



Bishop Beale Duncan
COMMERCIAL REAL ESTATE

LEGACY UNION SQUARE

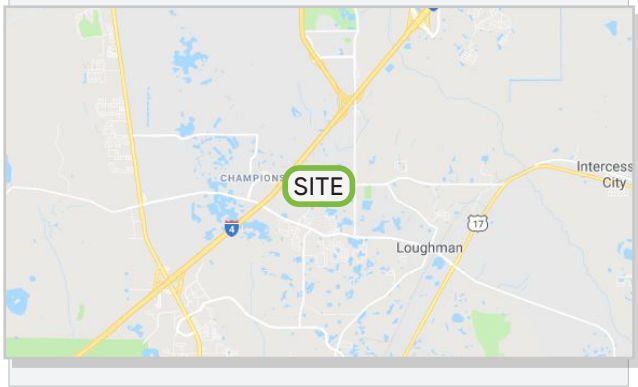
ChampionsGate & I-4
Osceola / Polk Line Road

COMMERCIAL PARCELS AVAILABLE



FOR SALE

- + Price: Call for Details
- + Outparcels: B - ± 2.7 AC Net
- + Zoning: CAC



Highlights

- The outparcels are located at the entrance to Legacy Union Square and are situated along State Road 532
- A combined 1,990 linear feet of frontage on SR 532
- Ideal Use: Retail and Office/Medical
- CAC - Community Activity Center zoning
- The site is convenient and accessible to Interstate 4, the 429 Expressway, US 27 to the south and US 192 to the north
- Developed sites will service the residence of Legacy Union Square and other surrounding developments

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Development Details



OVERVIEW

Legacy Union Square Apartments offers impressive 1, 2 and 3 bedroom apartment homes with upscale finishes and spacious floor plans. Located in Davenport, Florida, offering an exceptional location near Reunion, Celebration and Kissimmee.

AMENITIES

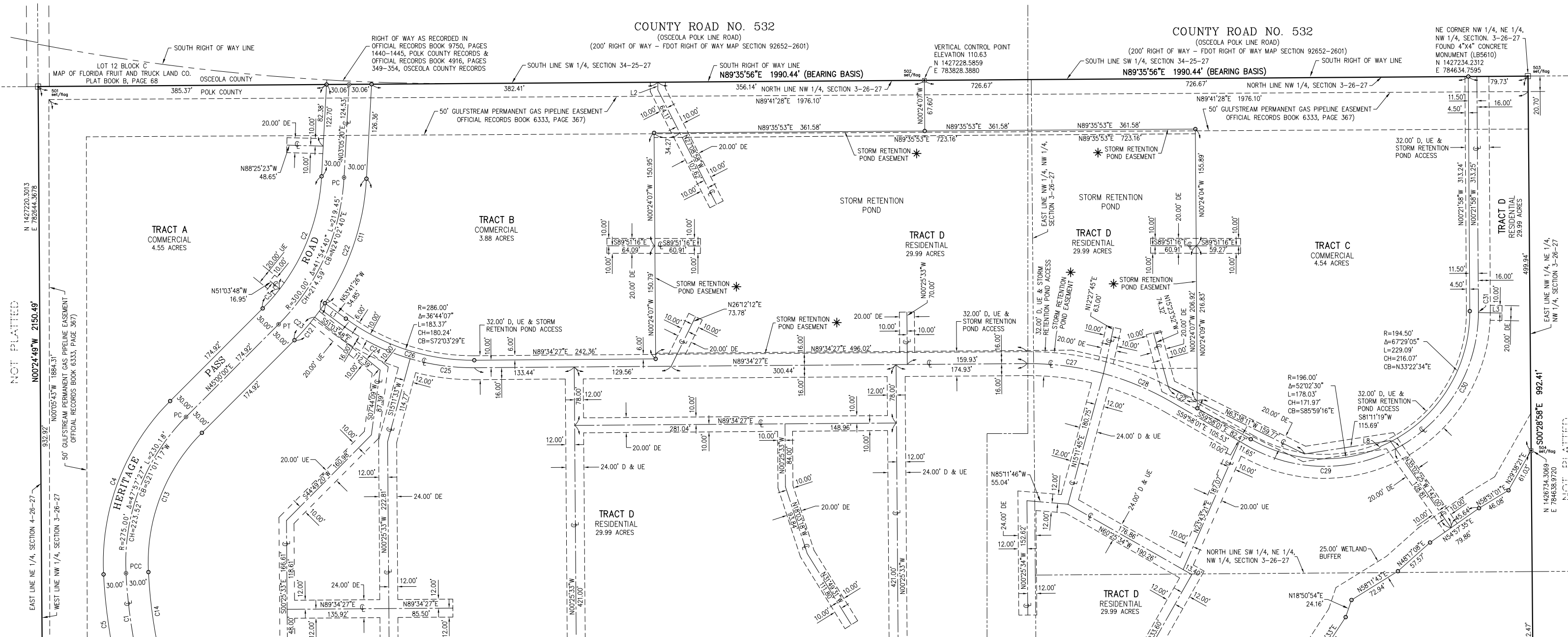
- ▶ Beach-entry Saltwater Pool
- ▶ Indoor Basketball Court
- ▶ Outdoor Entertaining Areas
- ▶ Dog Park
- ▶ 24-hour Professional Fitness Studio

