



DAVENPORT, FL

POSNER COMMONS

22,133 SF EXISTING SPACE & 6 ACRES OF FUTURE PAD SITES AVAILABLE FOR LEASE



ORION
REAL ESTATE GROUP

Atlantic
RETAIL

PROJECT DETAILS

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PROPERTY HIGHLIGHTS

- 598,427 SF regional power center located SW of Orlando, FL
- Dominant regional interchange with 158,000 VPD
- Frontage on I-4 & US 27
- Signalized access
- Anchors include Target, JCPenney, Dicks Sporting Goods, Ross, Michaels, Best Buy, Cinepolis
- Area Retailers include BJ's Warehouse, Publix, Marshalls, Home Goods, Burlington, EOS Fitness, Rack Room, Chick-Fil-A, Culvers, Panera and First Watch
- Approximately 1,000,000 SF of existing retail and 1,100 + existing/planned multifamily units within the Posner Park master planned community
- Serves growing Champions Gate, Poinciana & Winter Haven markets as well as Orlando tourist nodes
- 55,000 single family and multi-family units built, under construction and planned within a 10 mile radius
- Lodging within 10 miles: 38,730 units (8,962 condos, 11,873 dwelling, 17,895 hotel/motel)
- 1,400 - 20,000 SF available
- Excellent hotel opportunity
- Outparcels available
- GPS Trade Area Population: 289,018
- Placer.ai 12 Months:
 - Visits: 4,300,000
 - Visitors: 974,800

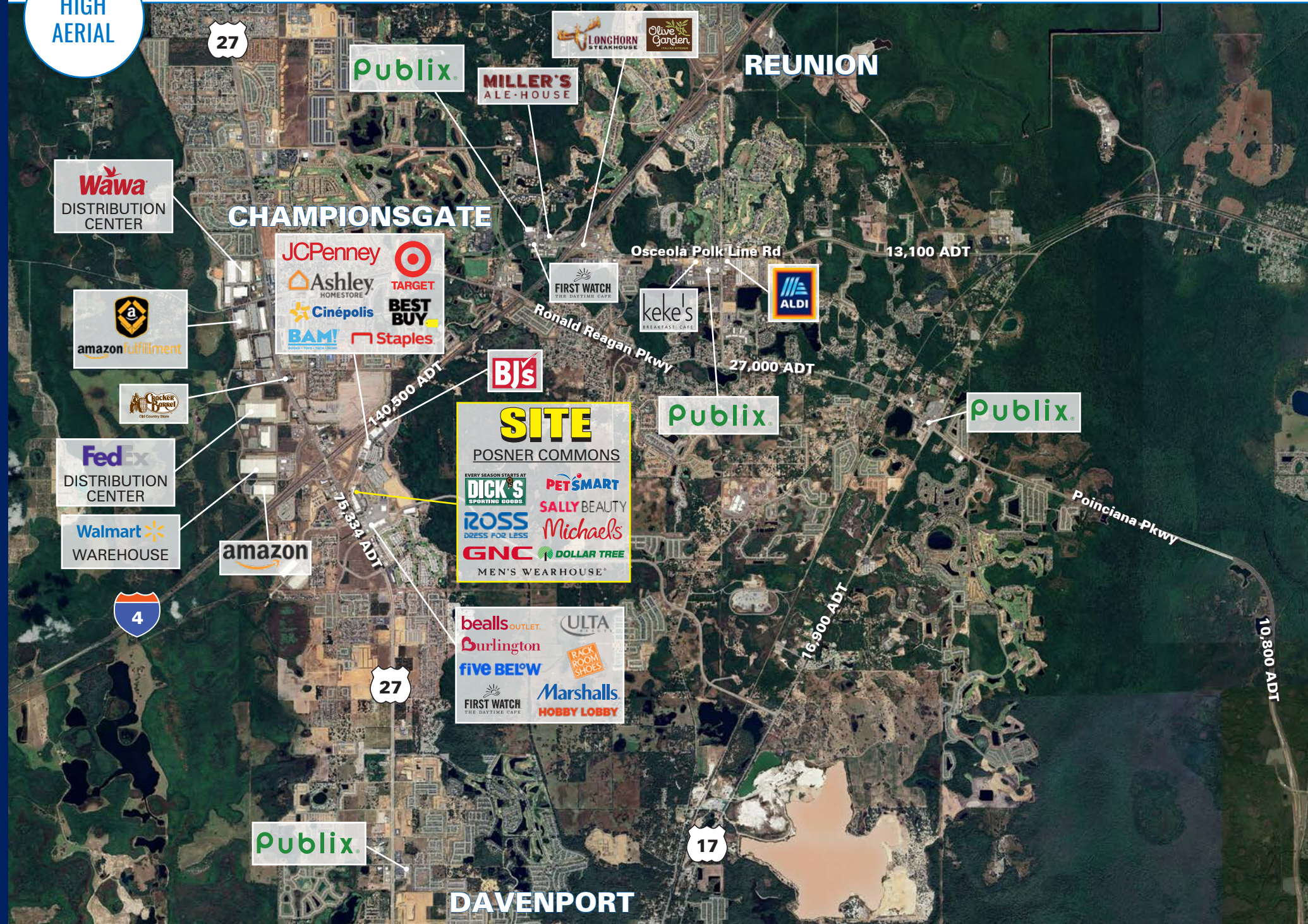
DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
 POPULATION	6,535	28,009	77,793
 DAYTIME POPULATION	1,507	8,375	18,146
 MEDIAN HH INCOME	\$83,413	\$77,049	\$77,858



