

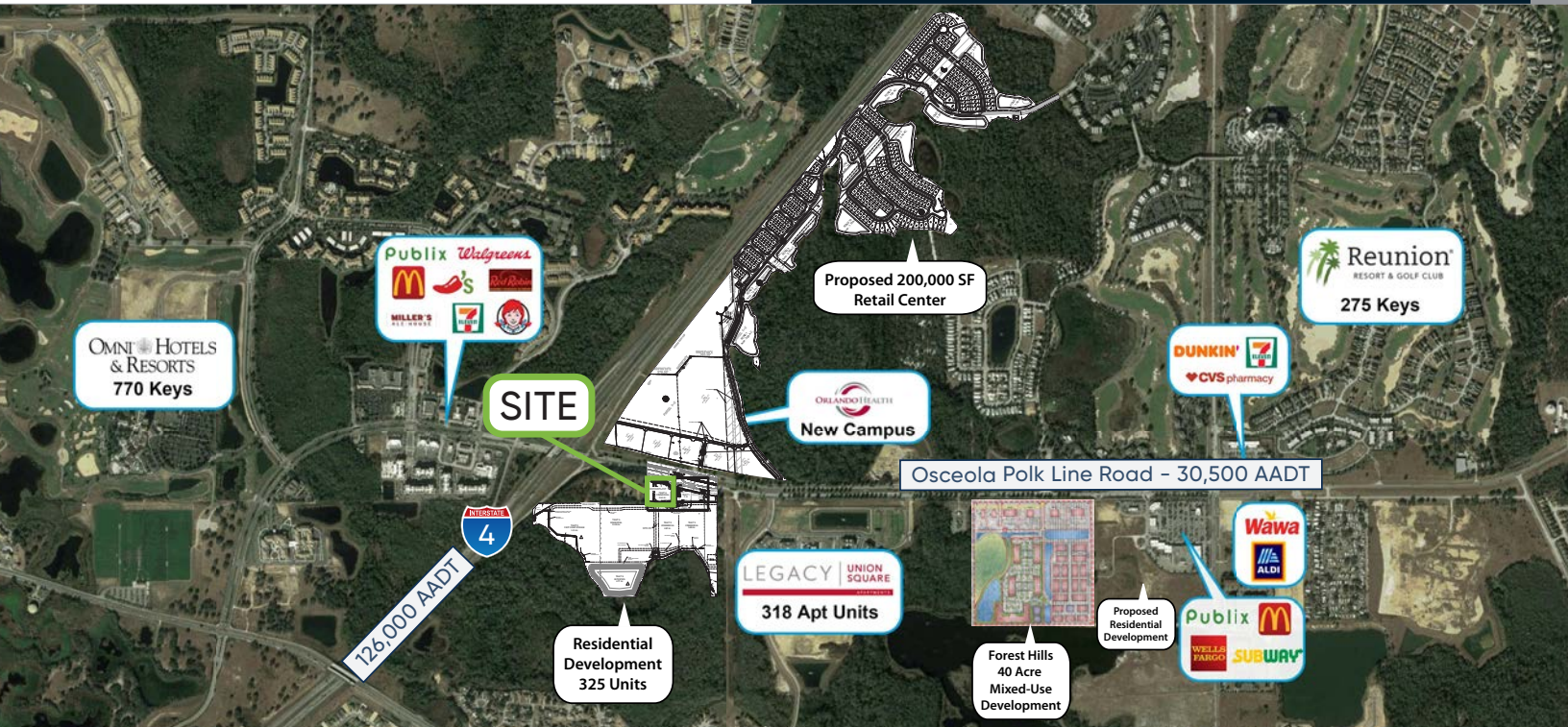


Bishop Beale Duncan
COMMERCIAL REAL ESTATE

CHAMPIONSGATE RETAIL

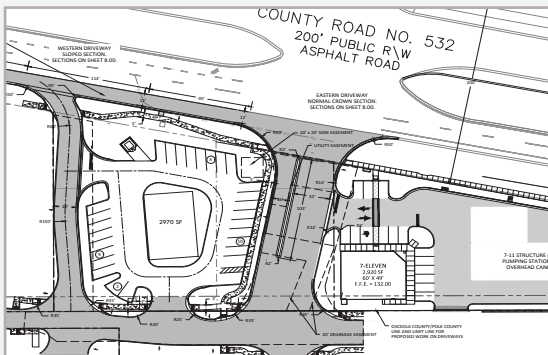
Osceola / Polk Line Road
Davenport, Florida 33896

I-4 INTERCHANGE RETAIL PAD SITE



FOR SALE

- + Sale Price: \$1,200,000
- + Land Size: ±.688 Acres
- + Primary Use: Retail + Drive Thru
- + Zoning: AC



Highlights

- Instant access and potential signage on Interstate 4
- Orlando Health's campus will bring in 2,000 full time employees in 2020
- 8 Million+ overnight visitors in ChampionsGate & Reunion, spending \$3.4 billion a year
- Annual economical impact of nearly \$5 billion a year supporting 40,000 jobs
- Located directly west of the new Legacy Union Square apartments, adding over 300 residential units to the market
- The site will front a residential development that will include 325 multifamily units
- Across from Reunion Village, a 200,000 SF Retail Center