NEARBY ATTRACTIONS

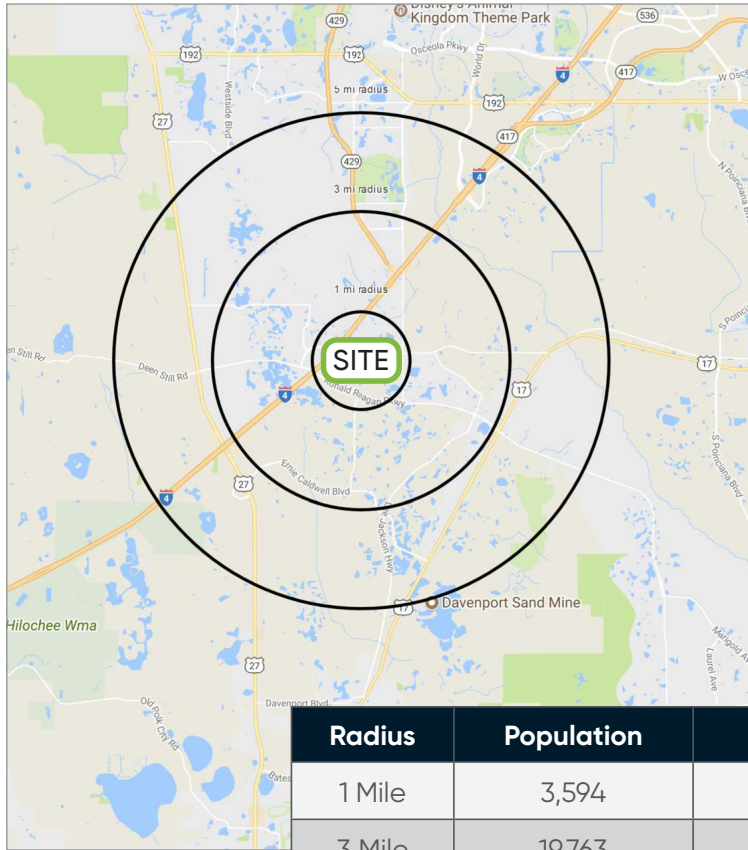
- ▶ ChampionsGate Golf Resort
- ▶ Detroit Tigers Spring Training Stadium
- ▶ Discovery Cove
- ▶ Fantasy of Flight Museum
- ▶ Legoland
- ▶ Reunion Golf Resort
- ▶ Sea World
- ▶ Universal Studios
- ▶ Orlando Premium International Outlets
- ▶ Posner Park Shopping Mall
- ▶ Walt Disney World Resort



Property Plat



Trade Area & Demographics



Projected Growth:

The population is expected to increase by 4.0% in the next five years. The historical annual growth in housing has also risen by 15.7% in a one-mile radius and a 7% increase in a five-mile radius, in the last year.

The immediate area is growing rapidly, especially in the residential and hotel markets. The high growth from the international tourist market, the purchasing of vacation homes and vacation rental property, as well as visitors to the resorts has amplified the demand for commercial development.

Radius	Population	HH Income	Businesses	Employees
1 Mile	3,594	\$94,626	153	1,141
3 Mile	19,763	\$85,882	783	5,057
5 Mile	48,301	\$89,022	1,739	11,171

TRADE AREA



Surrounding Developments



Nearby Hotels:

Home 2 Suites

- 0.5 Miles from Legacy Union Square
- 120 Rooms

Reunion Resort

- 1.1 Miles from Legacy Union Square
- 275 Rooms

Comfort Inn & Suites Maingate South

- 4.9 Miles from Legacy Union Square
- 74 Rooms

Holiday Inn Express & Suites Orlando South

- 5.0 Miles from Legacy Union Square
- 95 Rooms

Hampton Inn Orlando-Maingate

- 4.0 Miles from Legacy Union Square
- 83 Rooms

ChampionsGate: Orlando Florida's World-Renowned Public Golf Facility

- 1,500 Acres
- 862-Room Omni Resort
- 1,970 Residential Units
- 450,000 SF - Commercial

Reunion Resort: An Exclusive 2,300-acre Golf Community

- 2,300 Acres
- 1,600-Room Resort
- 6,200 Residential Units
- 700,000 SF - Commercial

