



Publix #1431 - Water Tower Shoppes
 6070 W Irlo Bronson Memorial Highway/US 192
 Celebration, FL 34747
 Lat 28.331, Long -81.526

DEMOGRAPHICS

	3-Mile Radius	5-Mile Radius	7-Mile Radius
2018 Population	22,715	55,996	143,578
2023 Population	27,080	68,235	170,581
2018 Average HH Income	\$97,228	\$83,634	\$75,837

PROPERTY HIGHLIGHTS

- Orlando-Kissimmee MSA, Osceola County
- Located at the entrance to the 49,000-acres master planned community developed by the Walt Disney Company, 10,000 + residents and 4,300 homes
- Strong community presence with close proximity to Walt Disney World and other top theme parks
- Orlando welcomes approximately 60 million visitors and sets the all time record for a US destination
- LifeMode Group: Upscale Avenues – Urban Chic residents who are professionals that live a sophisticated, exclusive lifestyle
- 36K hotel keys and 10K timeshares within 5 miles
- Located on US-192 (56,000 CPD), just off of I-4 (128,000 CPD)
- Digital pylon signage available
- Combined Traffic Counts (2018): 90,200 CPD



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SITE PLAN



STE	TENANT	SIZE
A	Goodyear Pep Boys Auto Service	6,716
B-1-2-3	AVAILABLE (60 x 70)	4,200
B-4	Veterinary Hospital of Celebration	1,400
B-5	Celebration Crossfit Gym	1,424
B-6	Allstate Insurance	1,400
B-7	Tropical Smoothie Cafe	1,400
B-8	The UPS Store	1,400
C	Orlando Physician Associates	5,660
D	Regions Bank	3,820
E-1	Celebration Hardware Company	1,875

E-2	Serendipity Dance Studio	1,500
E 3-4	Carpet One	3,730
E5	Orange Theory Fitness	2,550
F-1	Lee Spa & Nails	1,700
F-2	Little Greek Restaurant	1,700
F-3	Toni Michaels Salon	1,700
F-4	GNC	1,700
F-5	Mulligan's Pub and Restaurant	1,700
F-6	Le China Chinese Restaurant	1,700
G-1	Publix Supermarket	49,098
G-2	Publix Liquors	1,400

J-1	Best Cleaners	1,600
J-2	Cold Stone Creamery	1,600
J-3	Evolve Bicycles	1,619
K	Exxon Mobil Oil/7-Eleven	4,000
L	Chick-Fil-A	4,197
N	Joe's Crab Shack	7,000
O	SunTrust Banks, Inc.	2,300
TOTAL		120,089

AVAILABLE NOT OWNED

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