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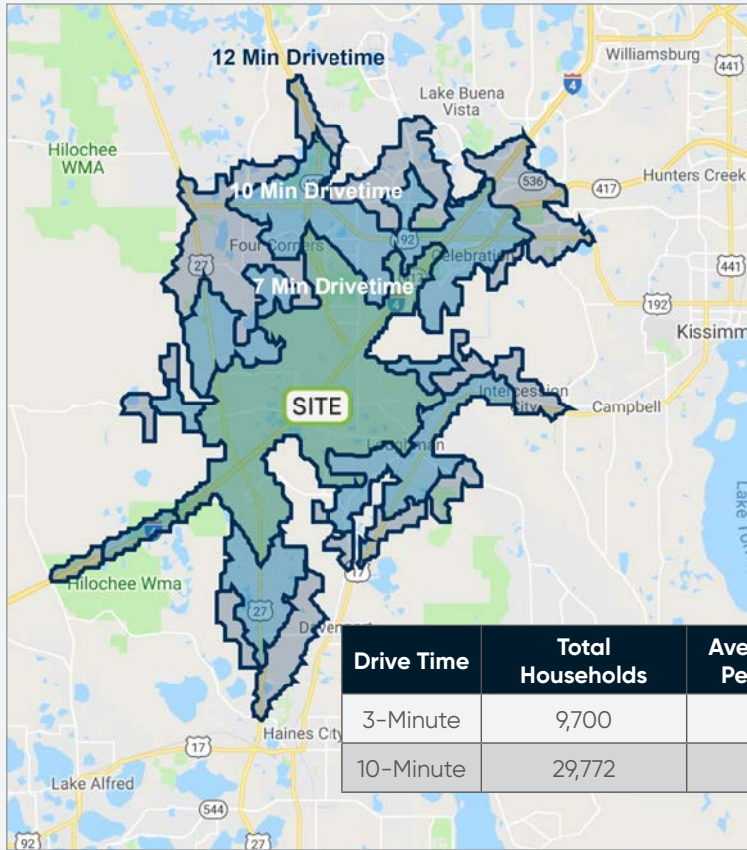
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Demographics & Site Plan

