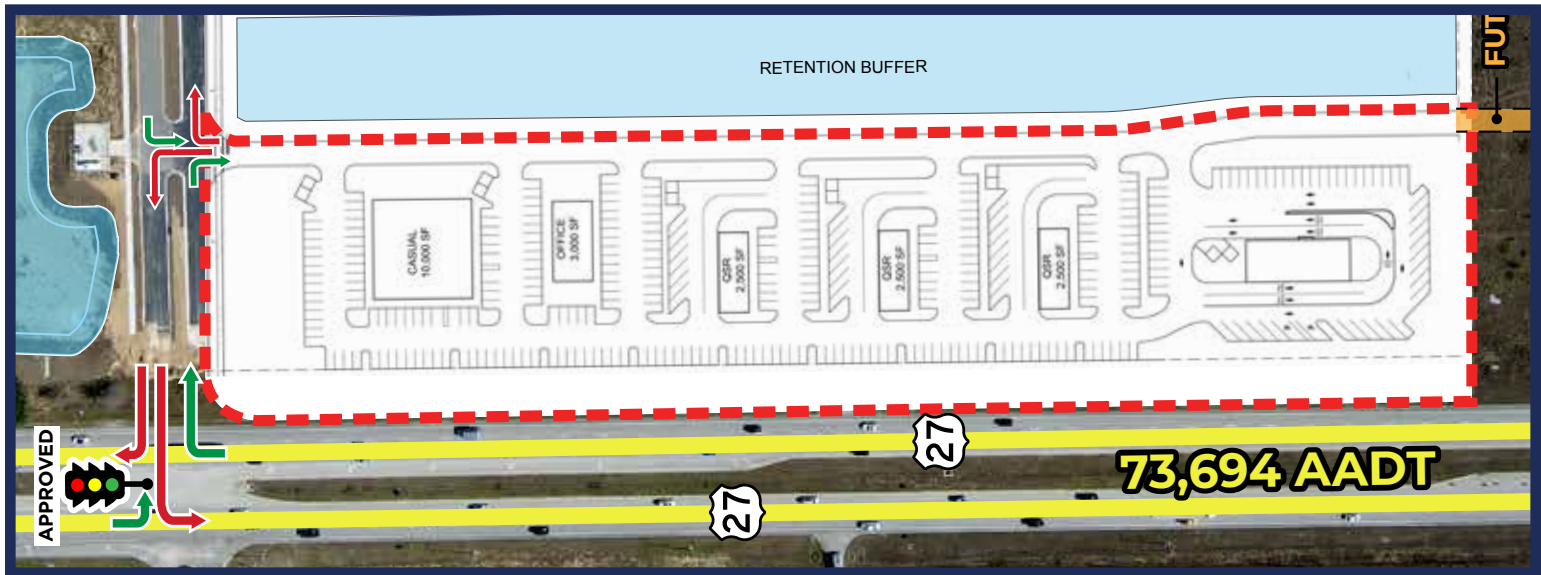


Hartford Terrace Pad Sites

10± Acres For Development
Approved: New Full-Access Traffic Signal Coming 2026

28°10'25.97" N, 81°38'22.74" W • Haines City, Florida 33837





Approved: New Full-Access Traffic Signal Coming 2026

Conceptual Site Plan

2024 Demographics

Population:

- 1 Mile: 5,566
- 3 Miles: 41,619
- 5 Miles: 77,344

Employees:

- 1 Mile: 828
- 3 Miles: 4,281
- 5 Miles: 9,299

Average Household Income:

- 1 Mile: \$97,103
- 3 Miles: \$94,795
- 5 Miles: \$90,605

Households:

