

# SHOPS AT THE GROVE NEW PUBLIX ANCHORED DEVELOPMENT

County Rd 580 (E Johnson Ave) & Power Line Rd | Haines City | Polk County | FL



## CONSTRUCTION UNDERWAY!



Publix®  
Publix® LIQUORS



Play



View Shopping Center Video

Leased By:  
MONTE MITCHELL | Monte@FornessProperties.com | 407.988.0073  
DREW FORNESS, CCIM | Drew@FornessProperties.com | 407.960.4740  
www.FornessProperties.com | Licensed Real Estate Broker

Developed By:  
Blackfin Partners  
www.BlackfinPartners.com



# SHOPS AT THE GROVE NEW PUBLIX ANCHORED DEVELOPMENT

County Rd 580 (E Johnson Ave) & Power Line Rd | Haines City | Polk County | FL



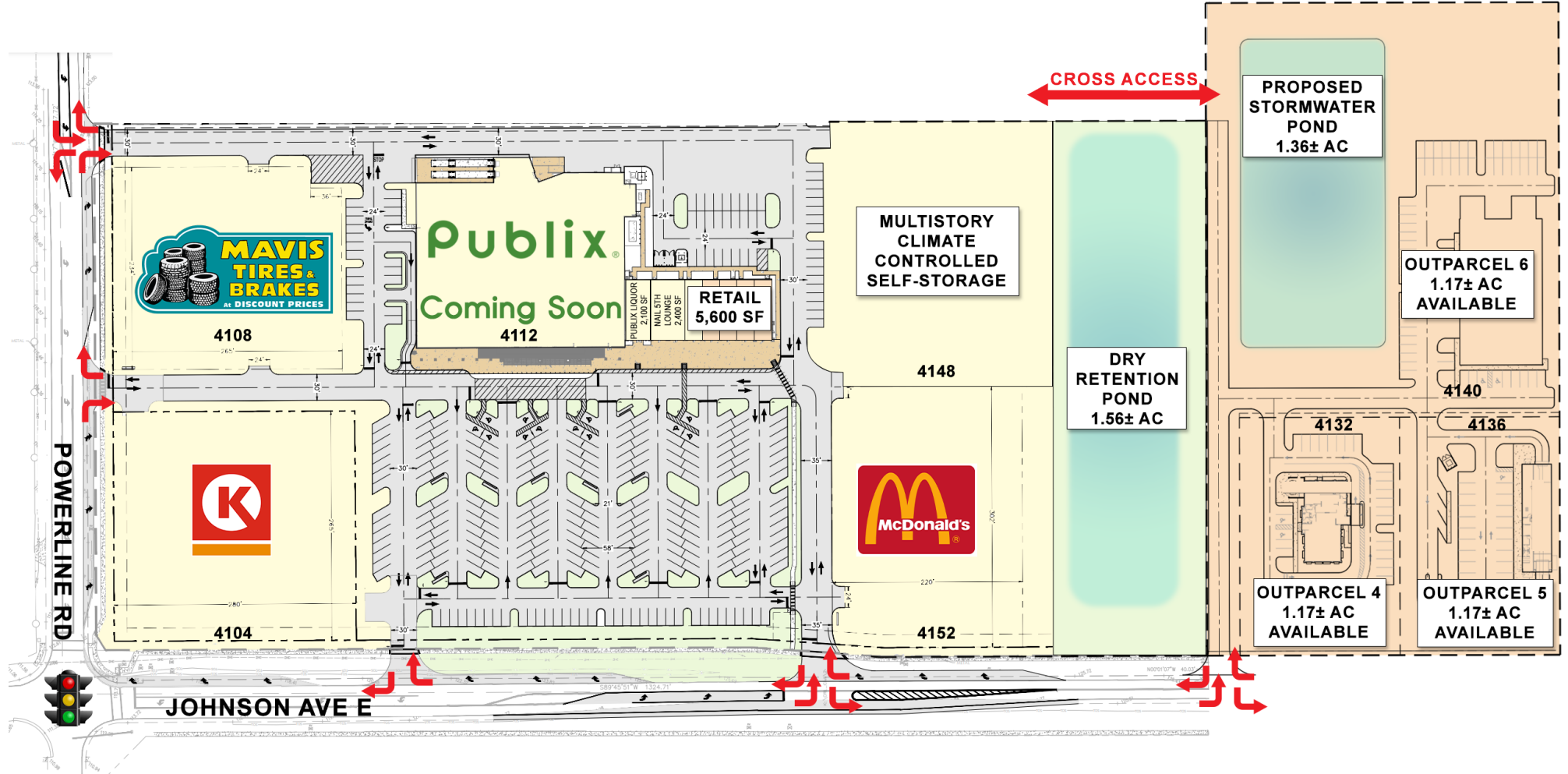
- Publix grocery anchored shopping center located at the signalized intersection of Johnson Ave & Power Line Rd.
- 1,400 - 5,600 SF of retail space available.
- 3 outparcels available.
- Over 1,930' of frontage on County Rd 580 and 575' on Power Line Rd with multiple points of access.
- Located in one of Florida's fastest growing counties where over 15,000 new homes are under construction within a 3-mile radius of the location including the massive Crosswinds master planned community with close to 5,500 new homes located directly north of the site.
- The 3-mile population is expected to grow by over 47,000 people, in a market with limited commercial options.
- Plans are in place to increase both Johnson Ave & Power Line Rd to 4-lanes to accommodate the expected growth.
- The closest grocery stores are Winn-Dixie and Aldi approximately 3-miles to the west.
- Power Line Road is in the process of being extended southward from Hinson Ave to Hwy 17 in Dundee as well as being extended to the north from South Blvd connecting into Hwy 17.
- Multiple new industrial centers have gone in just to the south which includes Aldi's 694,430 distribution center and Carvana which has just completed their 200,000 SF warehouse, adding approximately 950 more jobs to this market.
- Projected completion is Fall of 2024.

