



FOR LEASE | RETAIL

CHAMPIONS CROSSING NOW LEASING!

7396-7472 FL-27, Davenport, FL 33897



LEASE OVERVIEW

| | |
|----------------|--|
| AVAILABLE SF: | 1,644 - 59,677 SF |
| LEASE RATE: | Retail / Strip \$17.00 - 22.00 SF/Yr Outparcels: Ground Lease NNN |
| LOT SIZE: | 14.26 Acres |
| BUILDING SIZE: | 105,000 SF |
| 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-Under Development Open 2nd Qtr 2018
Champions Vue Apartments 326 Units- Under Development, Opening 1 Qtr 2018

Champions Crossing Located on Lighted Intersection of S 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

Senior Advisor
407.982.3976
ali.mushtaq@svn.com
FL #SL3039910

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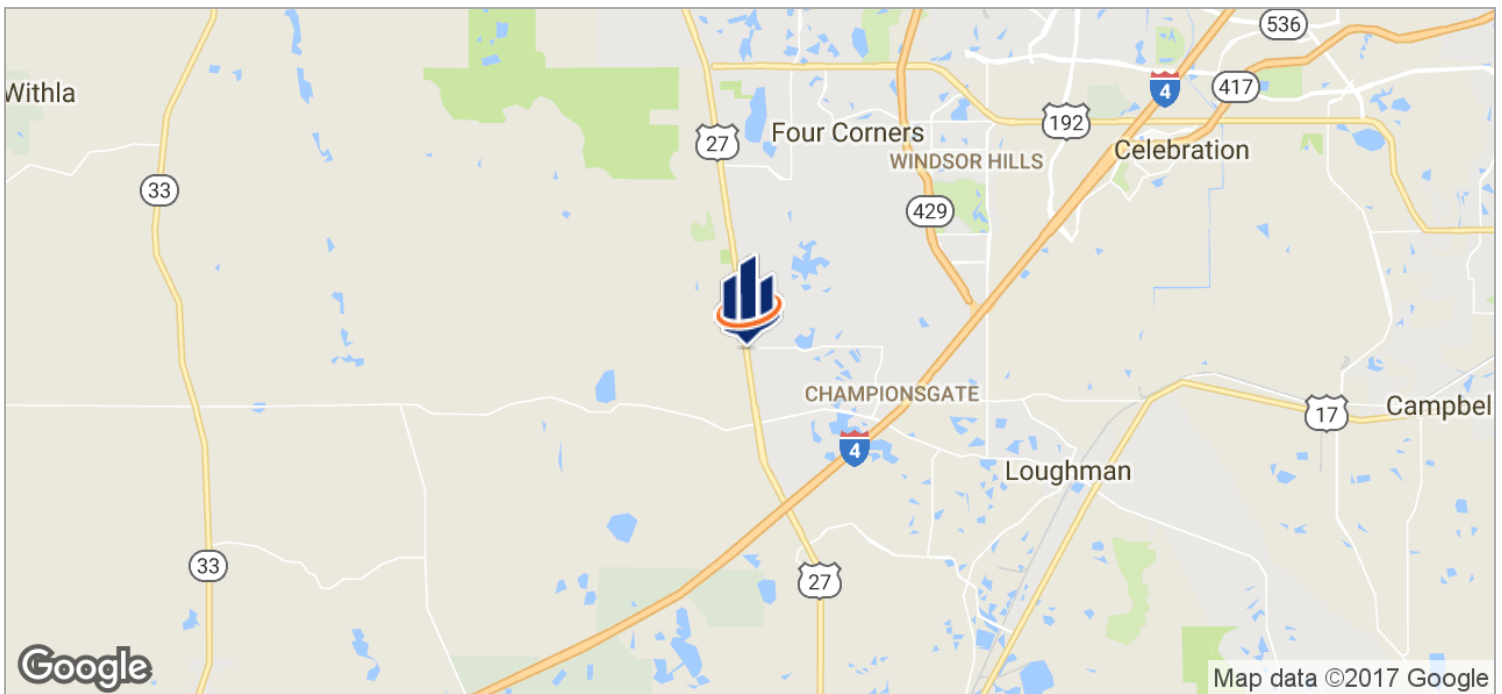
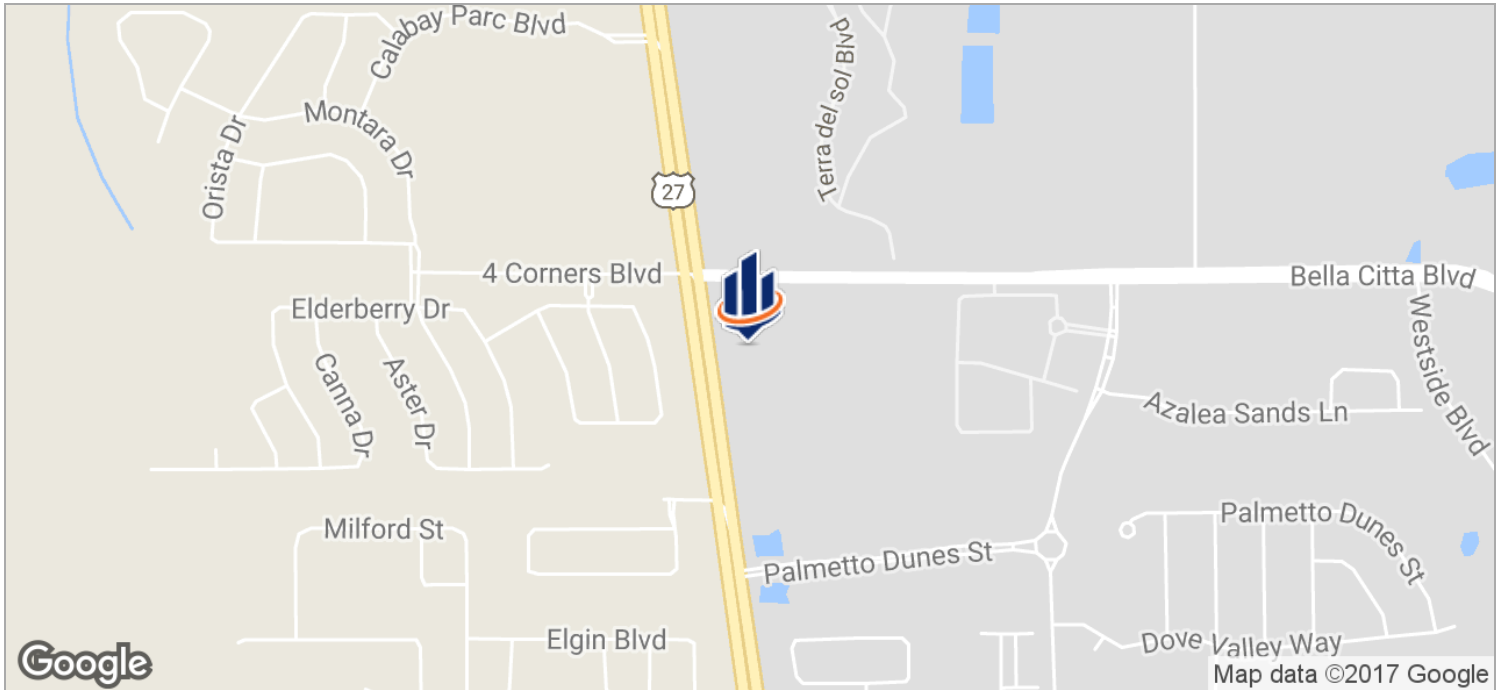
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Lease Rate: \$17.00 - 22.00 SF/YR (GROUND; NNN)

