



SWC OF HWY 27 & 17-92, HAINES CITY, FL 33844

# CROSSROAD VILLAGE CENTER

**UP TO 25,000 SF AND 4 ACRES OF PAD SITES AVAILABLE FOR LEASE**



PROPERTY  
DETAILS

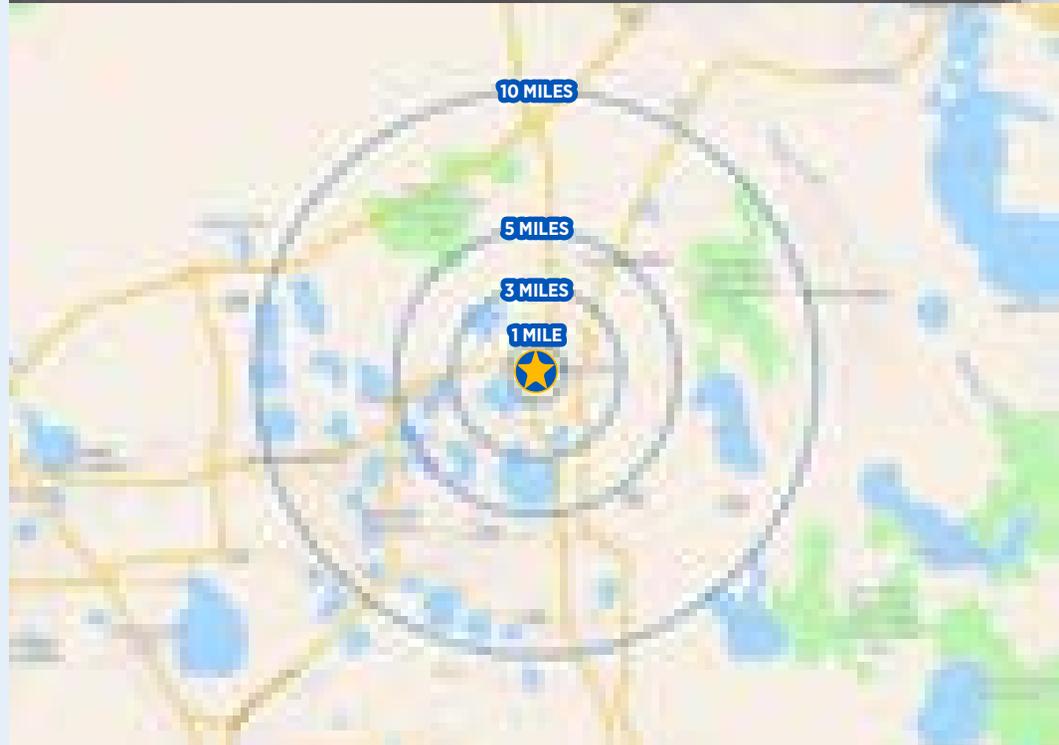
PROPERTY HIGHLIGHTS

- 400,000± SF future Target-anchored power center within a 120-acre mixed-use development at the SW corner of Hwy 27 & US 17-92.
- Project includes up to 760 planned residential units and a 120-key hotel.
- Junior anchors, shop space, and outparcels available for lease
- Signalized access on US Hwy 27 & US Hwy 17-92.
- Area retailers include Walmart Supercenter, Lowe’s Home Improvement, Publix, Bealls Outlet, ALDI, and Harbor Freight.
- Located in rapidly growing Northeast Polk County with nearly 50,000 new residential units (occupied, under construction, or planned) within a 10-mile radius.
- Estimated delivery: Q1 2027.
- **Strong traffic counts:**  
US Hwy 27 - 59,000 AADT  
US Hwy 17-92 - 37,000 AADT.



