

POSNER VILLAGE

Interstate-4 & US Hwy-27, Davenport, FL 33837



PROPERTY HIGHLIGHTS

- Fronting US-27 with signalized entry at Posner Blvd
- Explosive growth at Reunion, Champions Gate, Providence, Ridgewood Lakes and Poinciana
- Poinciana Parkway and Ernie Caldwell connection expand regional access to Poinciana and East Osceola County
- +232,000 total population, \$82,762 average weighted income in 10 mile (combines tourist and permanent residents)
- Next to Polk County Intermodal transit station, allows riders to connect to Greater Orlando Lynx public transit
- Top performing restaurant and retailers in 20 mile trade area.

2022 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Total Population	3,124	22,608	63,312
2027 Projected Population	3,483	26,804	74,456
Average HH Income	\$83,893	\$86,865	\$85,254

AREA RETAILERS



MARKET AERIAL



ZOOM AERIAL



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LAUNCH PAD
Advisors, LLC

SITE PLAN



TENANTS	SF
Expansion Area	40,000 (divisible)
OP7 (Available)	1,630
OP7 (Available)	4,000
Twistee Treat	600
Hobby Lobby	55,000
Burlington	40,000
Marshalls	20,000
Home Goods	20,000
Bealls Outlet	20,000
Ulta	10,000
Five Below Rack	8,200
Room America's	6,000
Best Starbucks	4,000
Chiptole	2,330
First Watch Pacific	
Dental Lee Nails	3,864
Panera	3,200
Culvers	2,400
Buff City Soaps	3,910
Hand and Stone	4,000
2,380 Spectrum	2,500
Five Guys	
TOTAL GLA	3,995
	2,550
	262,459