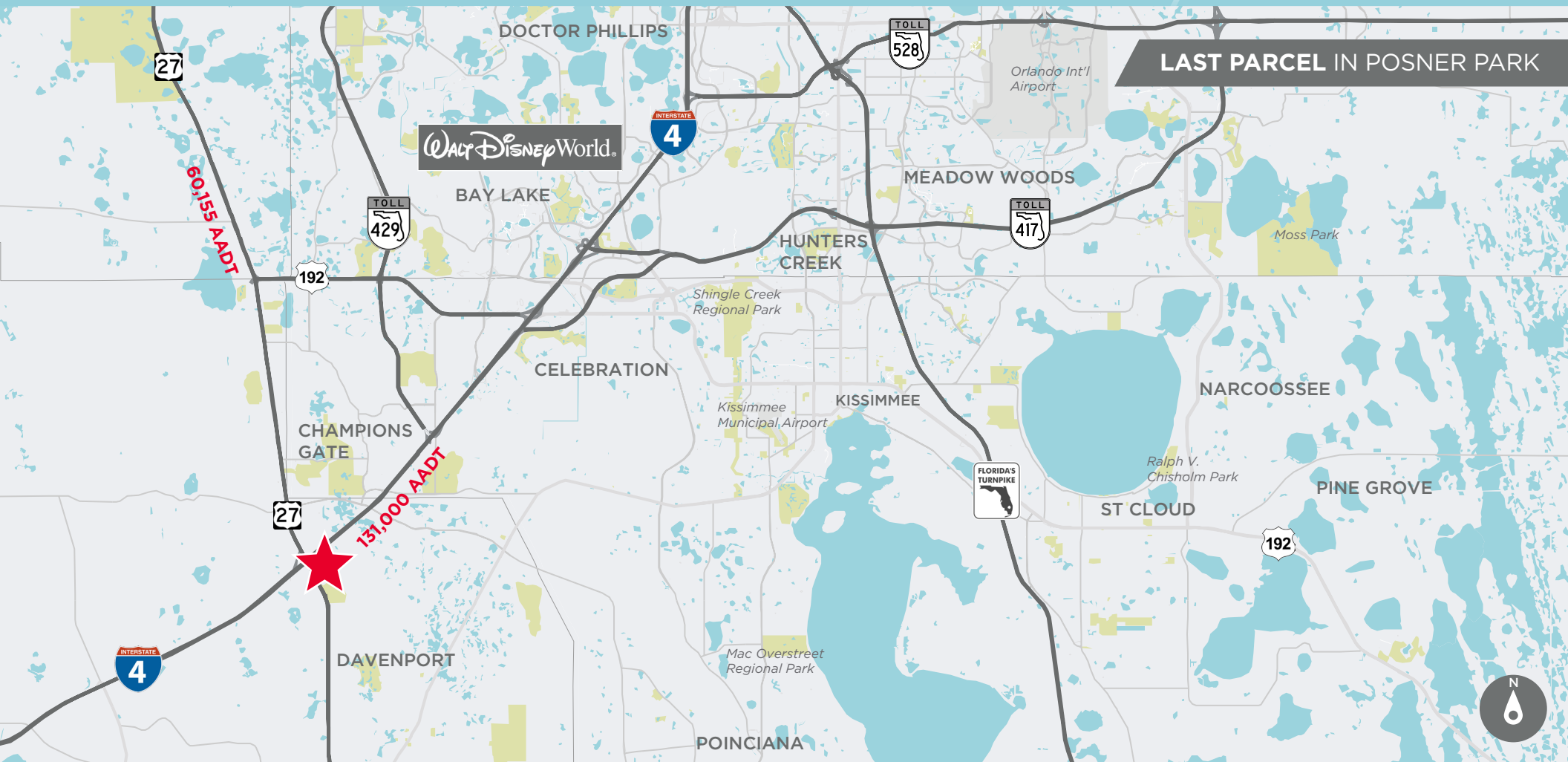


11± ACRES FOR RETAIL/ENTERTAINMENT IN GREATER ORLANDO, FL

I-4/US 27

ONE OF CENTRAL FLORIDA'S BUSIEST INTERCHANGES



FOR MORE INFORMATION

Andy Slowik
Senior Director
+1 407 541 4428
andrew.slowik@cushwake.com

Margery Johnson
Senior Director
+1 407 541 4395
margery.johnson@cushwake.com



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

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

27

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, storm water system, but can be further refined. Off site retention 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...

