SHOPS AT THE GROVE

Grocery Anchored Shopping Center - Outparcels and Lease Space Available

NEC County Road 580 (E. Johnson Ave) & Power Line Rd, Haines City, Polk County, Florida

MARKET HIGHLIGHTS

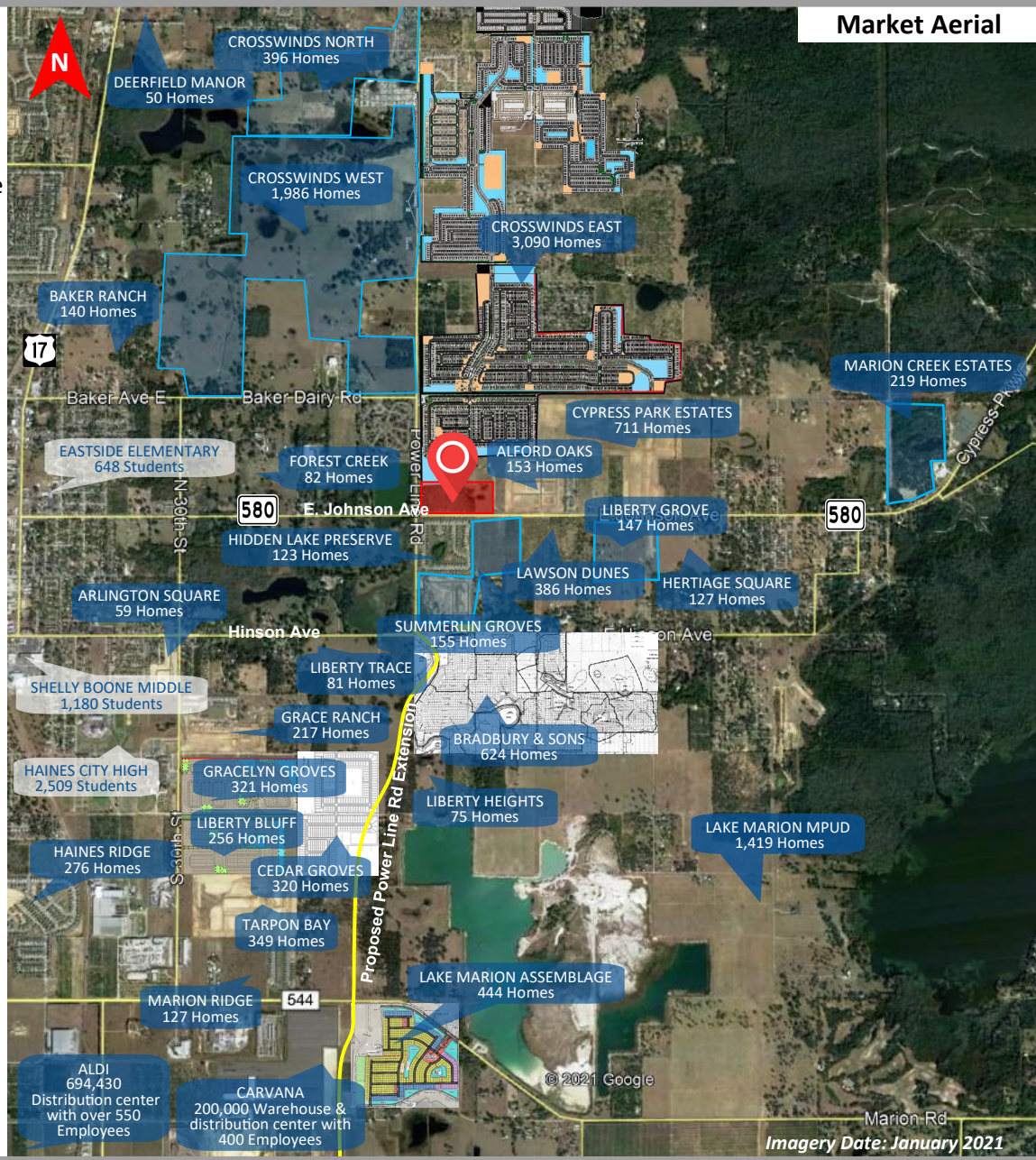
- Located in one of Florida's fastest growing counties where over 15,000 new homes are being built within a 3-mile radius of this location including the massive Crosswinds master planned community with close to 5,500 new homes located directly behind the site.
- The growth taking place here will increase the population by over 47,000 people based on the current average household size of 3.14 within 3-miles of this site where there are very limited commercial options to service this market.
- Situated at the signalized intersection of County Road 580 (E. Johnson Avenue) & Power Line Road that was recently improved and where both roads have plans to be increased to 4-Lanes to accommodate the new growth that surrounds this location.
- Power Line Road is an alternative to Hwy 27 for north and sound bound traffic and CR 580 is a connector road between Polk County and Osceola County as well as the massive 47,000 acre Poinciana community that's just to the east.
- 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.
- The closest grocery store to this site is the Winn Dixie that is located just under 3 miles away to the southwest and an Aldi which is just over 3 miles away also to the southwest of this site.
- Just over 4.5 miles to the east is the planned communities of Solivita Grand and Westview which will add an additional 6,717 homes to this area.
- Within 2 miles there are 3 schools with a combined enrollment of 4,337 students with an additional going in to the southeast on SR 17 with a 2,500 student capacity.
- 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.