# SHOPS AT THE GROVE NEW PUBLIX ANCHORED DEVELOPMENT

County Rd 580 (E Johnson Ave) & Power Line Rd | Haines City | Polk County | FL



## OVERALL SITE PLAN

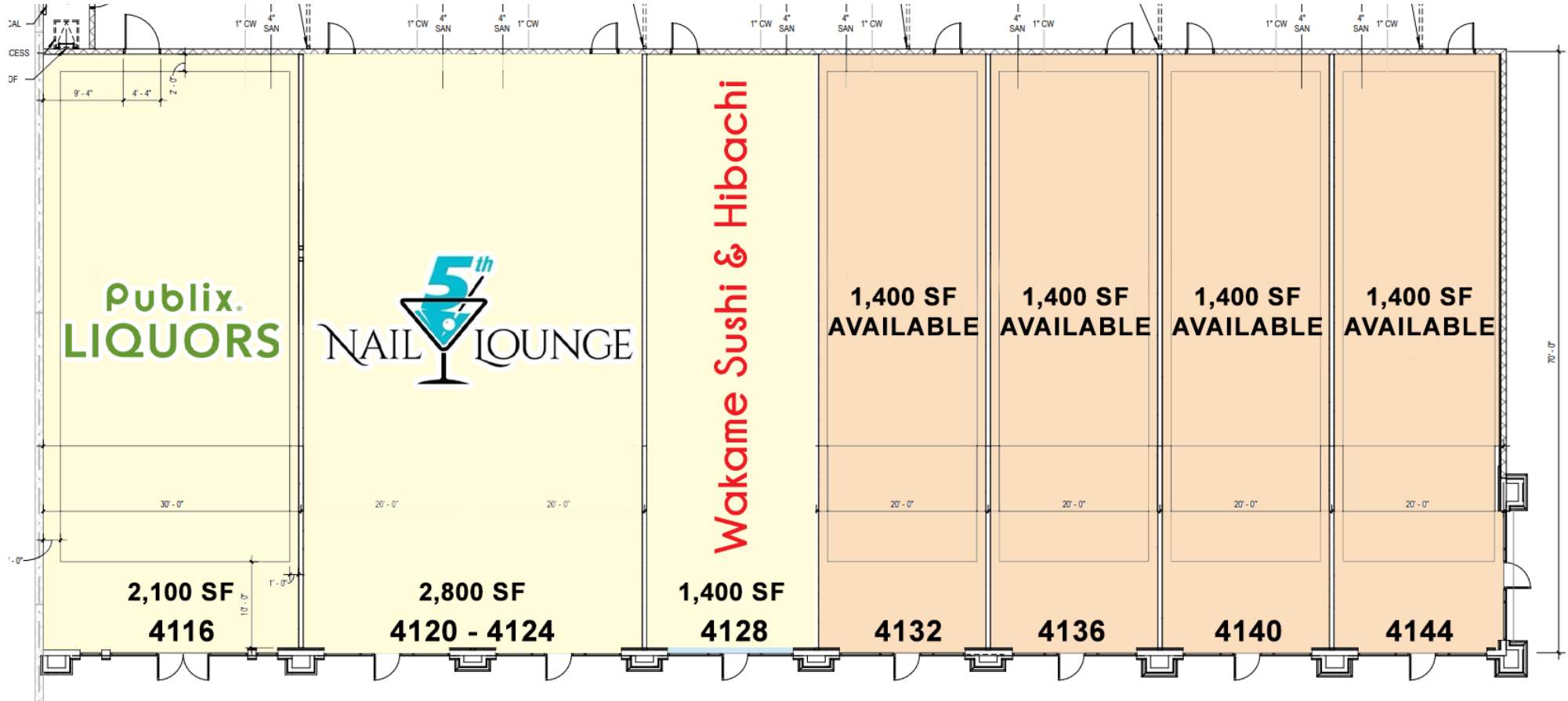


# SHOPS AT THE GROVE NEW PUBLIX ANCHORED DEVELOPMENT

County Rd 580 (E Johnson Ave) & Power Line Rd | Haines City | Polk County | FL



## SMALL BAY PLAN



# SHOPS AT THE GROVE NEW PUBLIX ANCHORED DEVELOPMENT

County Rd 580 (E Johnson Ave) & Power Line Rd | Haines City | Polk County | FL



## RENDERINGS

Overall Elevation



Proposed Front Elevation



Proposed Right Elevation



Proposed Rear Elevation



Paint & Material Schedule

Sherwin-Williams SW 7004	Sherwin-Williams SW 7015	Sherwin-Williams SW 7017
Snowbound	Repose Gray	Dorian Gray
Sherwin-Williams SW 7018	Sherwin-Williams SW 7019	Sherwin-Williams SW 6401
Dovetail	Gauntlet Gray	Independent Gold
Sherwin-Williams SW 9175	Eldorado Stone Ledgecut33	Acme Brick Modular-Size
Deep Forest Brown	Beach Pebble	Westchester Velour Texture