Total Space 1,644 - 59,677 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 | 59,677 SF | 180 months | Out Parcel at Lighted Intersection |
| Retail"G-1" | Power Center | \$17.00 - 20.00 SF/YR | NNN | 45,600 SF | 300 months | Grocery Anchor Retail Box |
| Retail G-2" | Power Center | \$17.00 - 20.00 SF/YR | NNN | 12,500 - 25,000 SF | 180 months | Co Anchor Retail Space Divisible up to 25,000 SF |
| QSR "B" | Power Center | NEGOTIABLE | Ground Lease | 43,996 SF | 180 months | QSR Concept tenant w Drive-Thru Available |
| QSR"C" | Power Center | NEGOTIABLE | Ground Lease | 45,738 SF | 180 months | QSR Concept with Drive Thru Available |
| Retail "D" | Power Center | \$24.00 - 26.00 SF/YR | NNN | 1,644 - 9,428 SF | 120 months | Retail Strip Center or Free Standing Building |
| QSR"E" | Power Center | NEGOTIABLE | Ground Lease | 42,253 SF | 180 months | QSR Concept W Drive Thru Available |
| Retail"F" w Drive Thru | Power Center | \$18 - 22 PER YEAR | NNN | 2,100 - 8,400 SF | Negotiable | Retail Strip up to 8,400 SF And QSR w Drive Thru |