SITE HIGHLIGHTS

- Grocery anchored shopping center sitting on 18 acres at the hard corner signalized intersection with outparcels and lease space available.
- This center features over 1,287' of frontage on County Road 580 and 575' on Power Line Road with multiple points of access.

Contact: Nathan Landers (561) 299-0036 / nlanders@blackfinpartners.com

Market Aerial



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Market Data

POPULATION	
2-Mile	11,425
3-Mile	26,735
10-Min Drive	37,822

HOUSEHOLDS	
2-Mile	3,210
3-Mile	8,429
10-Min Drive	12,610

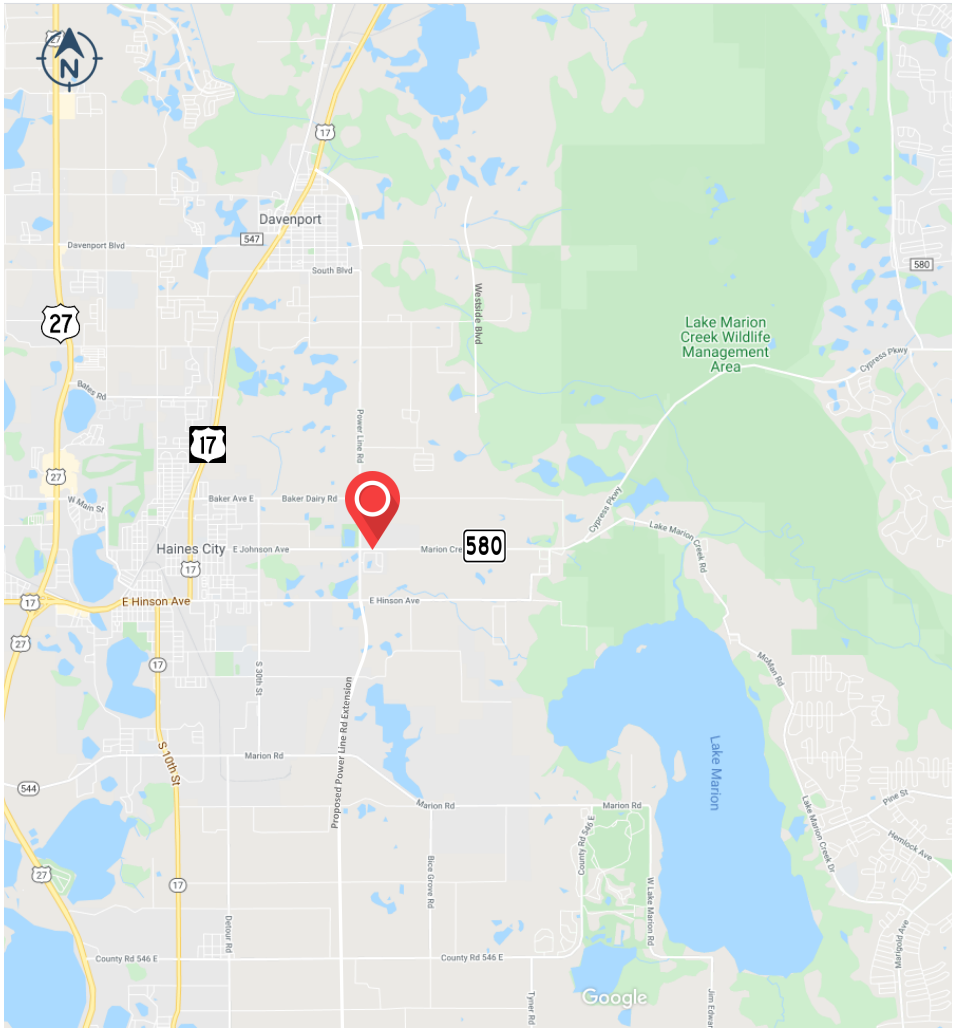
AVER. HH INCOME	
2-Mile	$44,814
3-Mile	$54,361
10-Min Drive	$57,106

