



CHAMPIONS STATION - Out Parcel and Lease Space Available

Major Growth Market on Highway 27 across from a New Publix Center

US Hwy 27 & 4 Corners Blvd (Belle Citta Blvd), Davenport, Polk County, Florida

MARKET HIGHLIGHTS

- Located in one of Central Florida's highest growth markets with over 13,000 new residential units being built within a 3 mile radius of this site.
- Situated directly diagonal from a new Publix anchored shopping center that is scheduled to open Q3 2021 and includes a hotel and a new apartment complex.
- This intersection is the primary access from the west into the adjacent ChampionsGate Resort Community that will include over 2,500 homes at completion.
- 4 Corners Blvd is being extended to the west and a new access connection is being provided to the subdivision just to the east of the new Hidden Lakes subdivision provide additional easy access to this site.
- Westside Blvd is being extended which will provide easy additional access to the new residential being built along this road.
- All the major home builders have communities going on within this trade area including DR Horton, Pulte, Lennar, Mattamy, Meritage, Park Square, and Taylor Morrison.
- Orlando's theme parks are within 10 miles of this location.
- Multiple distribution centers are located just to the south including Amazon, FedEx and Walmart.

SITE HIGHLIGHTS

- 14 acre development with out parcels and lease space available.
- Hard corner signalized intersection that features 48,300 cars per day that will only increase with the extensive residential growth and the addition of the new Publix center and the new school directly across the street.
- Besides the new Publix center, this is the only commercial corner at this intersection which features over 950' of frontage on Highway 27.
- Located less than 3 miles from Interstate 4, this site offer a tremendous opportunity to capture the morning traffic utilizing Hwy 27 to access Interstate 4 and the surround area.
- With Publix solidifying this intersection as the areas commercial hub and the trade area lacking in commercial services makes this the ideal opportunity.