- 1 Mile: 1,943
- 3 Miles: 14,320
- 5 Miles: 27,031

Property Overview

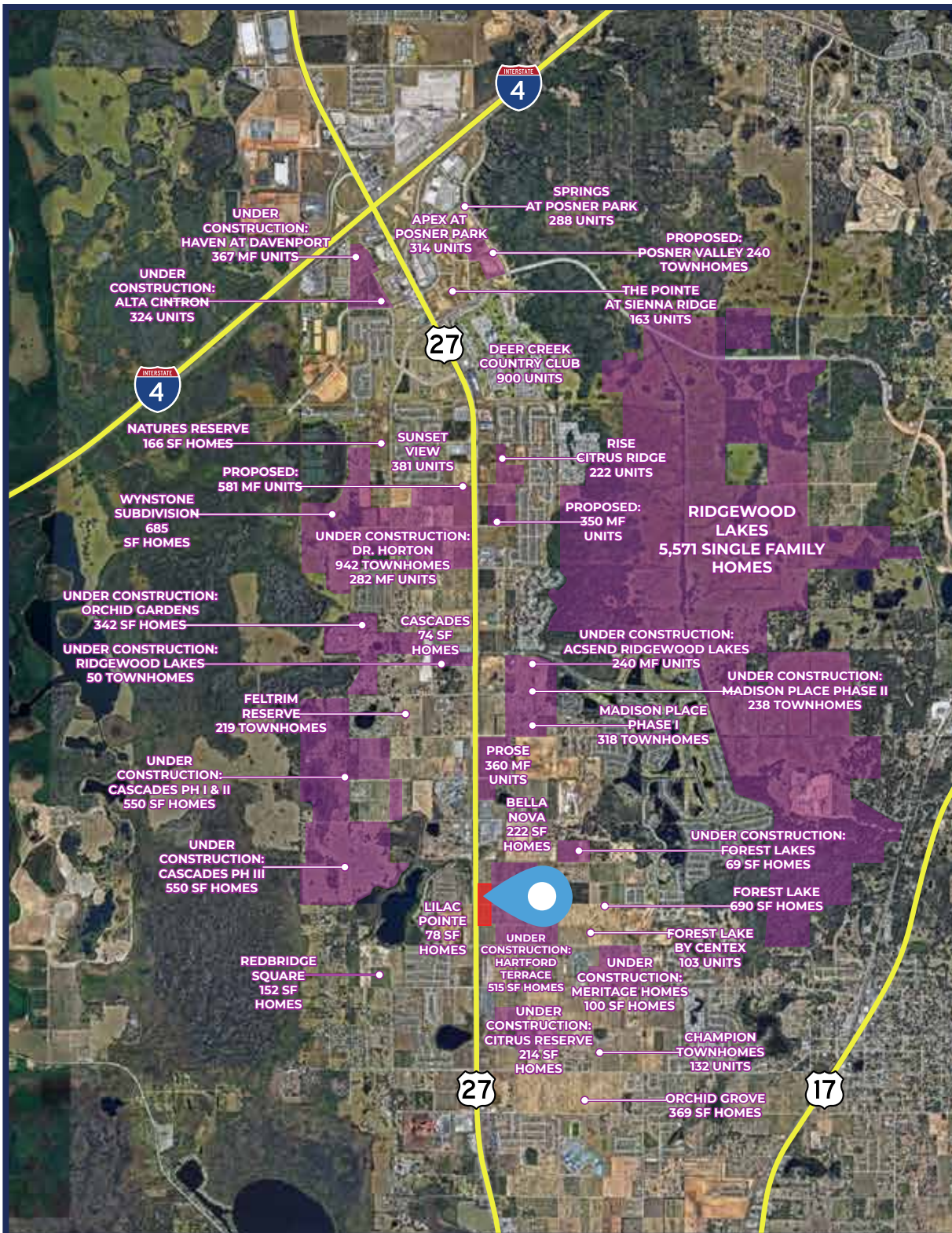
- Directly south of Saint Charles Plaza (Publix Anchored) and accessed by new signalized intersection
- New retail development with pads available for ground lease or build-to-suit
- Opportunities for QSR, convenience store, full-service restaurant, retail, or medical
- At the entrance to Hartford Terrace, a Pulte Homes residential development featuring 515 units currently under construction
- Explosive growth and development in Polk County, one of the fastest growing counties in the country