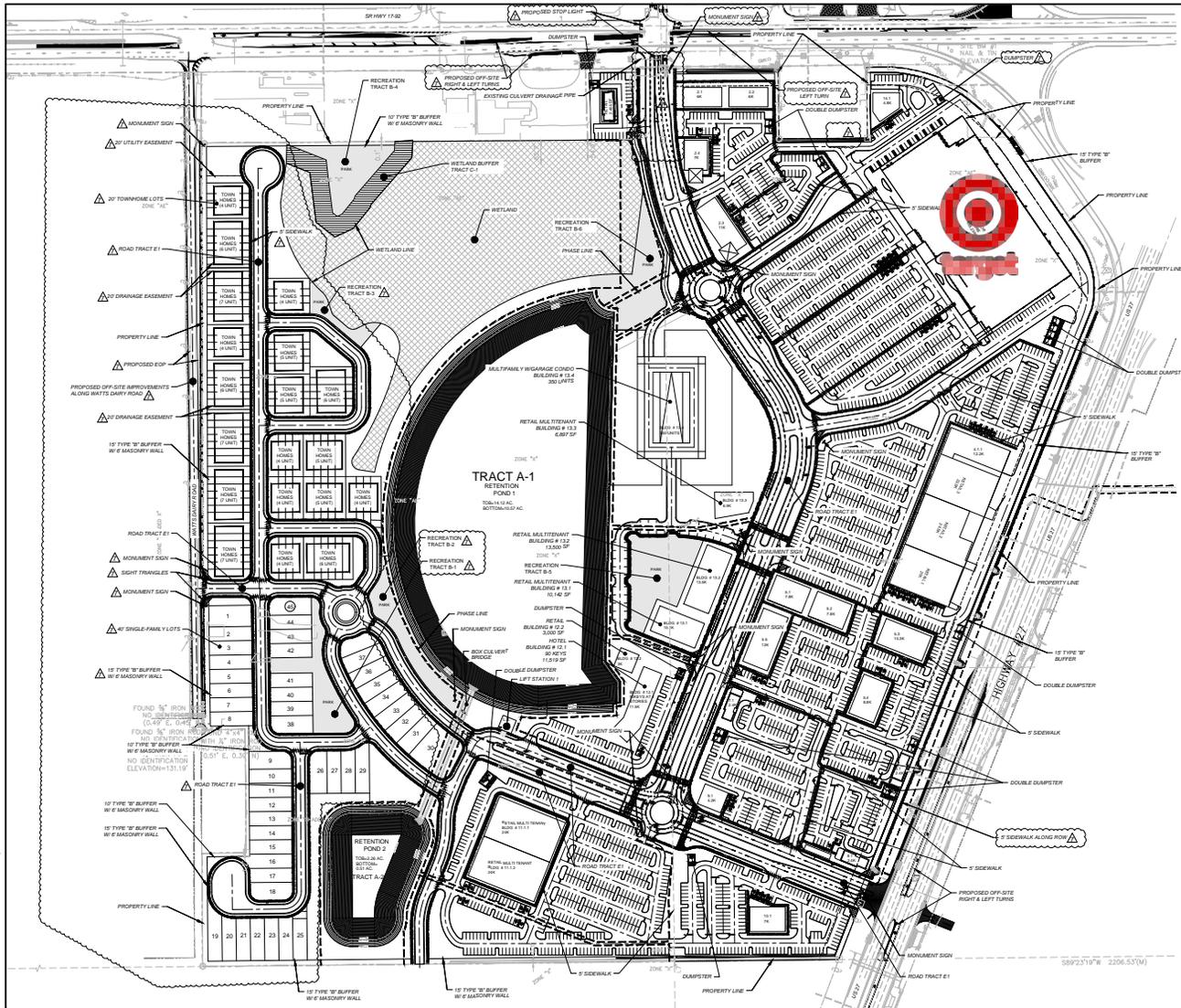
DEMOGRAPHICS

|                           | 1 MILE   | 3 MILE   | 5 MILE   | 10 MILE  |
|---------------------------|----------|----------|----------|----------|
| <b>POPULATION</b>         | 4,194    | 41,584   | 80,332   | 265,384  |
| <b>DAYTIME POPULATION</b> | 3,693    | 36,468   | 69,325   | 268,404  |
| <b>MEDIAN HH INCOME</b>   | \$47,330 | \$53,784 | \$57,898 | \$61,166 |
| <b>TOTAL HOUSEHOLDS</b>   | 1,588    | 15,338   | 28,575   | 98,923   |



