



FOR LEASE | RETAIL

SOON TO ANNOUNCE APPROVED GROCER ANCHOR @ CHAMPIONS CROSSING NOW LEASING!

7396-7472 FL-27, Davenport, FL 33897



## LEASE OVERVIEW

AVAILABLE SF:	1,000 - 51,908 SF
LEASE RATE:	Inline: \$35-\$38 SF/Yr Retail / Strip \$40.00 - 44.00 SF/Yr OutParcels: Ground Lease NNN
LOT SIZE:	14.26 Acres
BUILDING SIZE:	105,000 SF
YEAR BUILT:	2020
ZONING:	Master Planned
MARKET:	Orlando
SUB MARKET:	Davenport
CROSS STREETS:	Bella Citta Blvd

## PROPERTY DESCRIPTION

Master Planned for Grocery Anchored, Restaurants, & Retail  
WoodSpring Suites 110 Units- August Open!  
Champions Vue Apartments 326 Units- Open!

Champions Crossing Located on Lighted Intersection of SE Hwy 27 & Bella Citta Blvd. Main Entrance gateway to ChampionsGate and Several hundreds of Single Family Residence under Development nearby.

One of the Strongest market for Tourist Short Term Single Family Residences.

	3 MILES	5 MILES	7 MILES
POPULATION			
TOTAL POPULATION	9,762	22,438	39,230
HOUSEHOLDS & INCOME			
TOTAL HOUSEHOLDS	*3,884	8,703	14,778
AVERAGE HH INCOME.	\$61,071	\$59,713	\$61,164

\* 3 Miles has Over 3,400+ Units of Single Family Homes and Apartments under Development/Construction.



### ALI MUSHTAQ

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The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.

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MBI

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CONSULTANT

SEAL

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PROFESSIONAL'S GUIDANCE WITH RESPECT TO ANY  
ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES  
OR CONFLICTS WHICH ARE ALLEGED.

PROJECT INFORMATION

PROJECT:

PROJECT NAME

PROJECT ADDRESS:

PROJECT NO.:  
PROJECT ADDRESS  
?????

ACTIVE DESIGN PHASE

- ☐ FOR REVIEW ONLY  
☐ FOR PERMITTING ONLY  
☐ SCHEMATIC DESIGN  
☐ DESIGN DEVELOPMENT  
☐ CONSTRUCTION BIDDING  
☒ CONSTRUCTION DOCUMENTS  
☐ AS-BUILT RECORD SET

REVISION INFORMATION

NO.	DATE	DESCRIPTION

KEY PLAN

SHEET INFORMATION

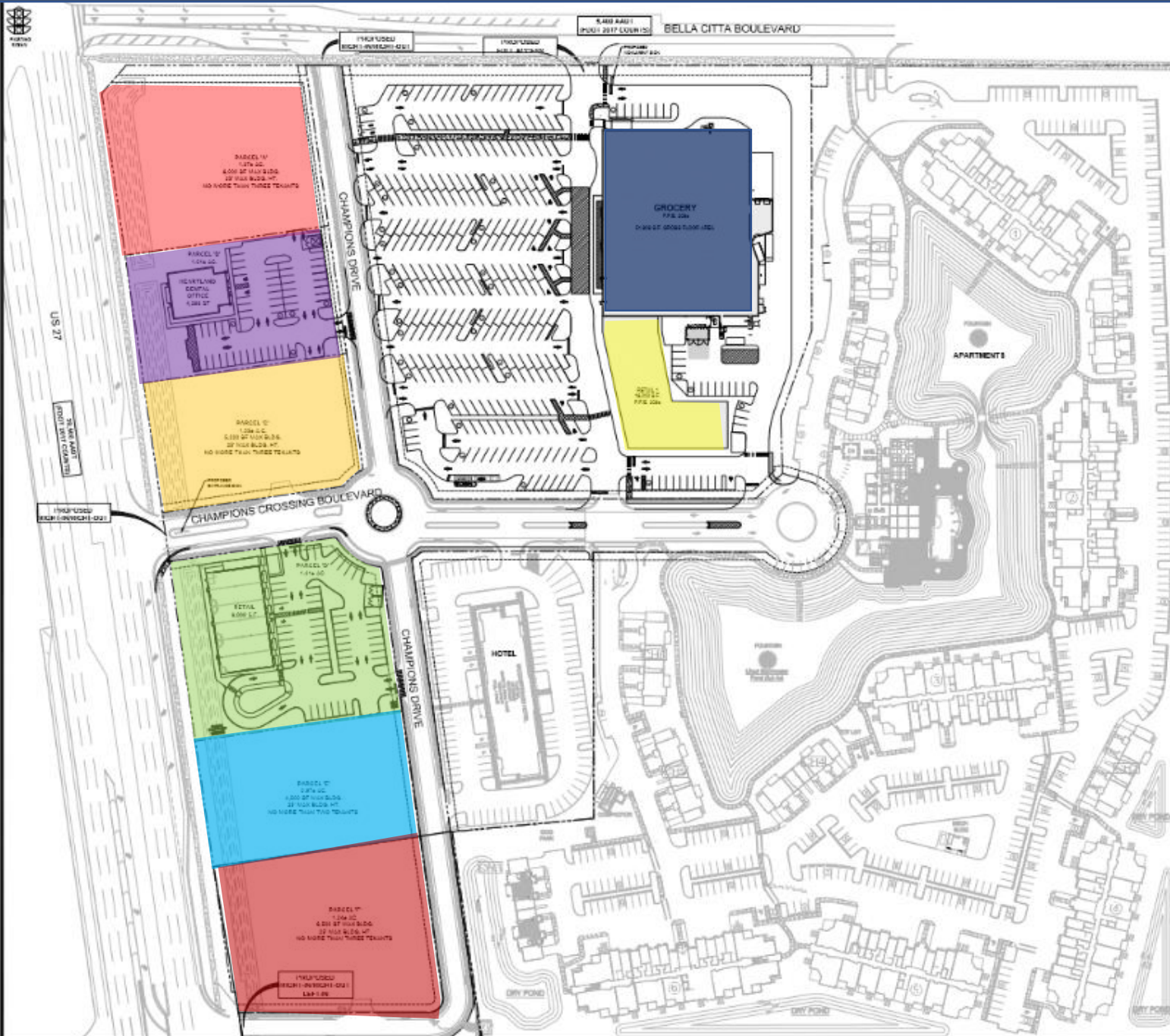
SHEET ISSUED: 2019  
DESIGNED BY: Designer  
DRAWN BY: Author  
REVIEWED BY: Checker  
SHEET TITLE:

RETAIL FLOOR PLAN

SHEET NO.:

A1





## Grocer 51,908 SF

Liquor Store 1,427 SF  
 Dry Cleaning 1,000 SF  
 Chinese restaurant 1,450SF  
 Remax Office 2,000 SF  
 Hair Salon 1,000 SF  
 Nail Salon 4,000 SF  
 Retail 3,129 SF  
Restaurant /Pizza 2,123  
 16,129 SF Total

## Parcel A Restaurant/Bar/Bank

## Parcel B Heartland Dental

## Parcel C 7- Eleven

Parcel D  
 Bahama Bucks 2,100 SF  
 Papa Johns 1,525 SF  
 Cell Store, Vision Store 3,175  
 Japanese restaurant -Endcap N 2,200 SF  
 9,000 SF Total

Parcel E- 2 tenant QSR w  
 Drive thru & retail Shop 4,500 SF

## Parcel F Restaurant / Bar 6,500 SF



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**Lease Rate:** \$17.00 - 22.00 SF/YR (GROUND; NNN)

**Total Space** 1,000 - 51,908 SF

**Lease Type:** Ground; NNN

**Lease Term:**

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Retail "A"	Power Center	NEGOTIABLE	Ground Lease	6,000 SF	180 months	Out Parcel at Lighted Intersection
Retail"G-1"	Power Center	\$17.00 - 20.00 SF/YR	NNN	51,908 SF	300 months	National Grocery Anchor Approved, Soon to be Announced!- Lease Pending
Retail G-2"	Power Center	\$35.00 - 38.00 SF/YR	NNN	1,000 - 16,129 SF	180 months	Inline retail retail Space Divisible up to 16,129 SF CAM\$ 7.50 PSF
QSR "B"	Power Center	NEGOTIABLE	Ground Lease	4,280 SF	180 months	QSR Concept tenant w Drive-Thru Available
QSR"C"	Power Center	NEGOTIABLE	Ground Lease	5,220 SF	180 months	QSR Concept with Drive Thru Available
Retail "D"	Power Center	\$38.00 - 42.00 SF/YR	NNN	1,644 - 9,428 SF	120 months	Retail Strip Center or Free Standing Building NNN: CAM \$7.50
QSR"E"	Power Center	NEGOTIABLE	Ground Lease	4,500 SF	180 months	QSR Concept W Drive Thru Available



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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Retail"F" w Drive Thru	Power Center	\$35 - 40 PER YEAR	NNN	2,100 - 6,500 SF	Negotiable	Restaurant or carwash preferred



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## Ali Mushtaq

Senior Advisor

SVN | Florida Commercial Real Estate Advisors

Ali Mushtaq was awarded 2018 SVN Presidents Circle, Where he placed 43rd Nationally & 11th in Florida.

Ali Mushtaq serves as a Top Producer Senior Advisor for SVN Florida specializing in the Sale & Development of Retail, Commercial, Residential, Mixed Use Land in [Orlando MSA] With 16+ years of experience.

Prior to joining SVN, Ali served as Commercial Associate for a national commercial real estate company, where he worked with several major Developers, Builders seeking Land for Acquisition & Development. Previously he served as 2013 Vice President of Finance for CFCAR and served as 2014 VP of Operations for CFCAR. Ali also served in CFCAR's Commercial Professional Committee. Ali's transactions include many Multi Million Dollar Transactions:

\*Rinehart Rd Hotel Parcel \$1,675,000

\*24Hr Fitness Lease value \$12,498,970

\*Hickman Rd Hotel Parcel \$1,650,000

\*Maingate Flea Market sale \$6,500,000

\*PDQ Chicken Lease East Orlando value \$3,240,000

\*Land Sale Osceola Pkwy/Dyer Blvd, \$2.1M

\*CVS Ground Lease W192/Sherberth Rd, value \$9M He has several Multi Million Dollars contracts in pending status for 2019, 2020

His knowledge in business & commercial real estate combined with his performance in commercial finance allows his clients a one stop shop, in which why he has earned so much respect from numerous clients.

His knowledge in business & commercial real estate combined with his performance in commercial finance allows his clients a one stop shop, in which why he has earned so much respect from numerous clients.

Active in the commercial real estate industry, Ali is a member of ICSC, CFCAR & Florida CCIM Chapter.

Local Expertise: Ali is an experienced Commercial Investment Advisor with SVN Florida. He works with many of the top owners / developers and retailers in the country.

### Memberships & Affiliations

ICSC, CFCAR & Florida CCIM Chapter.

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