MEDIAN AGE	
2-Mile	30
3-Mile	34
10-Min Drive	38

AVER. HH SIZE	
2-Mile	3.52
3-Mile	3.14
10-Min Drive	2.98

TRAFFIC COUNTS '21	
CR 580	12,900
Power Line Rd	5,400

Location Map



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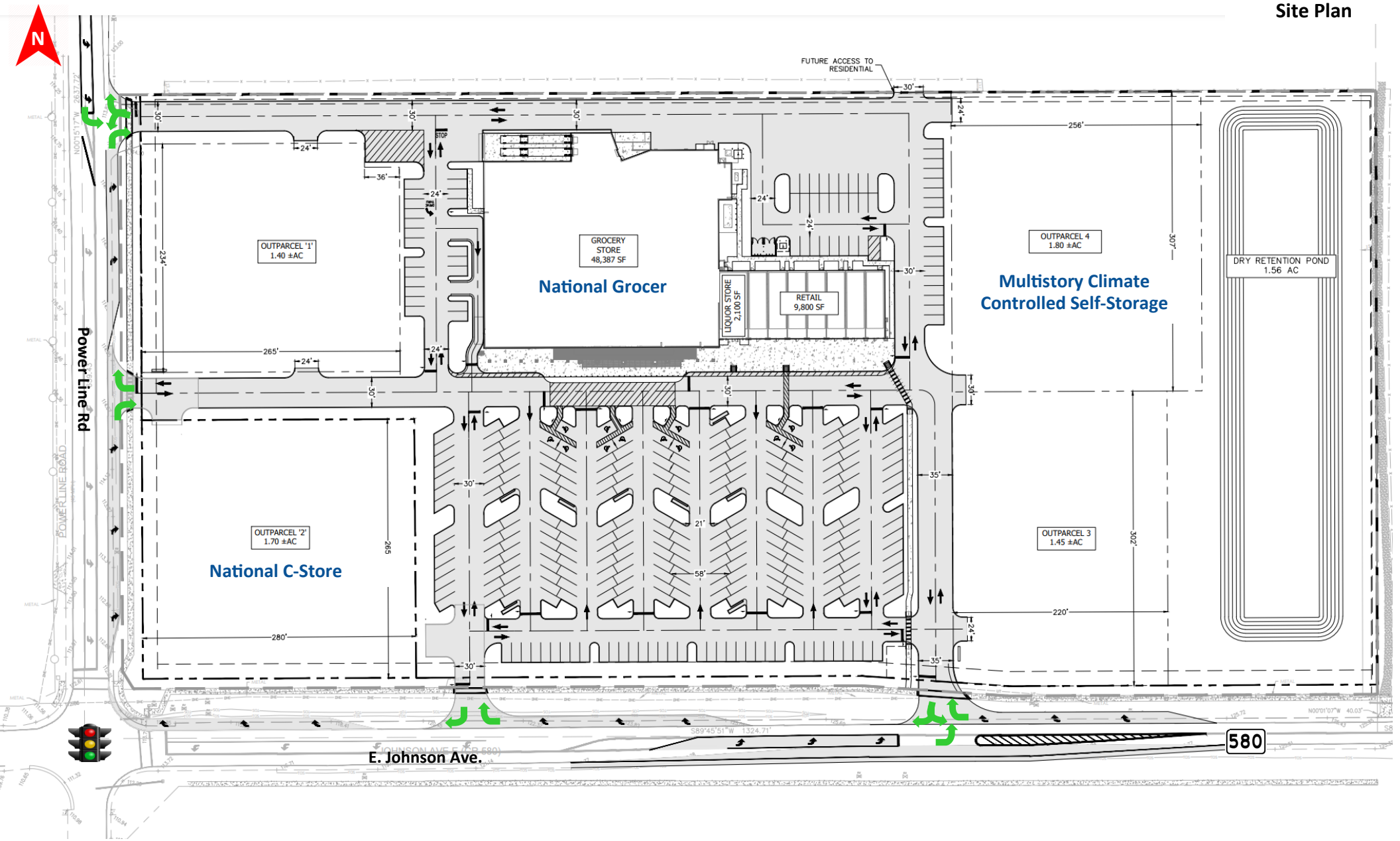
Site Plan



