

FOR LEASE

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.

AREA RETAILERS



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

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LAUNCH PAD
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MARKET AERIAL



SITE PLAN



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

ZOOM AERIAL



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