



CHAMPIONS STATION - Out Parcel and Lease Space Available

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

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

MARKET HIGHLIGHTS

- Located in one of Central Florida's highest growth markets with close to 15,000 new residential units being built within a 3 mile radius of this site, where the average household income exceeds \$75,000.
- Situated directly diagonal from a new Publix anchored shopping center that recently opened in December 2021, which also includes a hotel and a new apartment complex.
- This intersection is the primary access from the west into the adjacent ChampionsGate Resort Community that includes over 2,500 homes.
- Northridge Trail located directly behind the site is being extended from Four Corners Blvd south to Deen Steel Rd and north to Sand Mine Rd that will include new access connections to the subdivisions on the west side of Hwy 27.
- This new extension of Northridge Trail is expected to be completed by 2027 and will establish Four Corners Blvd as the primary route for all residents living on the west side of Hwy 27 to access the new Publix center and the Elementary and Middle schools across the street.
- 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 within this trade area including DR Horton, Pulte, Lennar, Mattamy, Meritage, Park Square, and Taylor Morrison.
- Orlando's theme parks are within just 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 pad ready outparcels with offsite retention.
- 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.



Market Aerial



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Market Data



POPULATION

1-Mile	3,927
2-Mile	13,474
3-Mile	18,094



HOUSEHOLDS

1-Mile	1,318
2-Mile	4,744
3-Mile	6,545



AVER. HH INCOME

1-Mile	\$74,846
2-Mile	\$76,069
3-Mile	\$75,655



MEDIAN AGE

1-Mile	37.5
2-Mile	38
3-Mile	38.1



AVER. HH SIZE

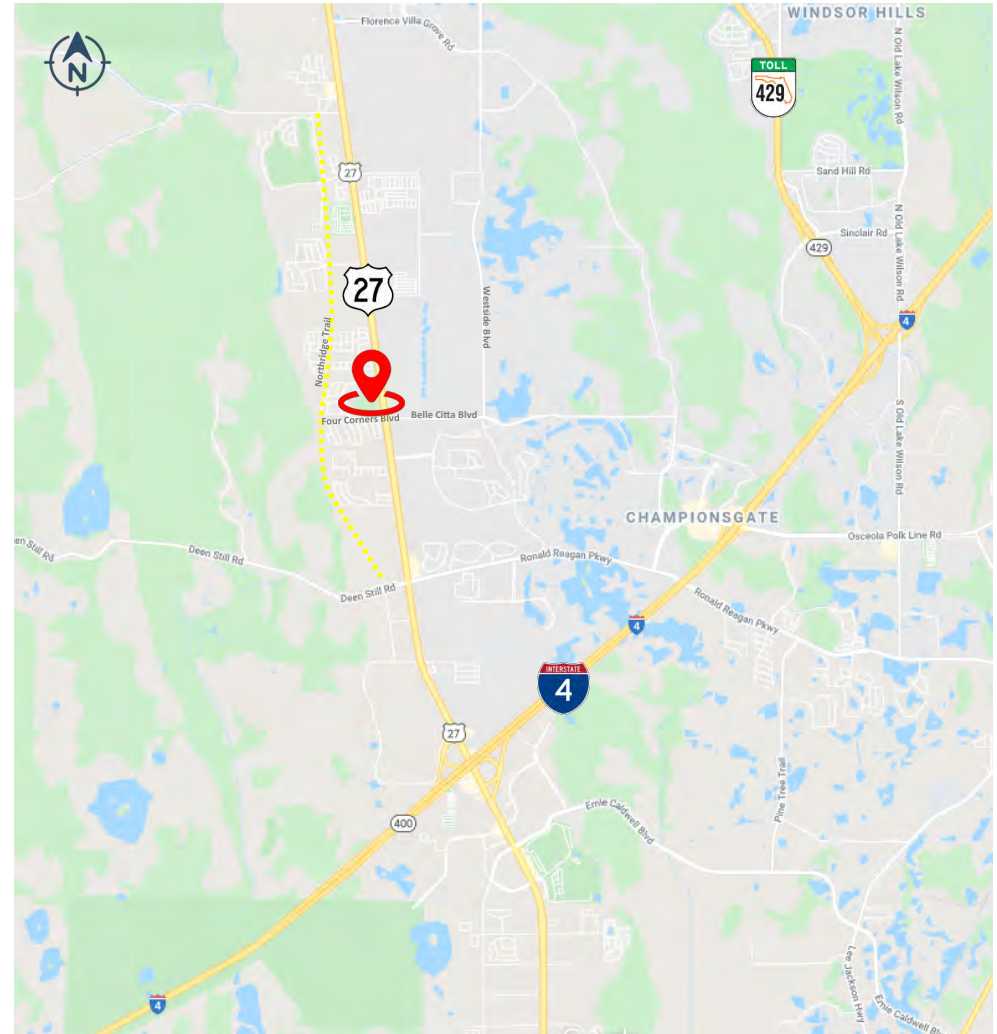
1-Mile	2.98
2-Mile	2.84
3-Mile	2.75



TRAFFIC COUNTS '19

Highway 27	43,000
Belle Citta Blvd	5,800

Location Map





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Trade Aerial

RESIDENTIAL PROJECT KEY

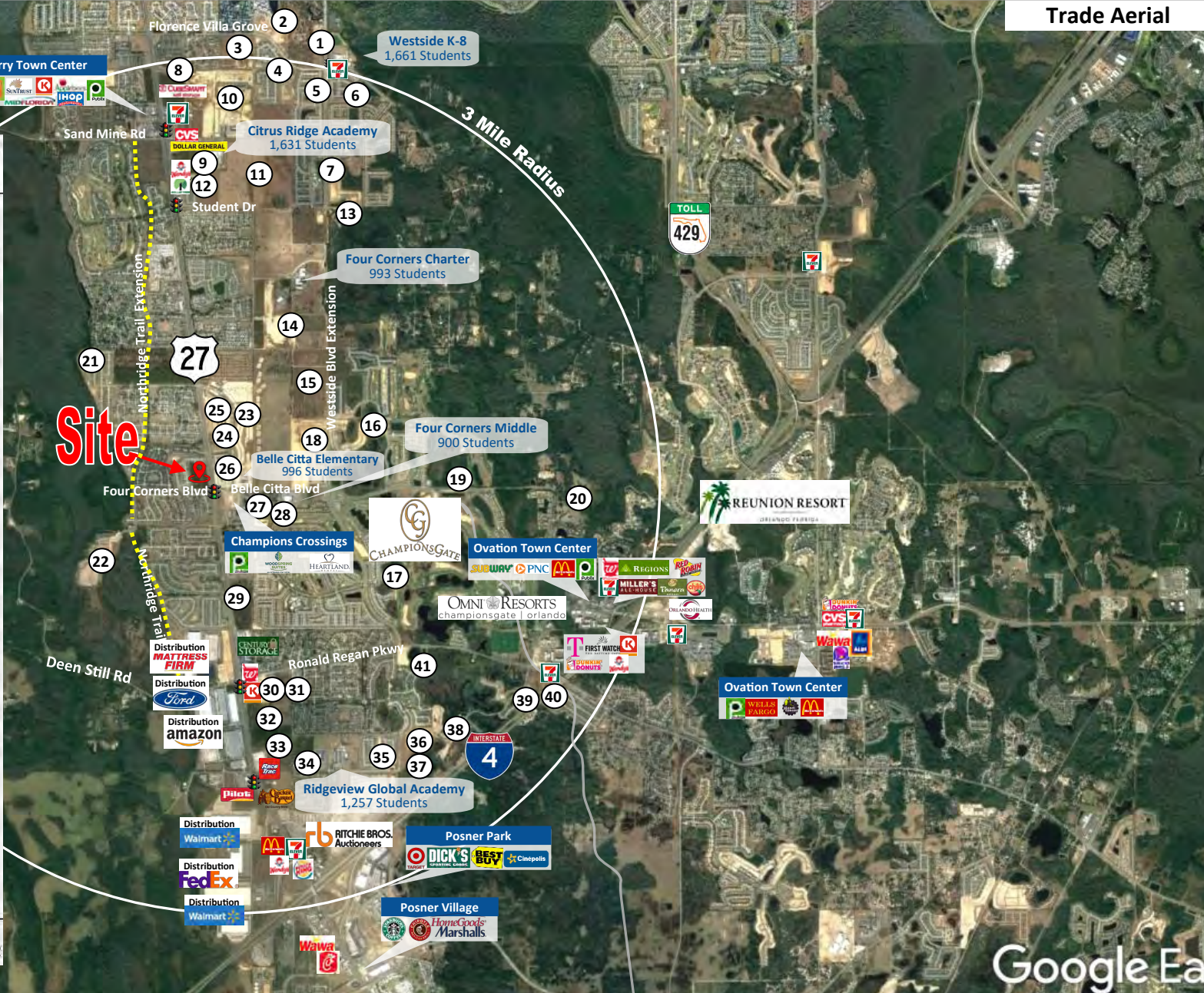
Updated: 1/27/2021

Site #	Project Name	Total Units	Built Units	Start Year
1	Golden Clay	160	4	2020
2	Bahama Bay	234	0	
3	Madera Park	127	0	
4	Magnolia at Westside	246	153	2018
5	Murano	350	0	2018
6	Windsor at Westside	848	838	2015
7	Solara at Westside	907	773	2018
8	Pointe West	210	0	
9	Sand Mine PD	264	0	
10	Windsor Island	600	0	2021
11	Parkview Oaks	770	0	
12	Trinity Ridge	62	62	2019
13	Monteiro	547	0	
14	Eden Gardens	388	3	2020
15	Westside Hills	560	0	
16	Stoneybrook at ChampionsGate	821	148	2018
18	Fox South	430	0	2020
19	Pinnacle Apartments	400	0	
20	Cortland Apartments	355	0	
21	Willow Bend	260	260	2017
22	Meadow Walk	188	2	2020
23	Tierra Del Sol	241	12	2020
24	Waterstone Courtyard Villas	226	226	2007
25	Tuscan Meadows	197	30	2020
26	Artisan Living	236	236	2020
27	Champions Vue	326	326	2018
28	Meadows at ChampionsGate	305	305	2008
29	Stellar Communities	480	0	
30	Indigo at ChampionsGate	310	0	2020
31	Elon Chamions Ride	330	0	2021
32	Pulte Homes	367	0	2022
33	Capstone Multifamily	300	0	