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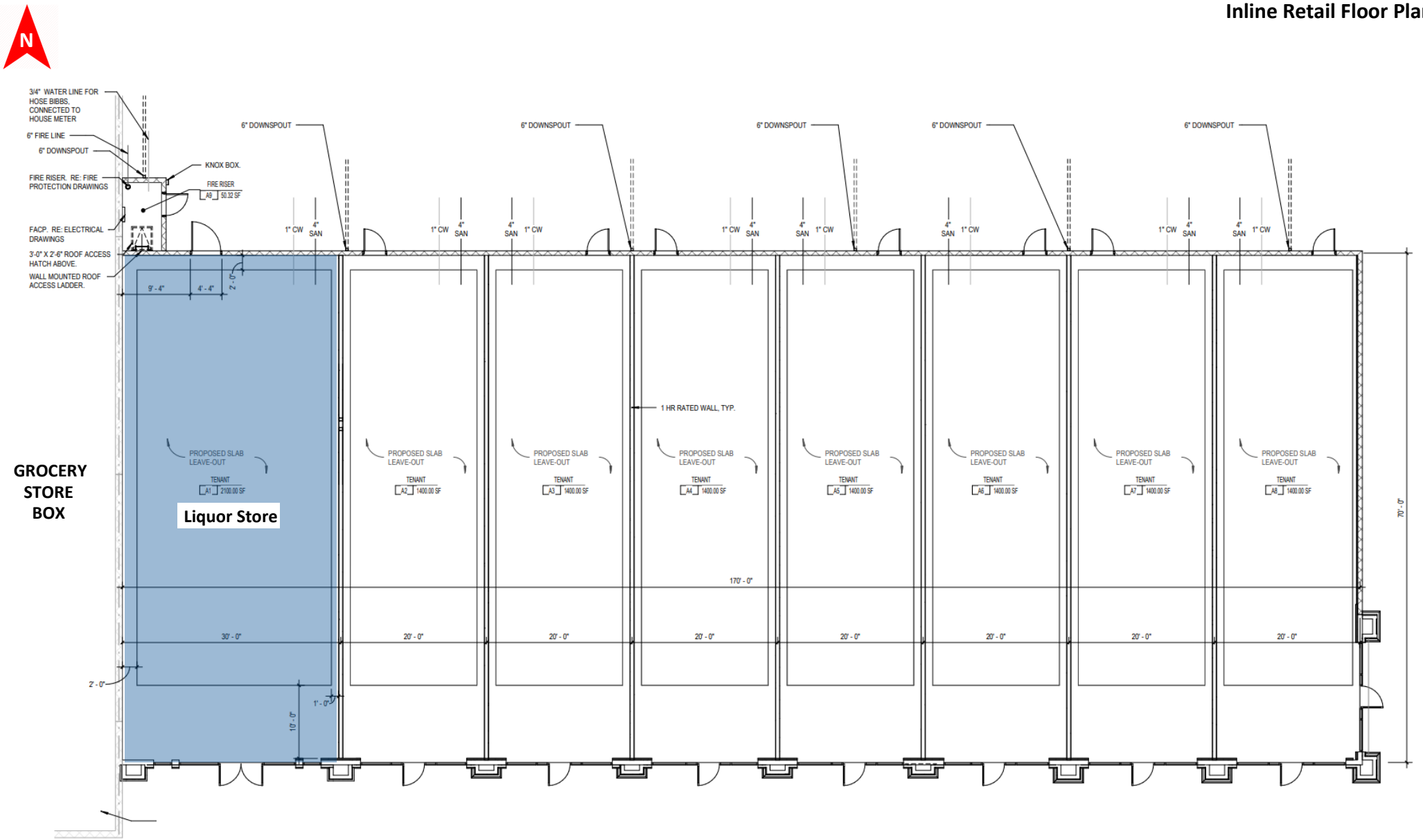
Inline Retail Floor Plan



