Hartford Terrace Pad Sites

Broad Reach
RETAIL PARTNERS LLC

10± Acres For Development
Under Construction: New Full-Access Traffic Signal

28˚10’25.97” N, 81˚38’22.74” W • Davenport/Haines City, Florida 33837

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

Property Overview

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RETAIL PARTNERS LLC

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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
- Built-to-suit or ground lease opportunities
- Zoning allows for retail, restaurants, QSR, office, fitness, and medical
- Custom-sized parcels subdivided according to inline, endcap, pad, and anchor opportunities
- 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

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Retail Trade Area

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High visibility, with traffic counts of 73,694 AADT on US Highway 27

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Residential Growth

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Explosive growth in Polk County, one of the fastest-growing counties in the country

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Site Plan

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Facing Northeast

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Brokers Protected: Built-to-suit or ground lease opportunities available for tenants

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