HIGH
AERIAL

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AERIAL



WAFFLE HOUSE



Denny's



Staples

FUTURE DEVELOPMENT
6 ACRES

Bob Evans

Wawa

Chick-fil-A



DUNKIN' DONUTS

El Torque



verizon



BJ's

BEST BUY
JCPenney



SITE
POSNER COMMONS

SPRINGS AT POSNER PARK
288 APARTMENT UNITS

APEX POSNER PARK
315 APARTMENT UNITS



TWISTEE TREAT
America's Favorite Real Ice Cream

FIVE GUYS
BURGERS and FRIES

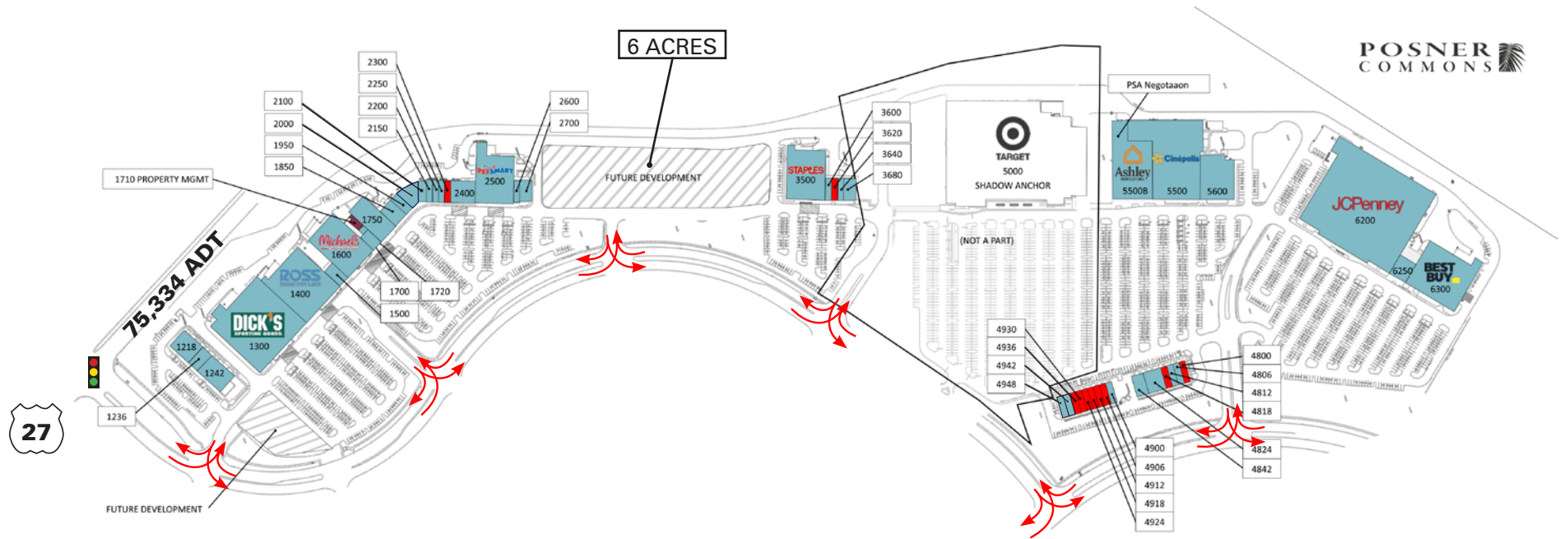


HOBBY LOBBY



SITE PLAN

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POSNER
COMMONS

Unit	Tenant	SF
1218	Mattress Firm	5,600
1236	Optical Outlet	2,800
1242	Ale House	7,000
1300	Dick's Sporting Goods	49,697
1400	Ross	29,822
1500	Bath & Body Works	2,800
1600	Michaels	21,180
1700	Kay Jewelers	2,382
1710	Property Management Office	-
1720	Bath & Body Works Storage	400
1750	Dollar Tree	10,000
1850	Cici's Pizza	4,200
1950	Sally Beauty	1,400
2000	Men's Warehouse	5,196
2100	Crumbi	1,400
2150	GNC	1,400
2200	Honey's Bee Bee Que	1,264