34	Dunson Park Apartments	319	0	
35	Summers Corner	166	166	2017
36	Dales at West Haven	60	0	
37	Chelsea Park At West Haven	87	70	2017
38	The Glen at West Haven	138	0	
39	Festival	512	147	2016
40	Champion Village	60	0	
41	Westside Lakes	49	0	2020

Total Units: 14,887 5,194

Projected Population Increase (2.73 Av. HH Size): 40,642

Imagery Date: November 2021



Google Earth



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Artisan Living
236 Homes



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North Aerial



Imagery Date: October 30, 2023



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East Aerial



Imagery Date: October 30, 2023



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South Aerial



Deen Still Rd

Northridge Trail Extension

ChampionsGate
1,450 Homes

Belle Haven
367 Homes

Steller
400 Homes

Champions Vue
326 Apartments

WOODSPRING SUITES

HEARTLAND

Distribution
amazon

Distribution
Ford

Distribution
MATTRESS FIRM

Publix

Belle Citta Blvd

Artisan Living
236 Homes

27

VALVOLINE

Ground Lease Available—1 Acre Pad

Four Corners Blvd

STARBUCKS COFFEE

7 ELEVEN

ACE Hardware

LOCKHART STORAGE CENTERS

SLIM CHICKENS

Imagery Date: October 30, 2023



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West Aerial



Northridge Trail is being extended from Four Corners Blvd south to Deen Still and north to Sand Mine Rd, and will be complete by 2027

Meadow Walk
188 Homes

Willow Bend
260 Homes

Northridge Trail Extension

Ground Lease Available—1 Acre Pad



Four Corners Blvd



Artisan Living
236 Homes



Imagery Date: October 30, 2023