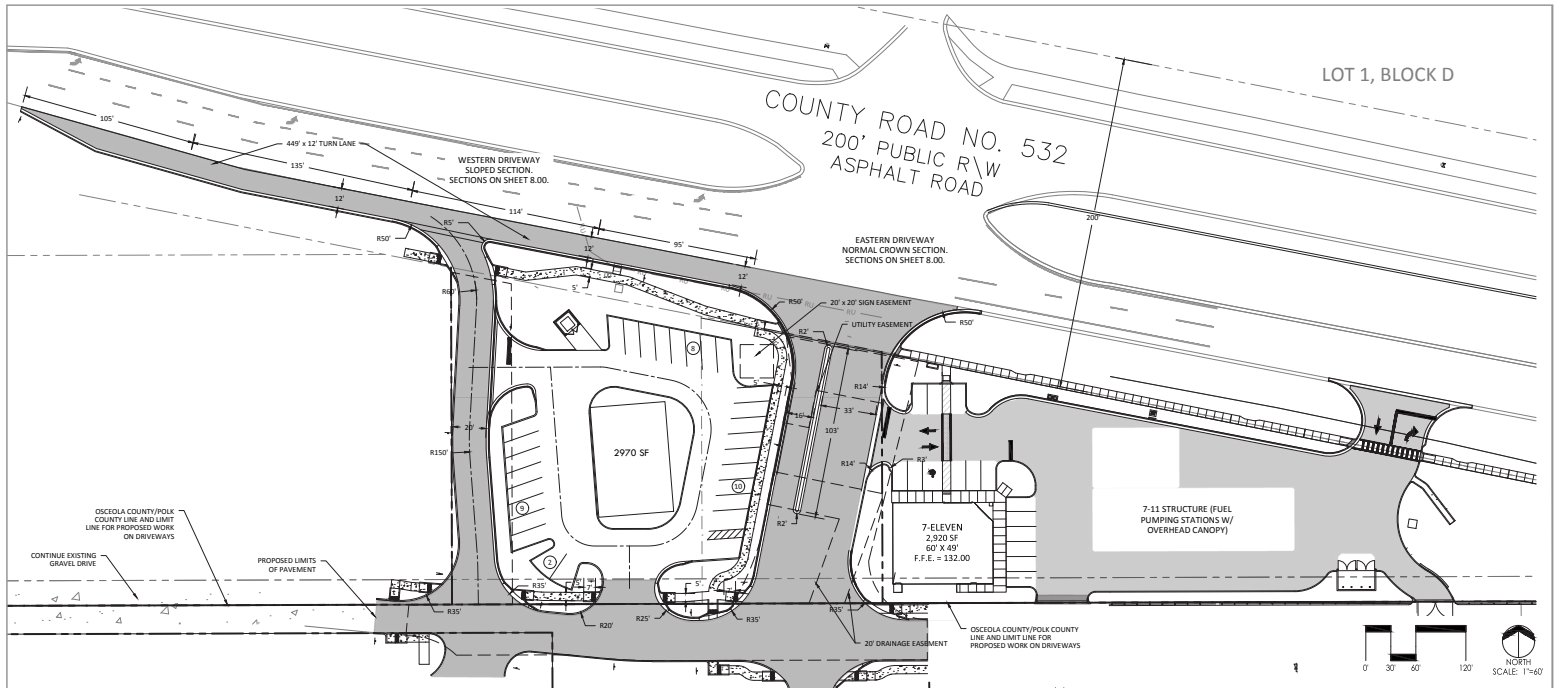


PROJECTED GROWTH:

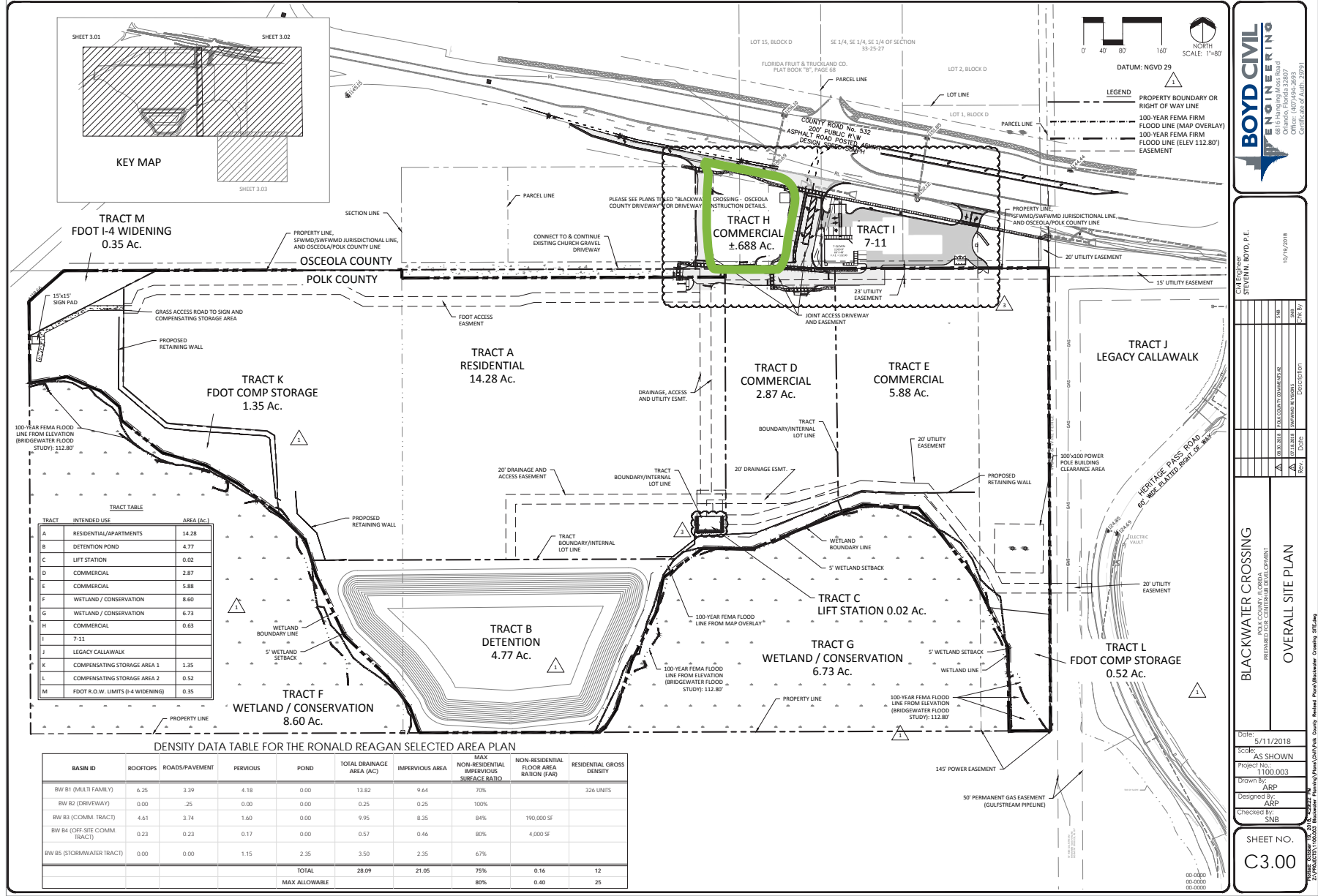
The population is also expected to increase by 3.6% in the next five years. The AADT traffic count has increased over 10% year after year since 2010.

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.

Drive Time	Total Households	Average Persons Per Household	Residential Population	Owner-Occupied Housing Units	Renter-Occupied Housing Units
3-Minute	9,700	3.19	30,989	65.51%	34.49%
10-Minute	29,772	2.75	81,803	68.12%	31.88%



Overall Site Plan



Signage Plan