SOURCE: ESRI 2024

MASTER PLAN

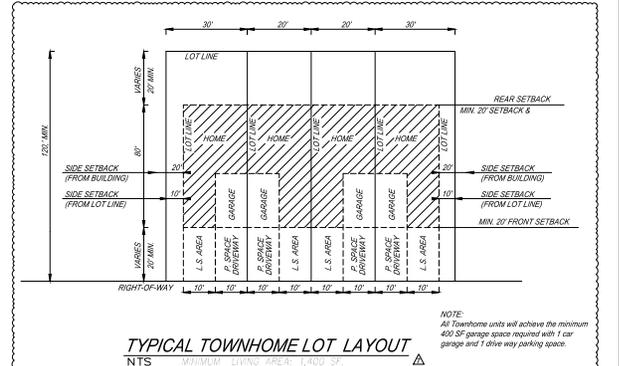
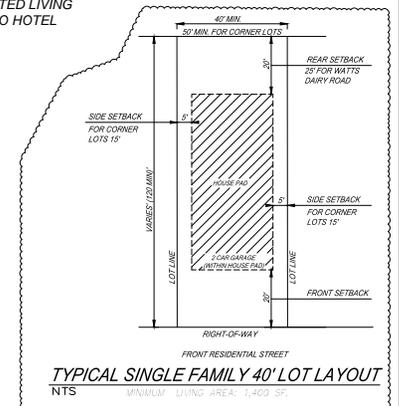
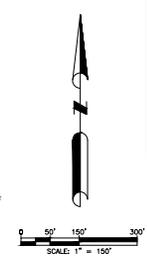


AMENITIES / OPEN SPACES / PONDS/WETLAND BUFFER

| TRACT | AMENITY  | OPEN SPACE | POND      |
|-------|----------|------------|-----------|
| A-1   |          |            | 14.12 AC. |
| A-2   |          |            | 2.26 AC.  |
| B-1   | 0.42 AC. |            |           |
| B-2   | 0.61 AC. |            |           |
| B-3   | 0.36 AC. |            |           |
| B-4   | 0.56 AC. |            |           |
| B-5   | 0.85 AC. |            |           |
| B-6   | 0.89 AC. |            |           |
| C-1   |          | 16.25 AC.  |           |
| TOTAL | 3.69 AC. | 16.25 AC.  | 16.38 AC. |

ADDITIONAL EXISTING APPROVED USES

- TOWNHOMES / SINGLE FAMILY
- ASSISTED LIVING
- CONDO HOTEL



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**DAVE SCHMITT ENGINEERING, INC.**  
12301 Lake Underhill Road Suite 241  
ORLANDO, FL 32828  
407-207-9088 FAX 407-207-9089  
Certification of Authorization #27471

**CONTRACTOR'S-BUILDERS'**  
I hereby state that these "As-Built" were furnished to me by the contractor listed below, I or an employee under my direct supervision have reviewed these "As-Built" and believe them to be in compliance with my knowledge of what was actually constructed. This statement is based upon my observation of the construction.  
Contractor: \_\_\_\_\_ Engineer: \_\_\_\_\_  
Not valid without the signature and the original raised seal of a Florida Registered Engineer.

| DATE       |  | BY | DESCRIPTION    | REVISIONS  |    | DATE         | BY | DESCRIPTION |
|------------|--|----|----------------|------------|----|--------------|----|-------------|
|            |  |    |                | 10-11-2021 | BC | REV PER CITY |    |             |
|            |  |    |                | 08-30-2021 | BC | REV PER CITY |    |             |
|            |  |    |                | 08-03-2021 | BC | REV PER CITY |    |             |
|            |  |    |                | 30-06-2021 | BC | REV PER CITY |    |             |
|            |  |    |                | 24-05-2021 | BC | REV PER CITY |    |             |
| 01-14-2025 |  | BC | REV PER CLIENT |            |    |              |    |             |
| 10-01-2024 |  | DM | REV PER CITY   |            |    |              |    |             |