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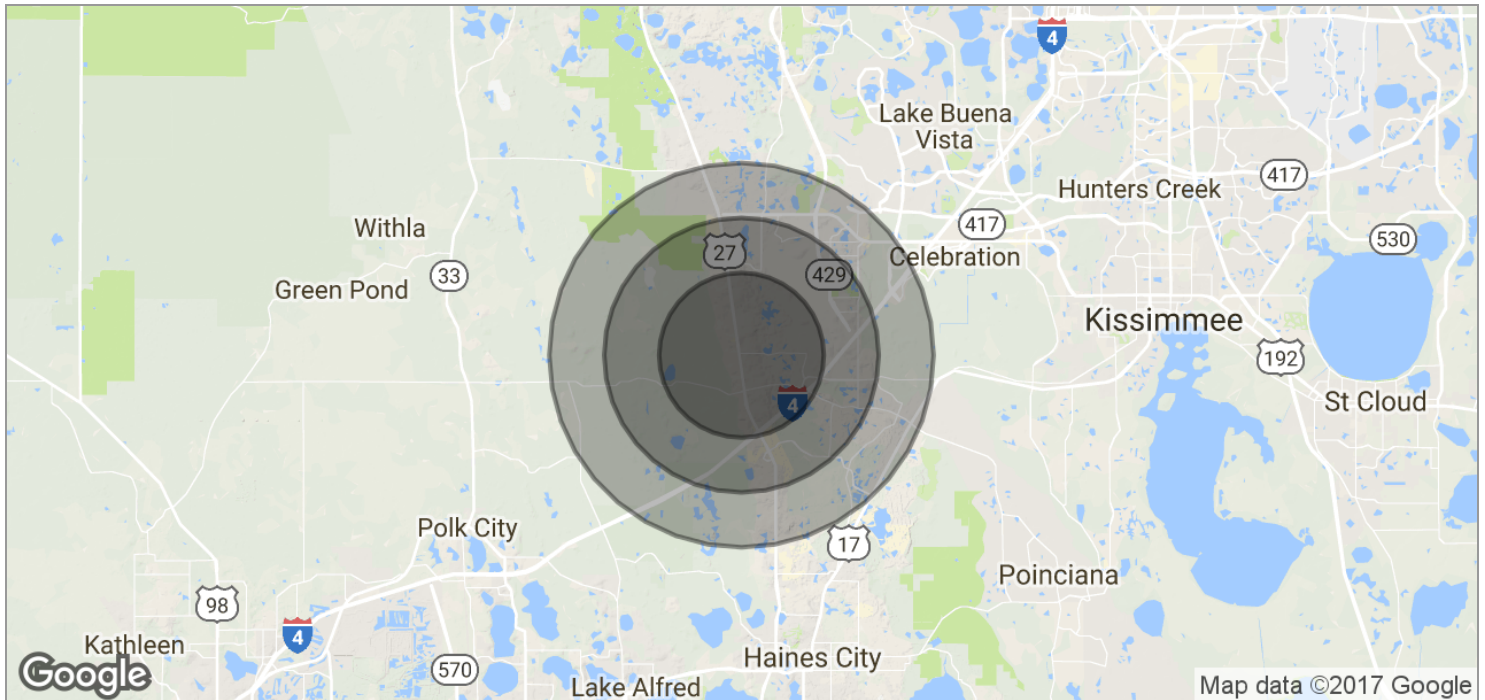
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POPULATION

| | 3 MILES | 5 MILES | 7 MILES |
|---------------------|---------|---------|---------|
| TOTAL POPULATION | 9,762 | 22,438 | 39,230 |
| MEDIAN AGE | 38.8 | 40.5 | 39.0 |
| MEDIAN AGE (MALE) | 38.7 | 40.2 | 38.8 |
| MEDIAN AGE (FEMALE) | 38.3 | 40.2 | 38.7 |

HOUSEHOLDS & INCOME

| | 3 MILES | 5 MILES | 7 MILES |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 3,884 | 8,703 | 14,778 |
| # OF PERSONS PER HH | 2.5 | 2.6 | 2.7 |
| AVERAGE HH INCOME | \$61,071 | \$59,713 | \$61,164 |
| AVERAGE HOUSE VALUE | \$207,699 | \$185,175 | \$206,320 |