Unit	Tenant	SF
2250	Spoon & Sprinkles	1,400
2300	Available	1,400
2400	Cato	4,211
2500	Petsmart	20,087
2600	Sport Clips	1,340
2700	Dos Panza	2,800
3500	Staples	20,332
3600	The Four Games	1,400
3620	Available	1,400
3640	Sky Massage	1,400
3680	Valentin Dental	2,985
4800	Available	1,400
4806	Elite Spa & Nails	1,400
4812	Fortuna Bakery	1,400
4818	Available	1,400
4824	Integrative Physical Therapy	4,200
4842	Flower Power	2,937

Unit	Tenant	SF
4900	Edward Jones	1,400
4906	Available	1,400
4912	Available	1,400
4918	Available	1,400
4924	Available	1,400
4930	Available	1,400
4936	Available	1,400
4942	Partners! Credit Union	1,400
4948	Partners! Credit Union	1,537
5000	Target	NOT A PART
5500B	Ashley Furniture	28,777
5500	Cinepolis Theatre	45,000
5600	Books-A-Million	15,500
6200	JCPenney	103,480
6250	Gracie Barra Jiu Jitsu	6,064
6300	Best Buy	30,552
TOTAL		460,193

POSNER COMMONS

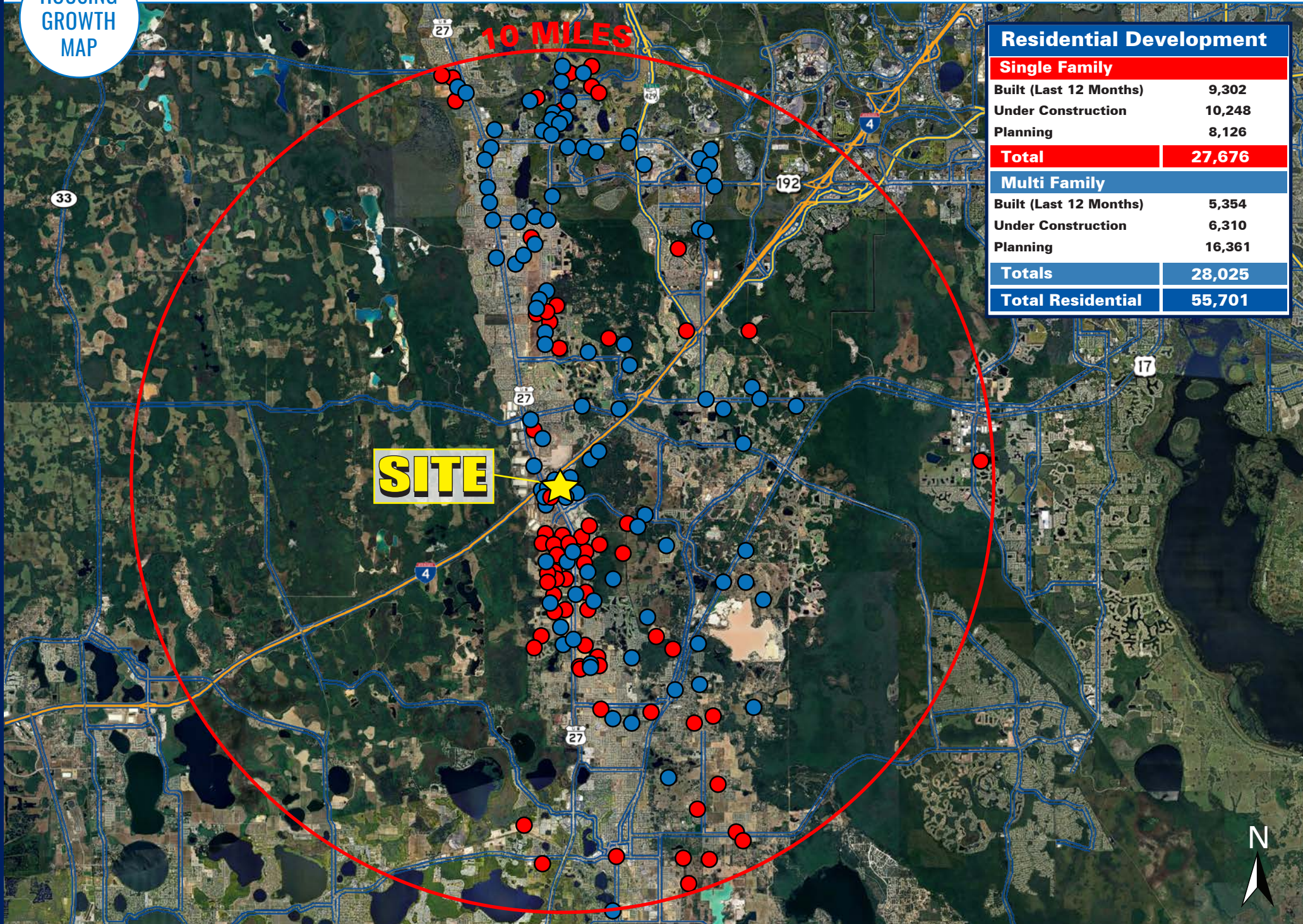
LEASING PLAN — 1.2.2025

LEASED
AVAILABLE
MGMT OFFICE



HOUSING GROWTH MAP

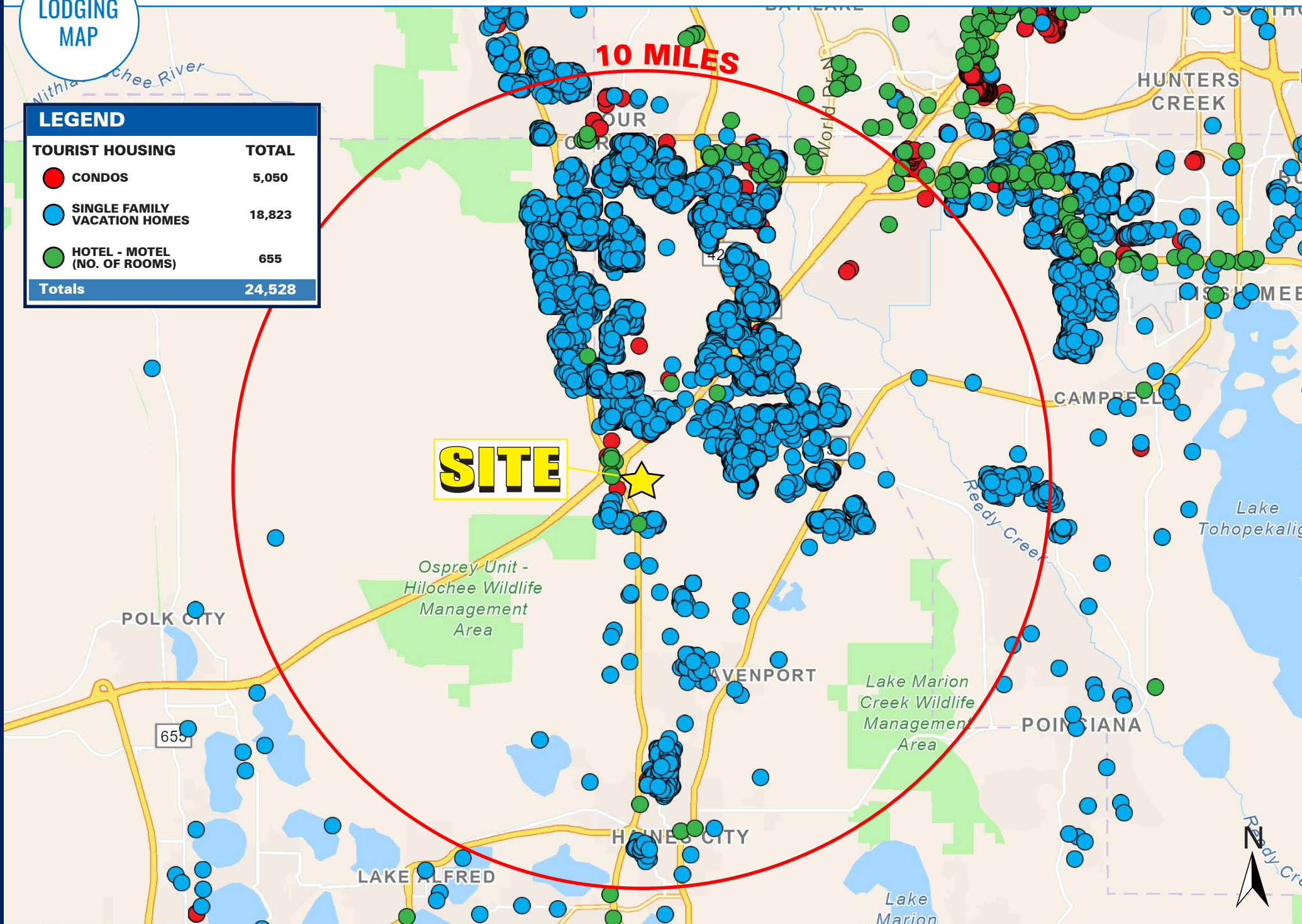
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LODGING MAP

LEGEND

TOURIST HOUSING	TOTAL
● CONDOS	5,050
● SINGLE FAMILY VACATION HOMES	18,823
● HOTEL - MOTEL (NO. OF ROOMS)	655
Totals	24,528





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