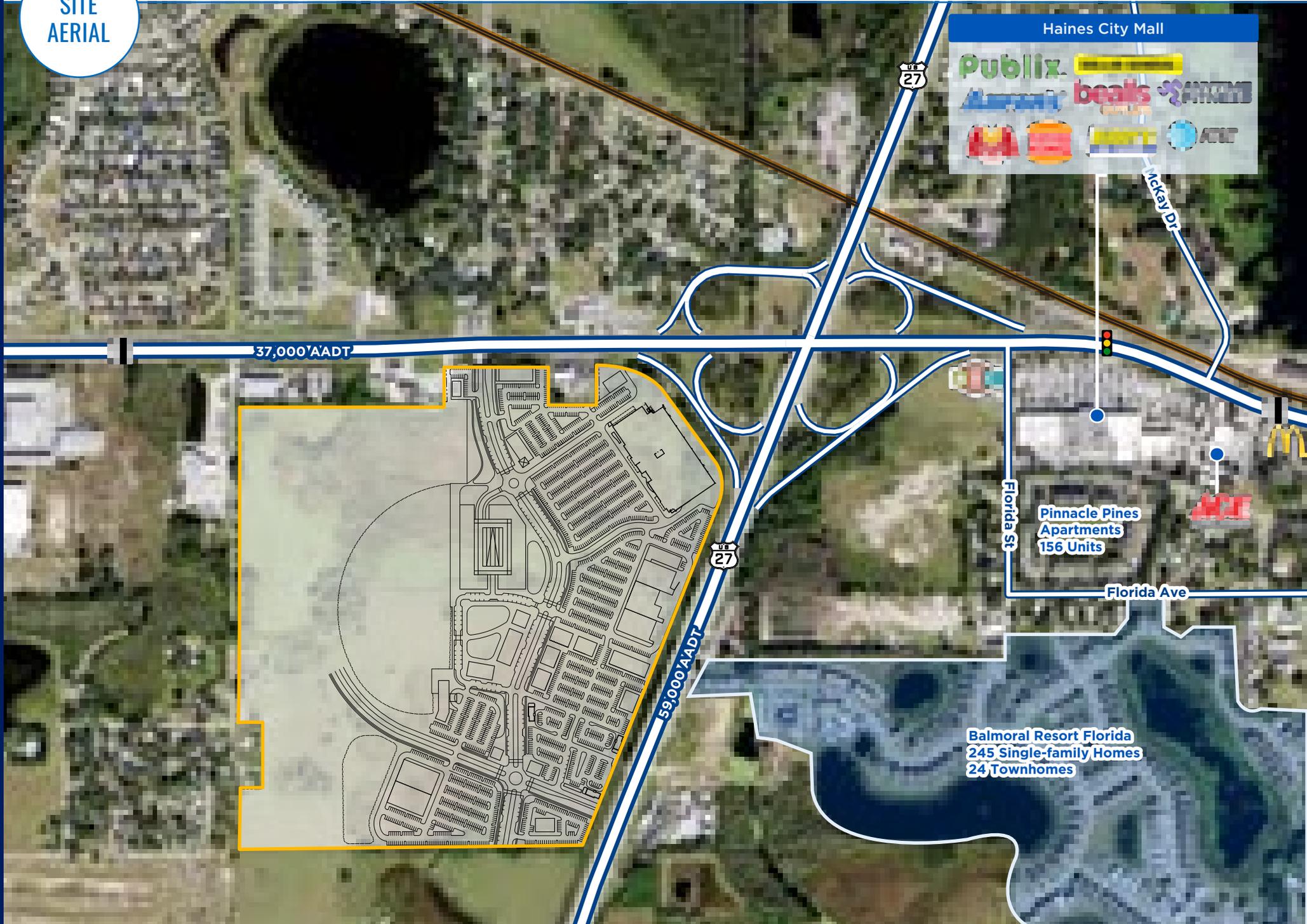
DAVE M. SCHMITT  
FLORIDA REG. NUMBER  
48274