Retail Trade Area

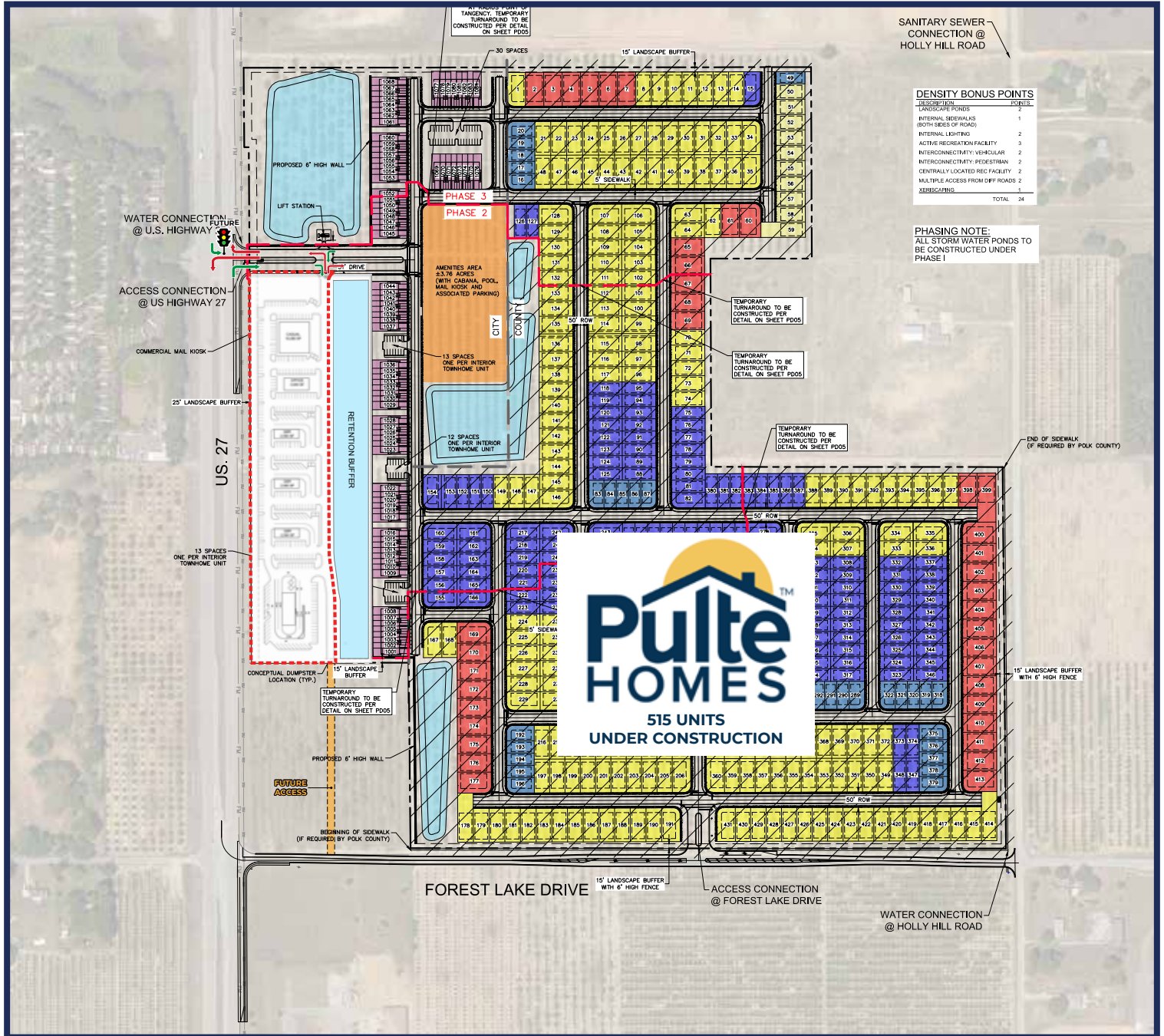


Disclaimer: While Broad Reach Retail Partners, LLC and its affiliates believe the information contained herein to be true and accurate, they make no claims or warranties. Any prospective tenant should conduct thorough, independent due diligence.

For Information, contact:
Eric Penney, epenney@broadreachretail.com, 267.408.9898
Dave Rogers, drogers@broadreachretail.com, 443.473.2337



Site Plan



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