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| | 3 MILES | 5 MILES | 7 MILES |
|----------------------|-----------|-----------|-----------|
| Total households | 3,884 | 8,703 | 14,778 |
| Total persons per hh | 2.5 | 2.6 | 2.7 |
| Average hh income | \$61,071 | \$59,713 | \$61,164 |
| Average house value | \$207,699 | \$185,175 | \$206,320 |

| | 3 MILES | 5 MILES | 7 MILES |
|---------------------|---------|---------|---------|
| Total population | 9,762 | 22,438 | 39,230 |
| Median age | 38.8 | 40.5 | 39.0 |
| Median age (male) | 38.7 | 40.2 | 38.8 |
| Median age (female) | 38.3 | 40.2 | 38.7 |

** Demographic data derived from 2010 US Census*



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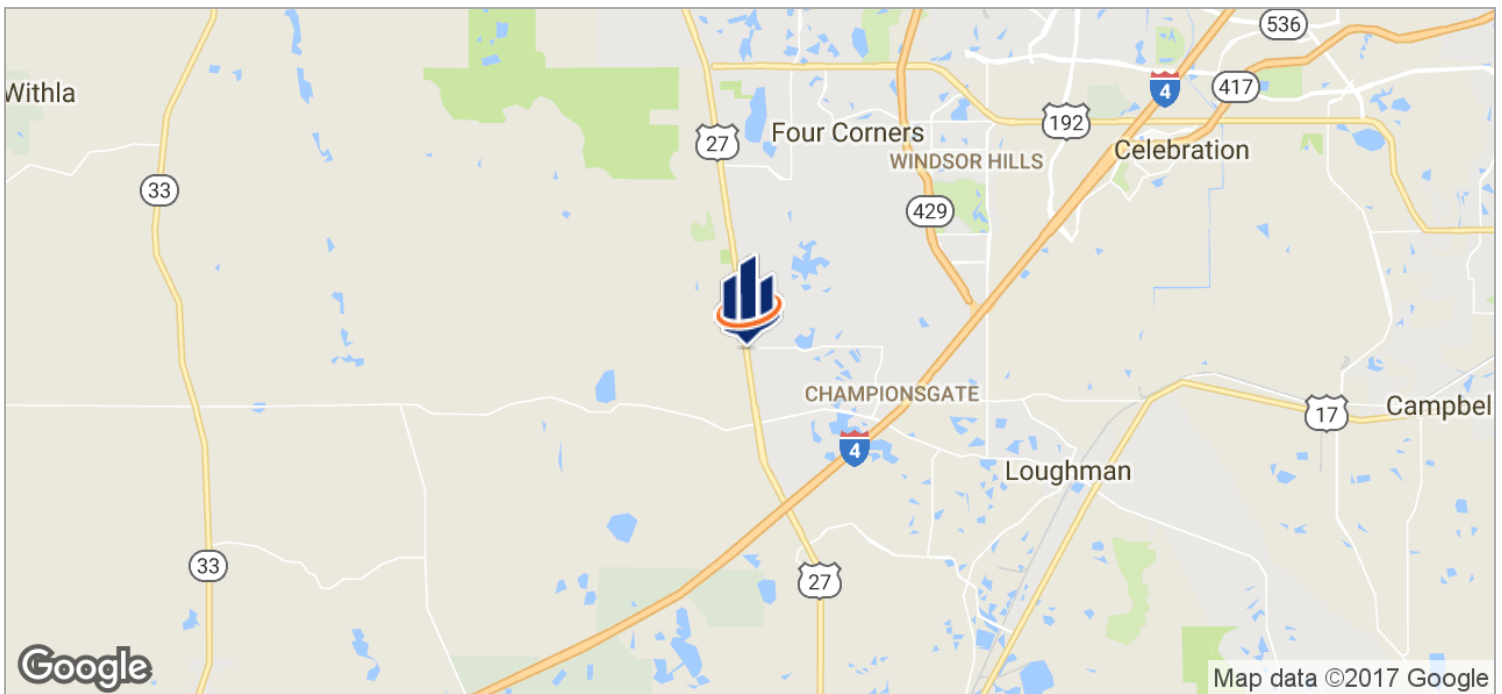
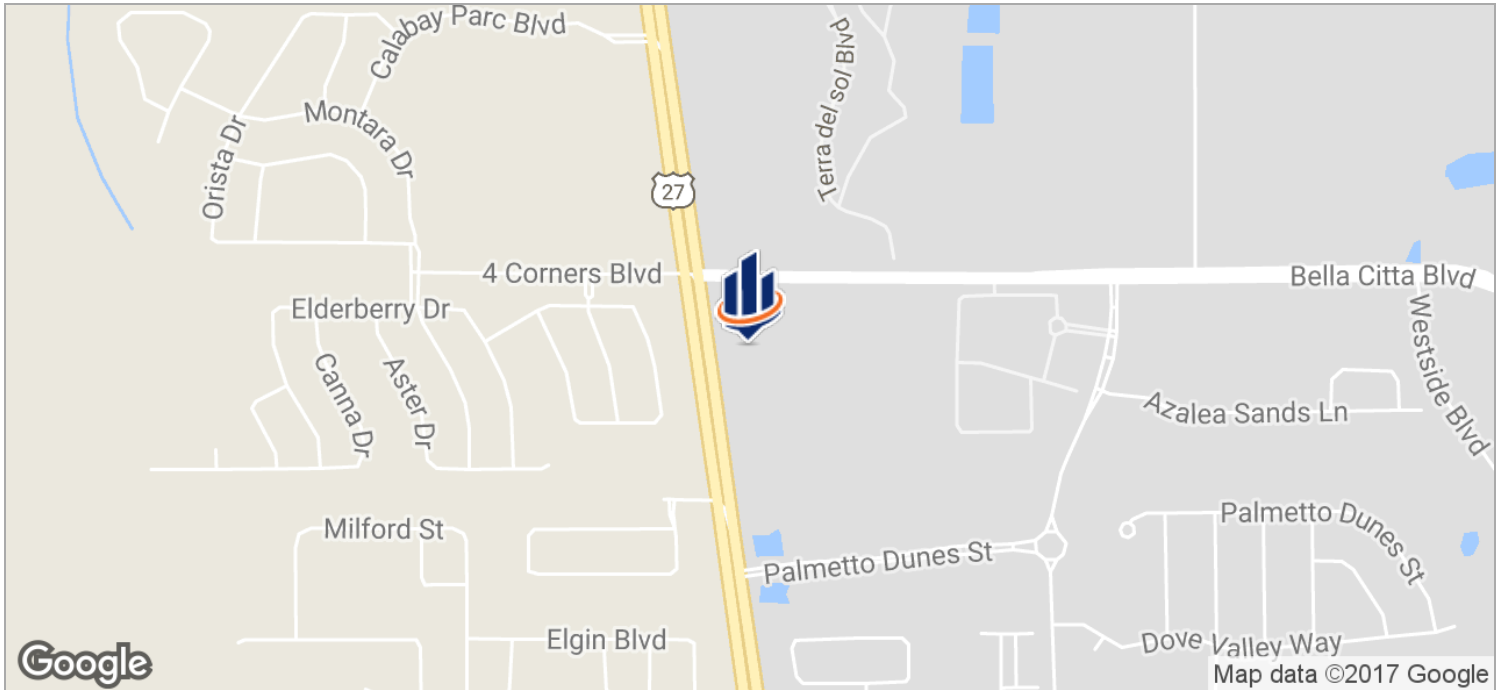
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Davenport, FL