**MASTER PLAN 1**  
CROSSROADS VILLAGE CENTER  
HAINES CITY, FLORIDA

DATE: FEB 2021  
PROJECT NO.: BMG-1  
DRAWN BY: BC  
CHECKED BY: DMS  
SCALE: 1"=150'  
SHEET: 3 OF 21



SITE  
AERIAL



Haines City Mall



37,000 AADT

US 27

59,000 AADT

Florida St

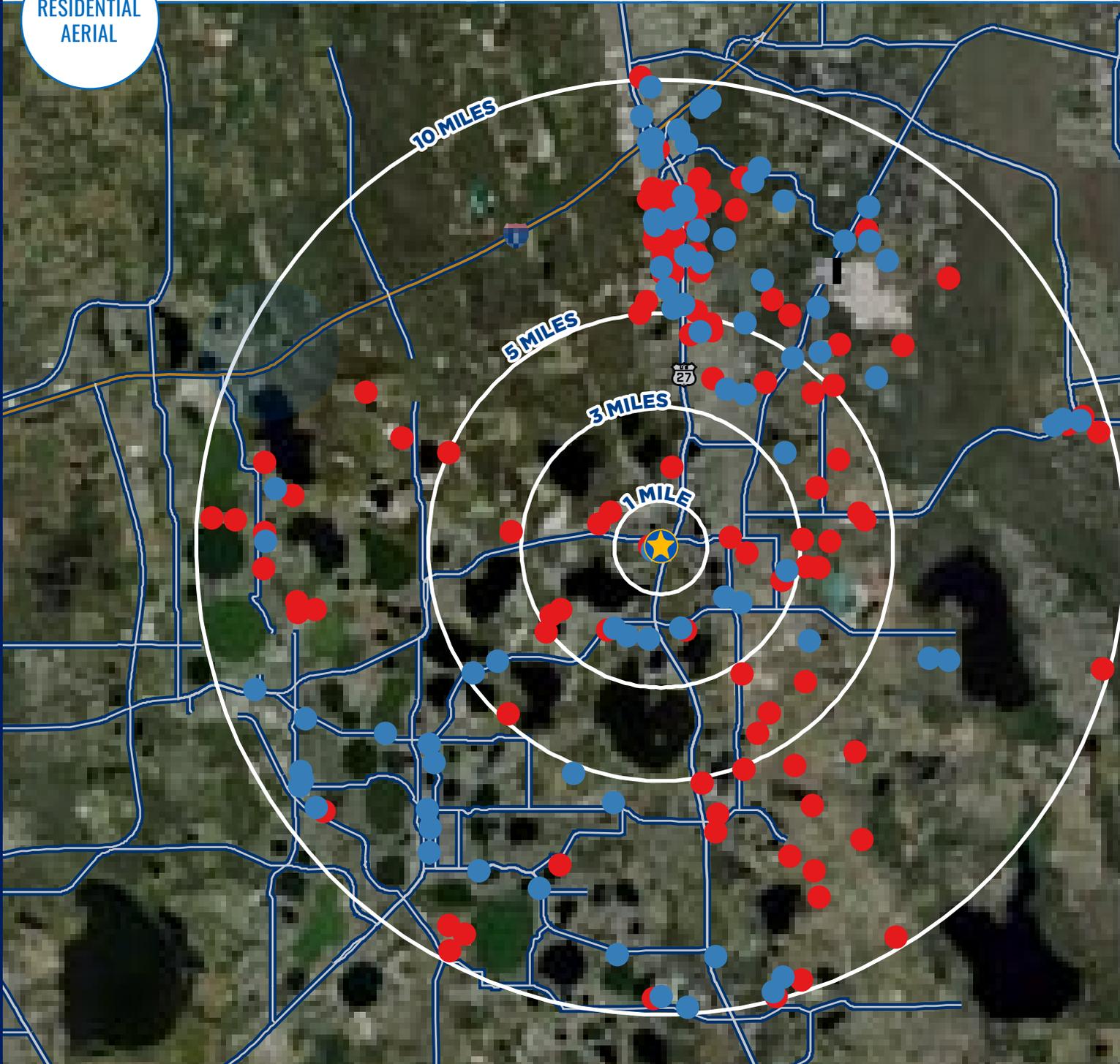
Pinnacle Pines  
Apartments  
156 Units

Florida Ave

Balmoral Resort Florida  
245 Single-family Homes  
24 Townhomes



RESIDENTIAL  
AERIAL



| Residential Development  |               |
|--------------------------|---------------|
| <b>Single Family</b>     |               |
| Built (Last 12 Months)   | 1,109         |
| Under Construction       | 15,274        |
| Planning                 | 11,923        |
| <b>Total</b>             | <b>28,306</b> |
| <b>Multi-Family</b>      |               |
| Built (Last 12 Months)   | 2,361         |
| Under Construction       | 5,828         |
| Planning                 | 12,086        |
| <b>Totals</b>            | <b>20,275</b> |
| <b>Total Residential</b> | <b>48,581</b> |

| Total Residential New Growth |        |        |        |
|------------------------------|--------|--------|--------|
| Miles                        | SF     | MF     | All    |
| 1                            | 112    | -      | 112    |
| 3                            | 2,675  | 1,530  | 4,205  |
| 5                            | 8,875  | 2,859  | 11,734 |
| 10                           | 28,306 | 20,275 | 48,581 |

SEC OF HWY 27 & 17-92, HAINES CITY, FL 33844

# CROSSROAD VILLAGE CENTER

**1,250 - UP TO 25,000 SF AND 4 ACRES OF PAD SITES  
AVAILABLE FOR LEASE**

**GAVIN WALSH**

407.919.6970

GWALSH@ATLANTICRETAIL.COM



**ORLANDO**

1180 SOLANA AVENUE  
WINTER PARK FL, 32789  
407.919.6575

**WWW.ATLANTICRETAIL.COM**

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RESOURCES**  **CHAINLINKS**  
RETAIL ADVISORS