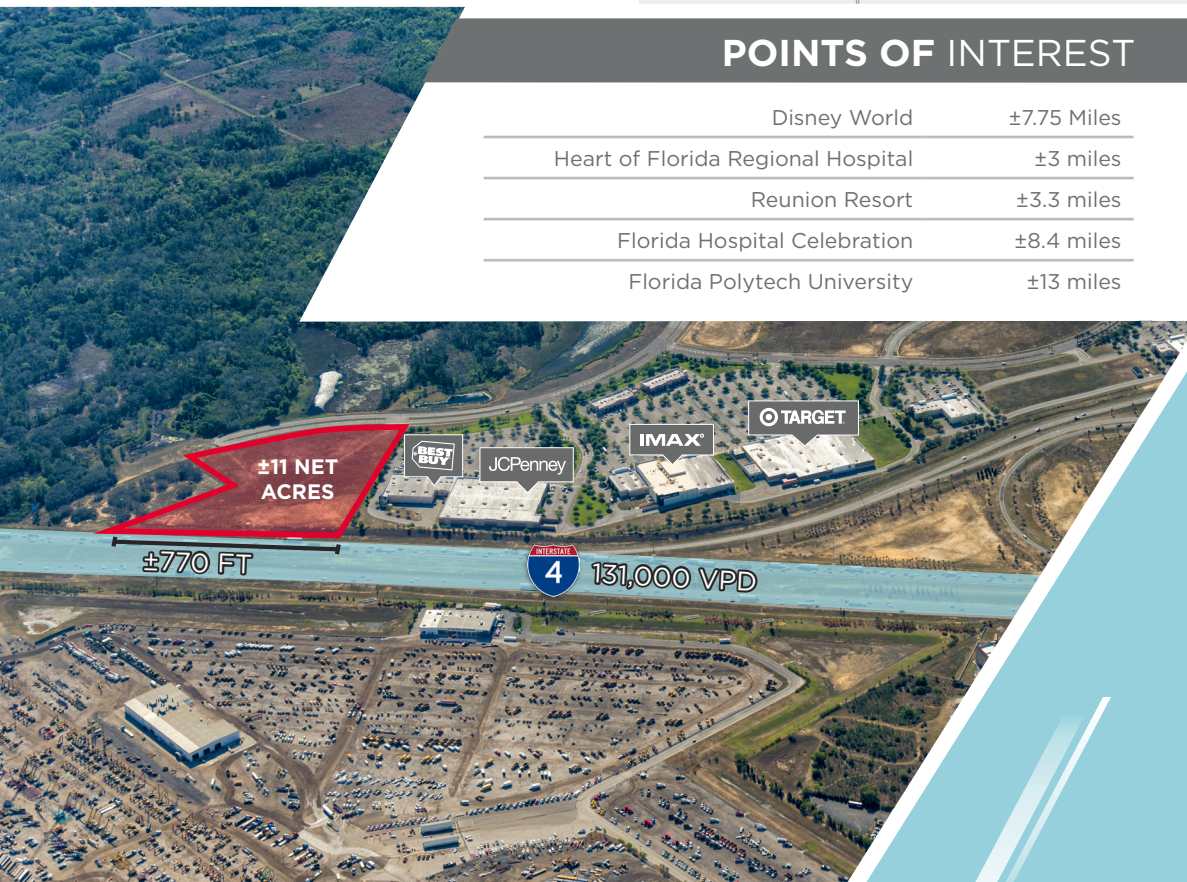
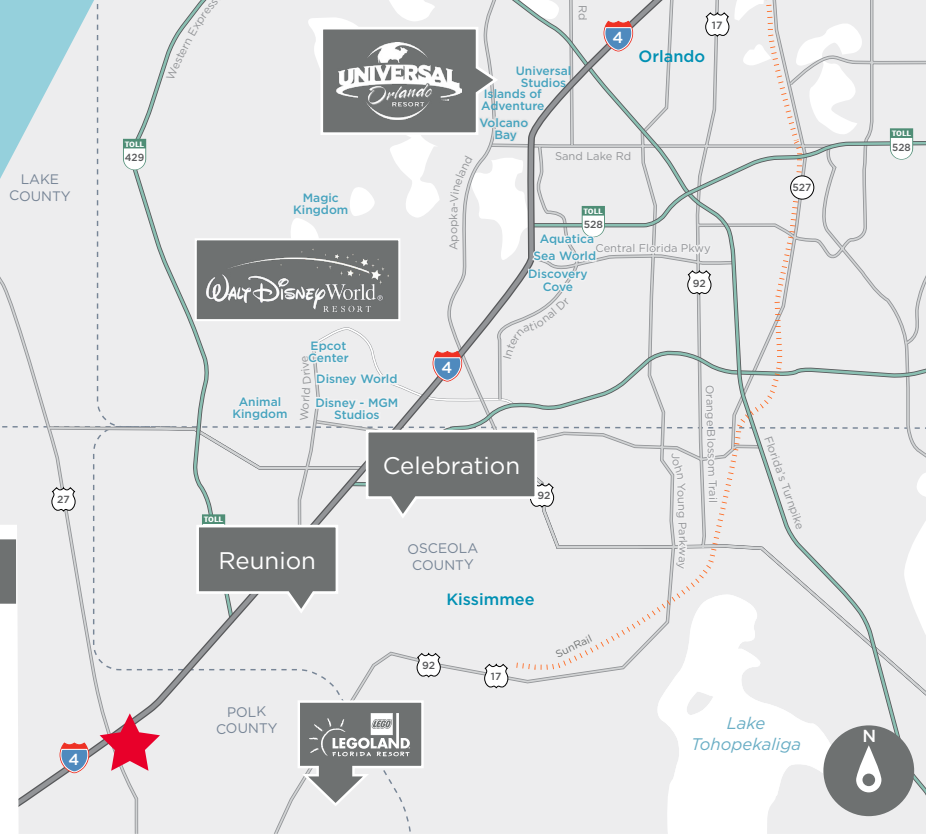
FOR MORE INFORMATION

Andy Slowik
Senior Director
+1 407 541 4428
andrew.slowik@cushwake.com

Margery Johnson
Senior Director
+1 407 541 4395
margery.johnson@cushwake.com

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:

CUSHMAN & WAKEFIELD OF FLORIDA, LLC
20 North Orange Avenue, Suite 300
+1 407 841 8000
Orlando, FL 32801



cushwakeorlando.com
@cushwakeorlando

©2020 Cushman & Wakefield NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). AS APPLICABLE, WE MAKE NO REPRESENTATION AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) IN QUESTION.