



KEY FEATURES

- Located 1 mile east of Champions Gate at the I-4 and 532 EXIT (Osceola Polk Line Rd.) in Davenport Florida
- 40-acre mixed use development including; Luxury Apartments, Town Homes, Retail and first class Restaurants
- Positioned at the main entrance to Reunion Golf resort with signalized direct access to over 6,000 weekly vacation villas
- 15 minute drive to Disney World and Orlando's major tourist attractions
- Close to over ten thousand weekly vacation rental villas and hotel rooms with 50,000 tourist shoppers and diners weekly

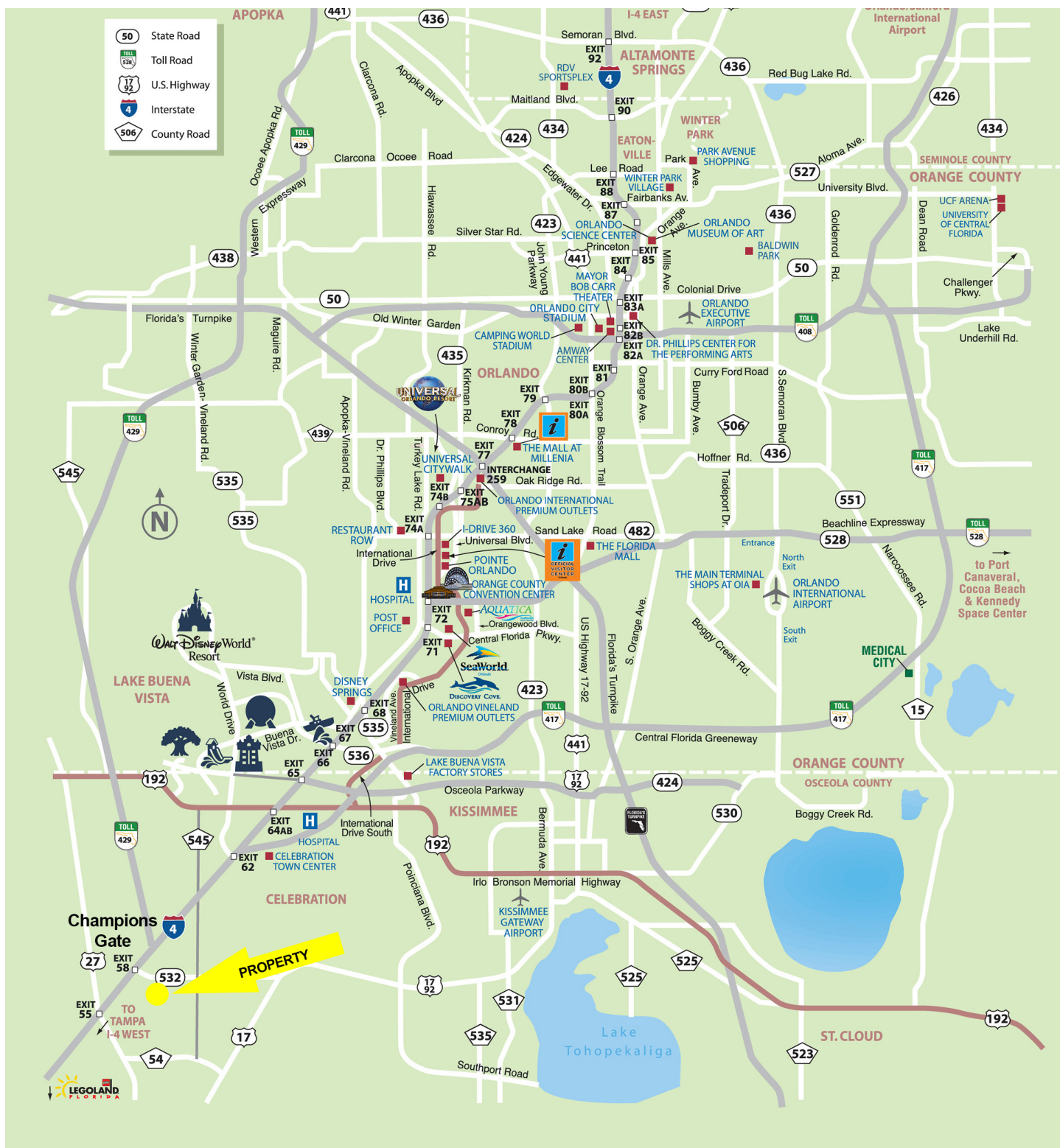
Demographics	1 Mile	3 Miles	5 Miles
2023 Population	6,638	26,357	71,891
2023 Avg. HH Income	\$82,427	\$92,992	\$102,205
2023 Businesses	199	736	1,664

40,000 AADT



Location	Tract Size	Unit Size	Status
Retail A*	0.89±	3,600SF±	Jack in the Box
Retail B1	1.01±	3,150SF±	Pacific Dental
Retail B2		2,460SF±	Chipotle
Retail C1	1.65±	1,400SF±	Cold Stone Creamery
Retail C2		2,100SF±	Noir Nail Bar
Retail C3		4,900SF±	Keke's
Retail C4		2,100SF±	Wine & Spirits
Retail D	1.37±	6,800SF±	Slim Chickens
Retail E	1.89±	7,500SF±	Texas Roadhouse
Retail F1	1.7±	3,150SF±	Mikado Japanese Restaurant
Retail F2		1,297SF±	Smoothie King
Retail F3		1,400SF±	Jett Pizza
Retail F4		1,400SF±	AVAILABLE
Retail F5		2,416SF±	Panda Express





Hipes Consulting
& Brokerage LLC



FOR LEASE

RAFINA

**An Upscale Retail, Restaurant & Residential Development
40.36± ACRES on Osceola Polk Line Road**