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North Aerial

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South Aerial

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West Aerial

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SHOPS AT THE GROVE

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East Aerial

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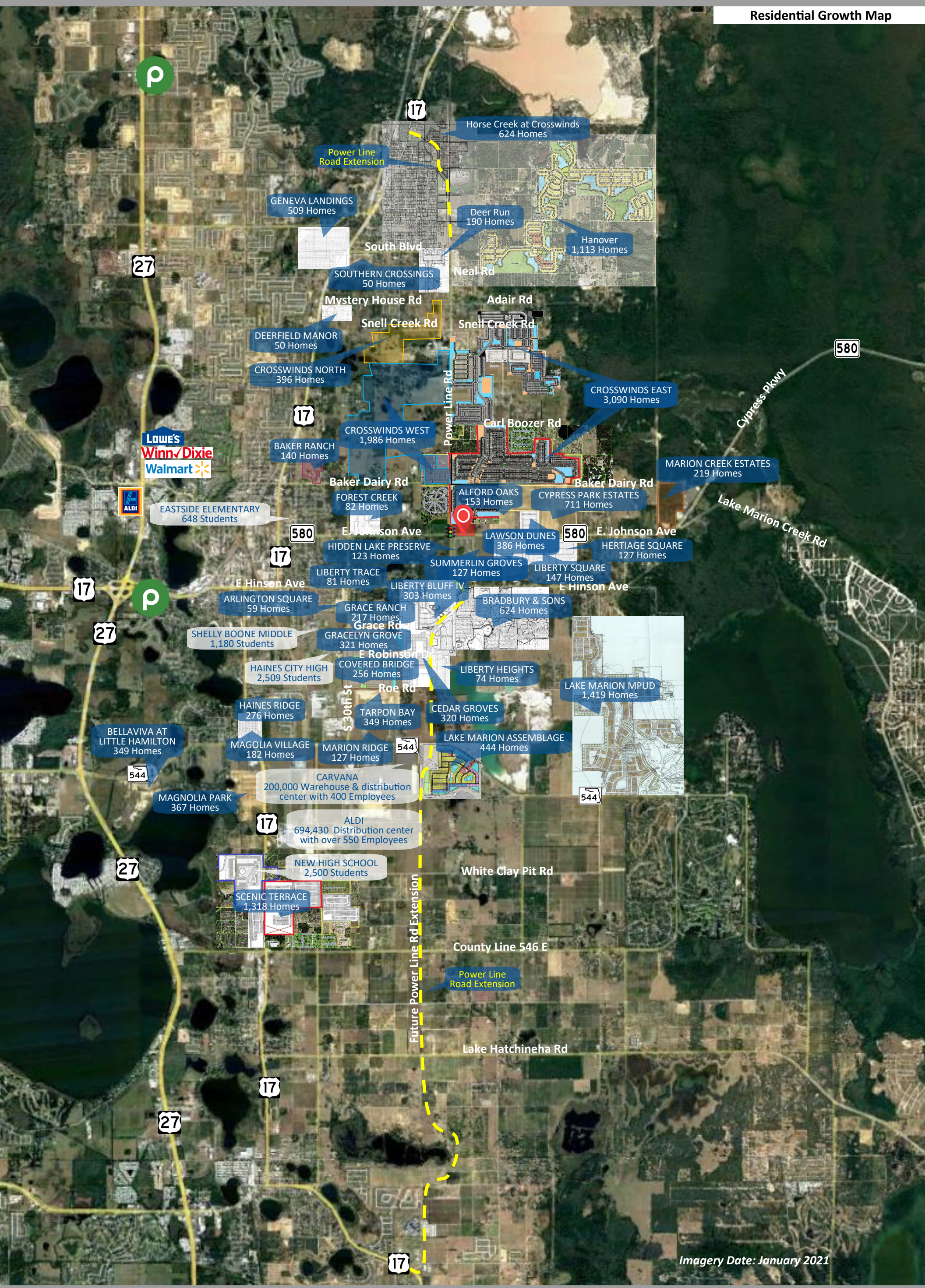
Residential Growth Map