Davenport is a city in Polk County, Florida. While the city of Davenport itself is very small, the area north of the city close to Interstate 4 and US 27 is experiencing explosive growth. It is part of the Lakeland-Winter Haven Metropolitan Statistical Area.

Davenport is the vacation destination that is popular because of its close proximity to the Walt Disney World theme park. Most Davenport tourists stay in this town and spend their time at the major theme parks outside Orlando. However, Davenport has its own attractions that should not be missed.

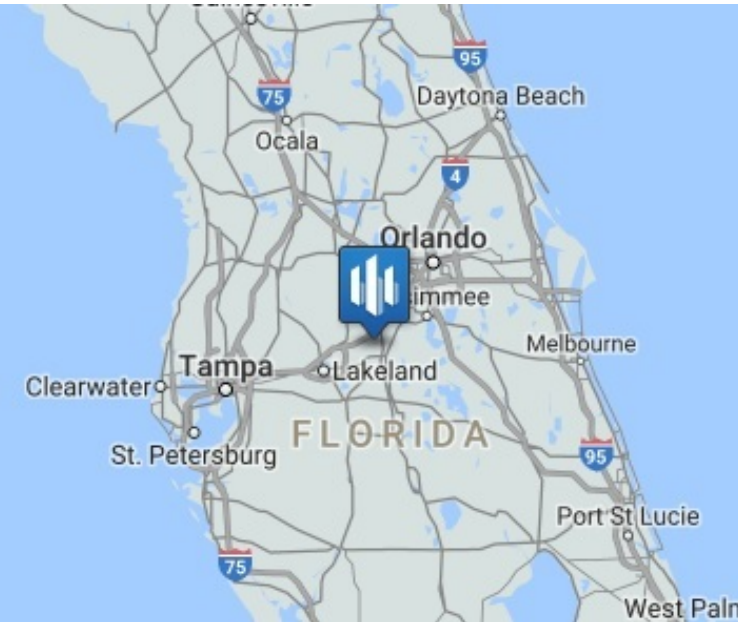
Amazon's presence in Lakeland, coupled with Walmart's new development in Davenport, are major endorsements of the I-4 corridor as place where large e-commerce operations can succeed. There's also the Central Florida Intermodal Logistics Center, a \$400 million CSX Corp. terminal where cranes move freight between trucks and trains, with five 3,000-foot loading tracks and two 10,000-foot arrival and departure tracks. The 930-acre site is entitled for up to 8 million square feet of industrial development, though it has yet to land its first tenant. A 400,000-square-foot speculative building is under construction at the CSX facility. Nineteen million people are within a four-hour truck drive of the ILC.