Contact: [Nathan Landers](#) (561) 601-8080 or nlanders@blackfinpartners.com





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Market Data



POPULATION

1-Mile	3,476
2-Mile	11,665
3-Mile	15,009



HOUSEHOLDS

1-Mile	1,189
2-Mile	4,128
3-Mile	5,460



AVER. HH INCOME

1-Mile	\$70,600
2-Mile	\$71,788
3-Mile	\$71,578



MEDIAN AGE

1-Mile	37.3
2-Mile	38
3-Mile	38.2



AVER. HH SIZE

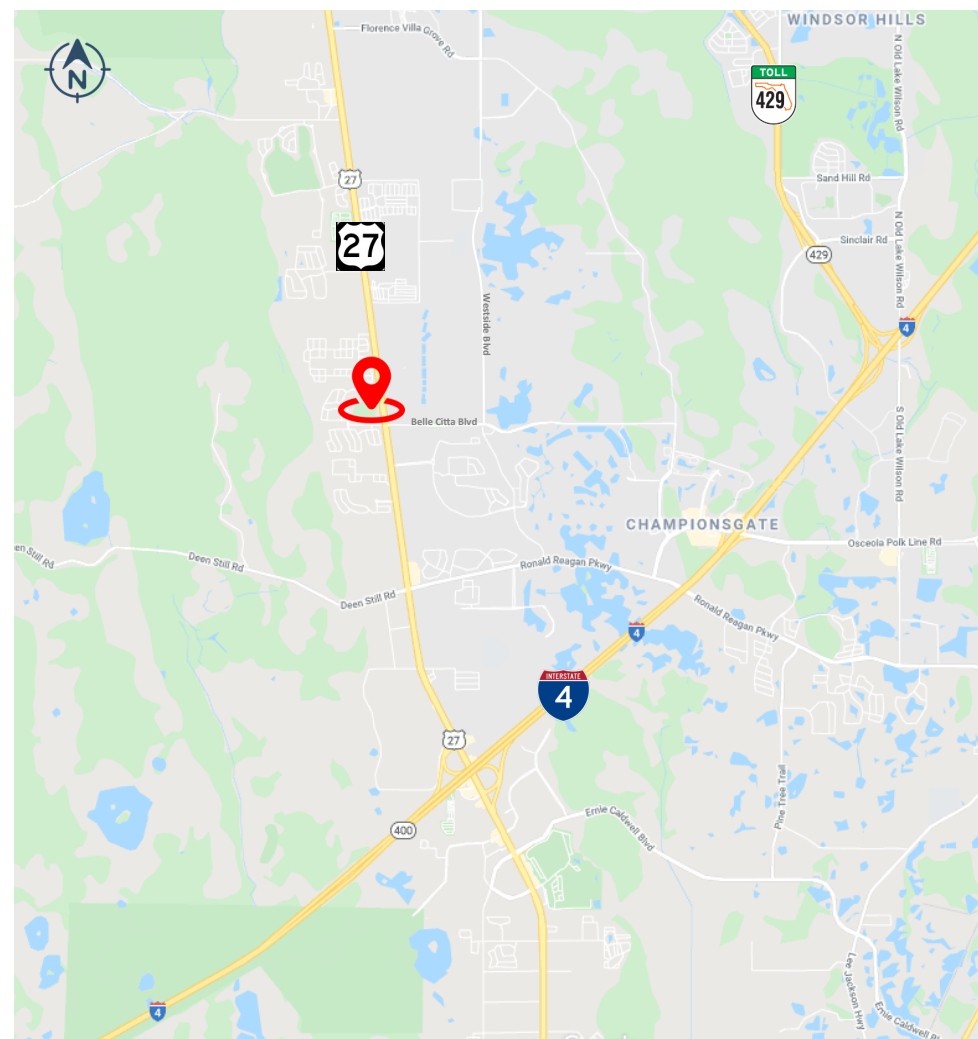
1-Mile	2.92
2-Mile	2.82
3-Mile	2.74



TRAFFIC COUNTS '20

Highway 27	43,000
Belle Citta Blvd	5,800

Location Map