# SHOPS AT THE GROVE NEW PUBLIX ANCHORED DEVELOPMENT

County Rd 580 (E Johnson Ave) & Power Line Rd | Haines City | Polk County | FL



**CYPRESS  
PARK ESTATES**  
711 HOMES

**LAWSON  
DUNES**  
386 HOMES

**ALFORD OAKES**  
148 HOMES

**SUMMERLIN  
GROVES**  
155 HOMES

**HIDDEN LAKE  
PRESERVE**  
123 HOMES

**CROSSWINDS EAST**  
3,254 HOMES



Aerial Image  
August 2024

# SHOPS AT THE GROVE NEW PUBLIX ANCHORED DEVELOPMENT

County Rd 580 (E Johnson Ave) & Power Line Rd | Haines City | Polk County | FL



CROSSWINDS EAST  
3,254 HOMES

CYPRESS  
PARK ESTATES  
711 HOMES

ALFORD OAKES  
148 HOMES

LAWSON  
DUNES  
386 HOMES



Publix



HIDDEN LAKE  
PRESERVE  
123 HOMES



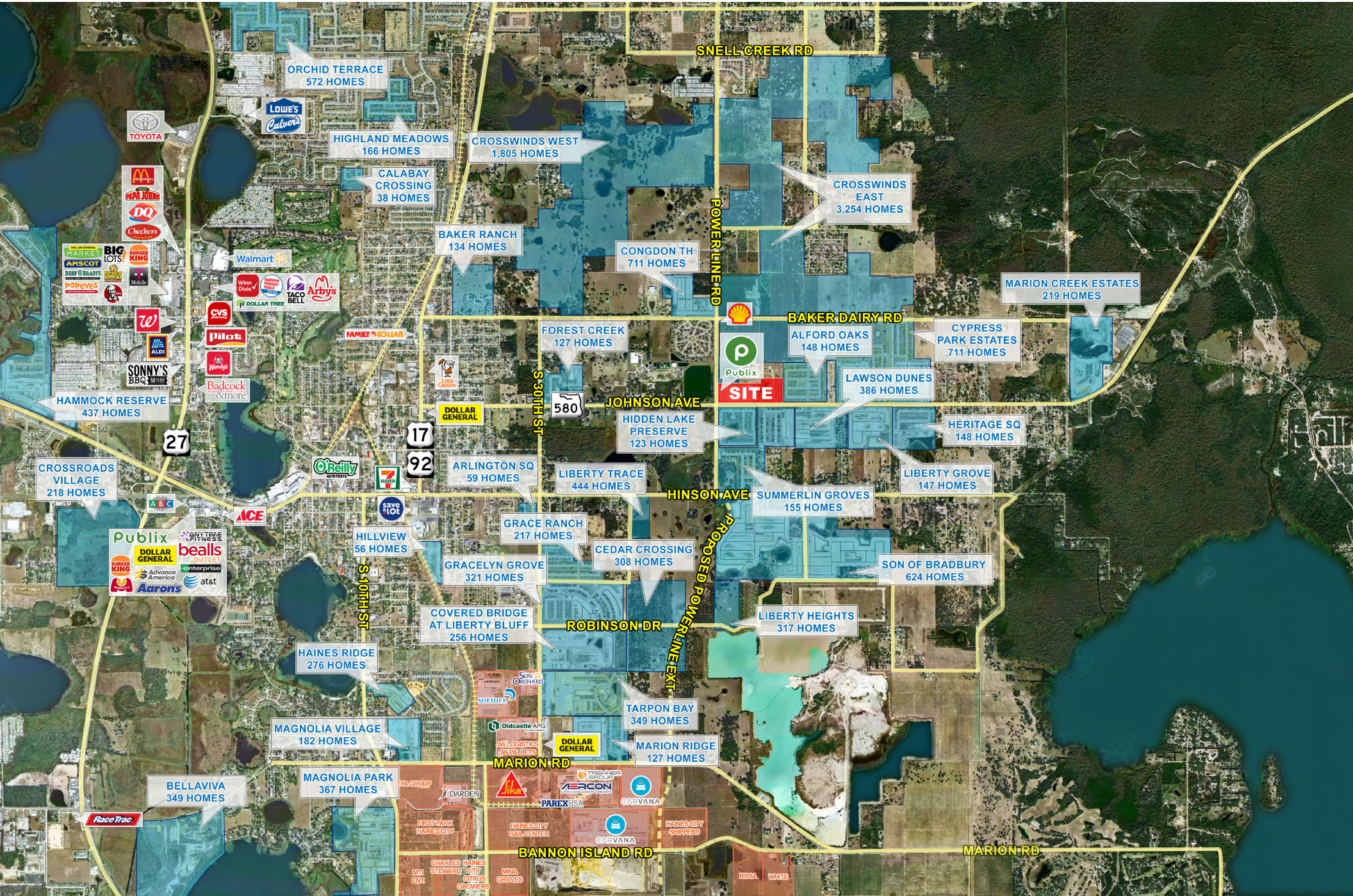
POWER LINE RD

JOHNSON AVE

Aerial Image  
August 2024

# SHOPS AT THE GROVE NEW PUBLIX ANCHORED DEVELOPMENT

County Rd 580 (E Johnson Ave) & Power Line Rd | Haines City | Polk County | FL

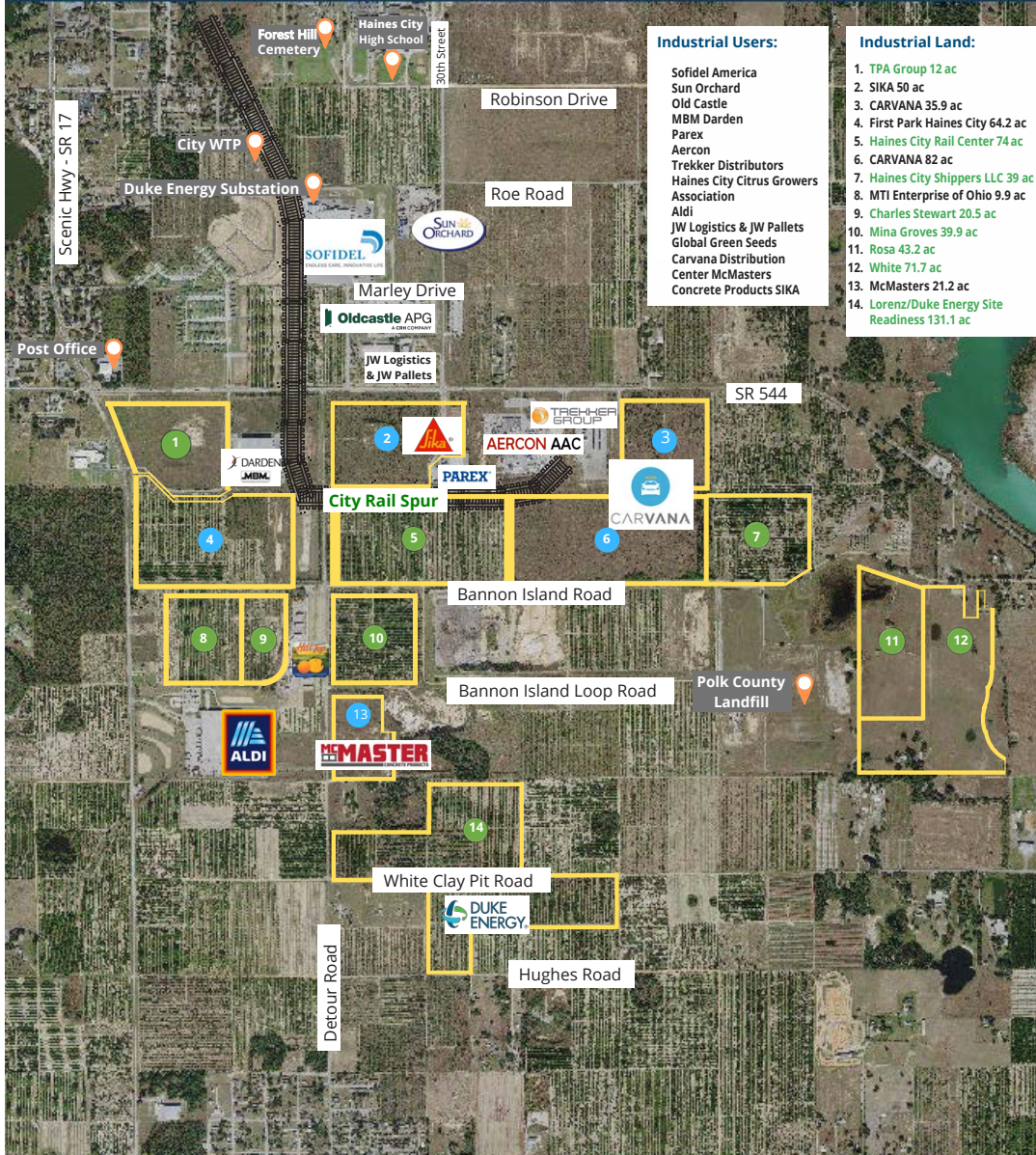




# SHOPS AT THE GROVE NEW PUBLIX ANCHORED DEVELOPMENT

County Rd 580 (E Johnson Ave) & Power Line Rd | Haines City | Polk County | FL

## HAINES CITY, FLORIDA INDUSTRIAL LAND



### Industrial Users:

- Sofidel America
- Sun Orchard
- Old Castle
- MBM Darden
- Parex
- Aercon
- Trekker Distributors
- Haines City Citrus Growers Association
- Aldi
- JW Logistics & JW Pallets
- Global Green Seeds
- Carvana Distribution
- Center McMasters
- Concrete Products Sika

### Industrial Land:

1. TPA Group 12 ac
2. Sika 50 ac
3. CARVANA 35.9 ac
4. First Park Haines City 64.2 ac
5. Haines City Rail Center 74 ac
6. CARVANA 82 ac
7. Haines City Shippers LLC 39 ac
8. MTI Enterprise of Ohio 9.9 ac
9. Charles Stewart 20.5 ac
10. Mina Groves 39.9 ac
11. Rosa 43.2 ac
12. White 71.7 ac
13. McMasters 21.2 ac
14. Lorenz/Duke Energy Site Readiness 131.1 ac



Demographics	1 Mile	3 Miles	5 Miles
Population	1,836	29,291	60,416
Household Income	\$65,872	\$61,399	\$68,373
Median Age	28.9	33.6	40.3
Household Size	3.6	3.1	2.7

### Traffic Counts

Johnson Ave: 12,900 vpd  
Power Line Rd: 5,400 vpd