Economic & Business Climate

Future job growth over the next ten years is predicted to be 38.20%.

Davenport has had the largest percentage of growth of the county's 17 municipalities in the four years since the 2010 decennial census.

Davenport's population has increased by 12.5 percent.



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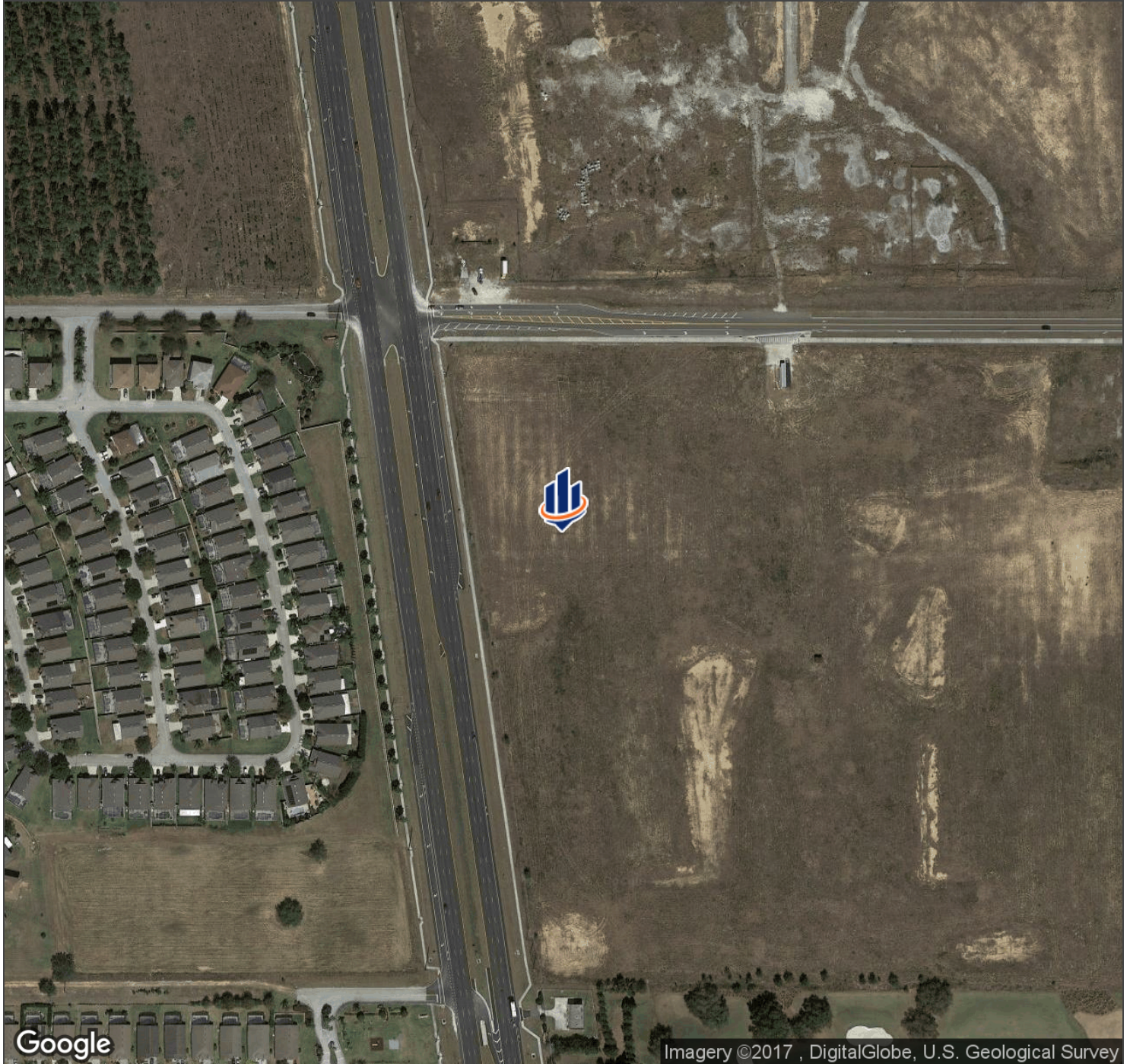
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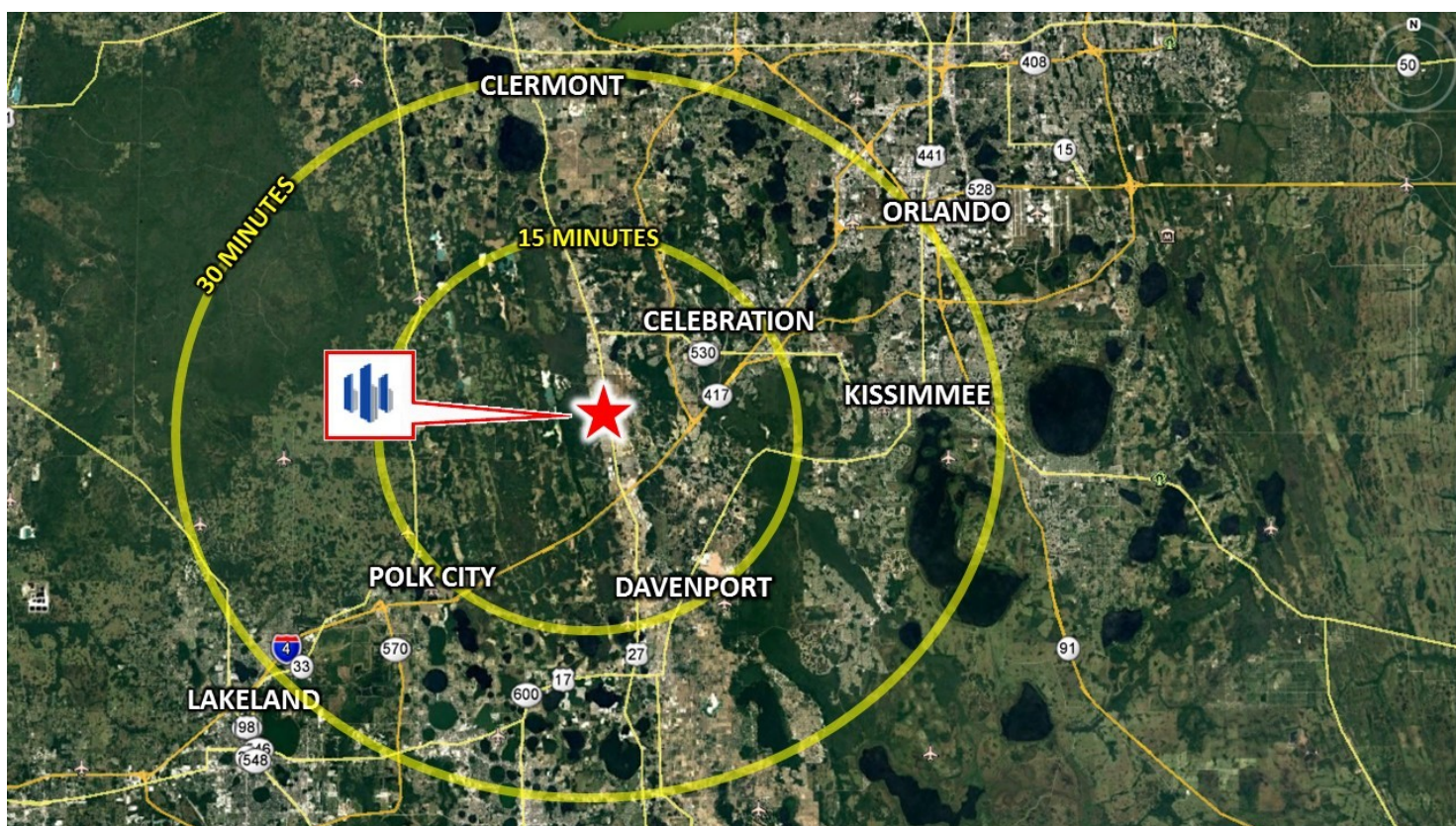


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DRIVE TIMES



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Senior Advisor
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FL #SL3039910

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**Terra Vest
Retirement
671 homes + apts
69K SR Commercial**

**Lennar Phase 2
ChampionsGate
821 homes +
condos**

Westside Blvd.