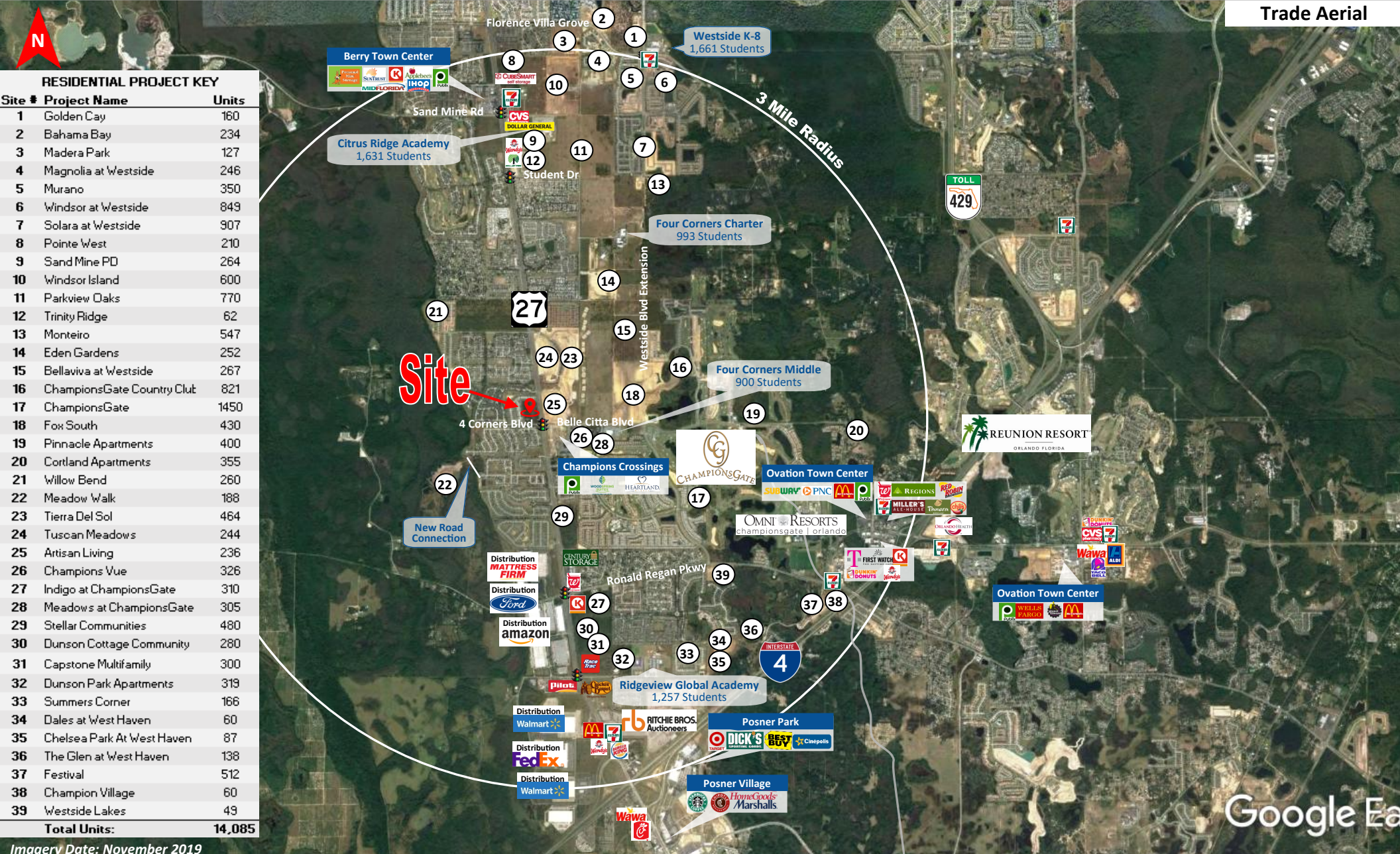


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Trade Aerial



Imagery Date: November 2019

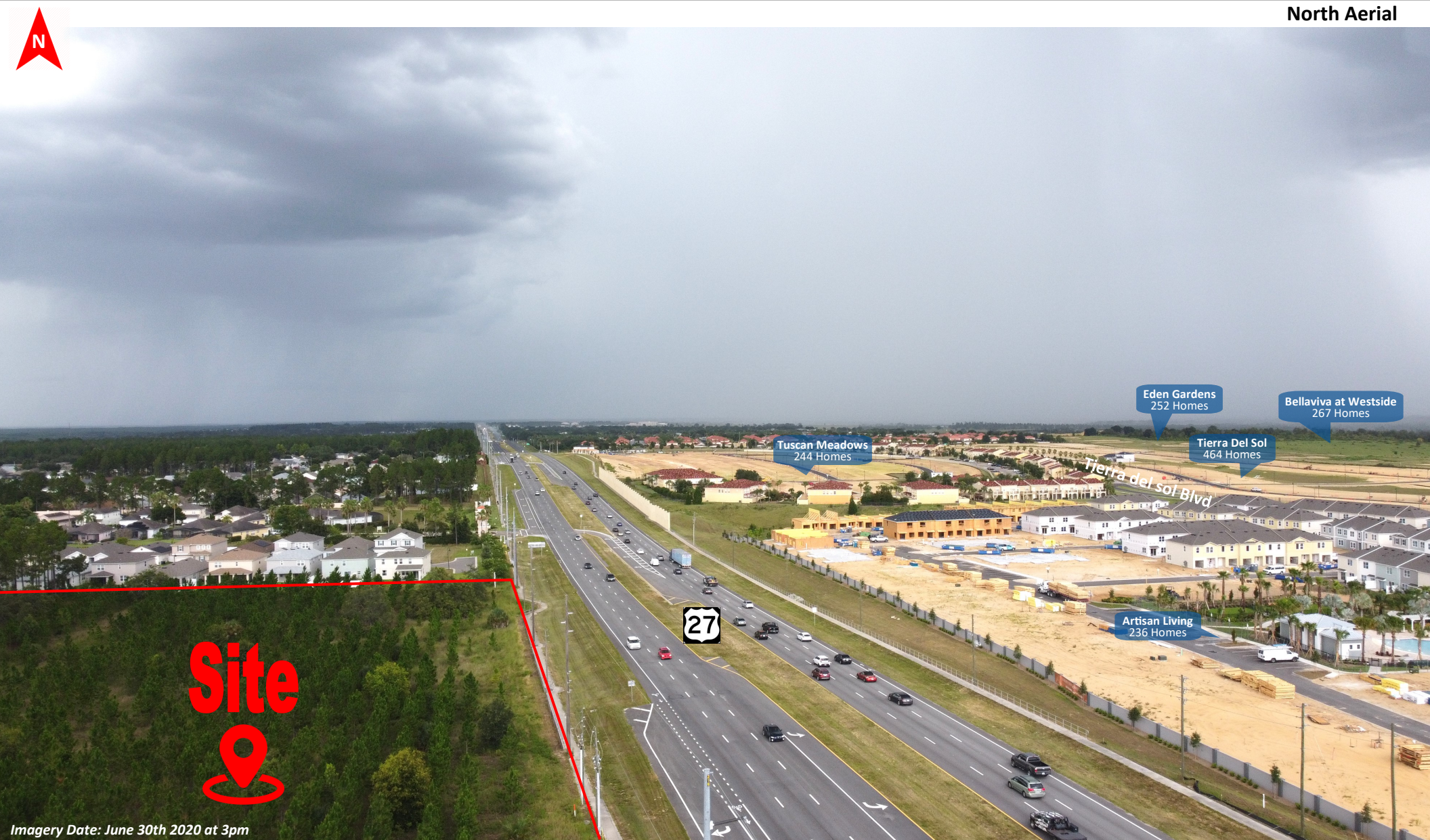


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North Aerial



Site

Imagery Date: June 30th 2020 at 3pm



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South Aerial





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East Aerial





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West Aerial



Meadow Walk
188 Homes

4 Corners Blvd

Site

27

Imagery Date: June 30th 2020 at 3pm