BELLA
CITA BLVD



**Baxter
Parcel**

**Lennar
CG Country
Club Ph. 2
800+ units**

**Better Built
Homes
671 units w/
ALF**

**Contravest
314 apts.**

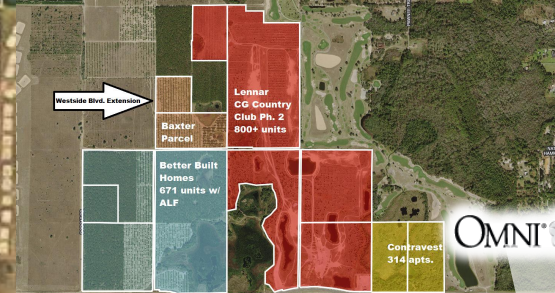
**Contravest
314 apts.**

PAWNEE TR

NATURES
HAMMOCK

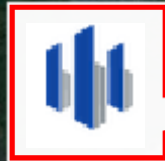


Waterstone
Courtyard Villas



REUNION

OMNI HOTELS & RESORTS



hgregg
appliances & electronics

Distribution Center

CAPREIT



amazon

Distribution Center



KUEHNE+NAGEL

Walgreens

Sand Hill Rd

Florida 429 Toll

Sinclair Rd

FL-429 Toll

N Old Lake Wilson Rd

S Old Lake Wilson Rd

Lake Wilson Rd

532

Osceola Polk Line Rd

Ronald Reagan Pkwy



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CHAMPIONS CROSSING

INTERSECTION OF BELLA CITTA BLVD & US HIGHWAY 27
DAVENPORT, FLORIDA 33897



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ALI MUSHTAQ

Senior Advisor
407.982.3976
ali.mushtaq@svn.com
FL #SL3039910

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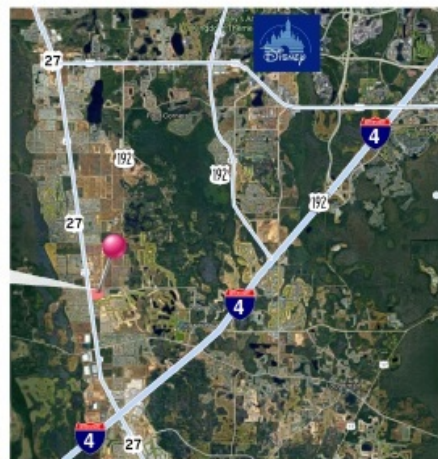
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VICINITY DEVELOPMENT MAP

LOCATION MAP



LOCATION

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DAVENPORT, FLORIDA 33897



ALI MUSHTAQ

Senior Advisor
407.982.3976
ali.mushtaq@svn.com
FL #SL3039910

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ELEGANT LANDSCAPE APPOINTMENTS



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APARTMENT BUILDINGS



BUILDING TYPE 1



BUILDING TYPE 2

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WOODSPRING



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Ali Mushtaq

Senior Advisor

SVN | Florida Commercial Real Estate Advisors

SVN is now Top #6 most recognized brand in Commercial Real Estate. Ali Mushtaq serves as Senior Advisor for SVN Florida specializing in the Sale & Development of Retail, Commercial, Residential, Mixed Use Land in [Orlando MSA] With 14 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:

- *PDQ Chicken Lease East Orlando value \$3.24M
- *Land Sale Osceola Pkwy/Dyer Blvd, Kissimmee \$2.1M
- *CVS Ground Lease W192/Sherberth Rd, Kissimmee value \$9M
- *Days Inn Sanford Redev sale Sanford, FL \$2.650M
- *WAWA Ground Lease Sanford, FL value \$4.4M
- *Town & Country RV Resort, Sanford, Florida \$5,272,000

He has several Multi Million Dollars contracts in pending status for 2017, 2018

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.

Primary Specialty

Memberships & Affiliations

ICSC, CFCAR & Florida CCIM Chapter.

FL #SL3039910

Phone: 407.982.3976

Fax: 407.956.4920

Cell: 407.325.1446

Email: ali.mushtaq@svn.com

Address: 174 W. Comstock Ave.

Suite 115

Winter Park, FL 32789



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