



Publix #1686 - Publix at Loughman Crossing

6075 U.S. Hwy 17-92 N

Davenport, FL 33896

Lat 28.237, Long -81.559

PROPERTY HIGHLIGHTS

- Publix Opened October 2019!
- Orlando/Kissimmee MSA
- Exploding Growth with Numerous New Residential & Vacation Home Communities Within Trade Area
- 20 Minute Drive to Disney and Other Theme Parks
- Ranked Forbes 2nd Fastest Growing MSA in the US
- Poinciana Parkway is the Main Corridor to Enter I-4. Poinciana Pkwy turns into Ronald Reagan Pkwy
- Multiple Points of Access
- Endcap Available/Pylon Signage
- Parking Ratio: 5/1,000

DEMOGRAPHICS

	2-Mile Radius	3-Mile Radius	5-Mile Radius
2019 Population	6,255	13,486	30,217
2024 Population	7,250	15,852	35,551
2019 Average HH Income	\$71,689	\$78,106	\$79,561
2019 Median HH Income	\$58,087	\$57,848	\$58,872

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Leasing Contact:

Tracy Worrell

407.581.6219

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SITE PLAN

STE	TENANT	SIZE
ANC	Publix	48,387
6035	AVAILABLE (40x70)	2,800
A-1/A-2		
6043 A-3	AVAILABLE (20x70)	1,400
6047 A-4	AVAILABLE (20x70)	1,400
6051 A-5	AVAILABLE (20x70)	1,400
6055 A-6	AVAILABLE (20x70)	1,400
6059 A-7	AVAILABLE (20x70)	1,400
6063 A-8	Super Kids Karate	1,400
6067	Encore Nails	2,800
A-9/10		
6079 B-11	Publix Liquors	1,400
6083 B-12	AT&T	1,750
6087 B-13	Erlyn's Taxes	1,050
6091 B-14	AVAILABLE	1,225
6095 B-15	Great Clips	1,225
6099 B-16	AVAILABLE (20x70)	1,400
6103 B-17	Pizza Take Out	1,400
6107	Lin Garden Chinese and Thai Restaurant	2,800
B-18/19		
OP1	AVAILABLE	1.58 ac
OP2	AVAILABLE	0.86 ac
OP3	7-11	1.33 ac
OP4	Heartland Dental	1.10 ac
OP5	Burger King	1.18 ac
TOTAL		74,637



For Outparcel Inquiries, Please
Contact Halvorsen 561-367-9200



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AREA RESIDENTIAL STATUS:



- Adjacent Fox Run to Develop 250 Units
- Developments Northwest of Site include: Village at Town Center, Tanglewood, Lake Wilson Preserve and Sandy Ridge - 903 Units Complete
- Nearby Schools Include Davenport School of the Arts (Grades K-6) and an Adjacent New High School Construction
- Astonia Community Homes to Commence Construction of 1,000 Homes Q1 2020, 3 miles Southwest of Site
- Providence Phase II 2,000+ Units to be Completed Q4 2020
- Providence Phase I 1,500+ Units Completed:
 - Heritage Green - 133 Units Complete
 - Chelsea Woods - 86 Units Complete
- Lakeside Villas - 127 Units Complete
- Drayton Woods - 41 Units Complete
- Drayton Woods Phase II - 110 Units Complete
- Lexington Greens - 123 Units Complete
- Preston Woods - 305 Units Complete
- Crofton Springs - 52 Units Complete
- Victoria Woods - 70 Units Complete
- Cortland Woods - 134 Units Complete
- Rosemont Woods - 57 Units Complete
- Sherbrook Springs - 56 Units Complete
- Golf Club Villas/Fairway Villas - 97 Units Complete
- Grantham Springs - 48 Units Complete
- Sereno - 348 Units Complete
- Tivoli Reserve - 195 to be Completed
- New MF - 527 to be Completed

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Loughman Crossing

Residential Status Report



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Residential Status Report US 17-92 CR 54

Map #	Name	Development Commencement Date	Buildout # of Units	Current # of Units	# of Units Under Construction	Typical Package Price	Contact Name & Phone
1	PROVIDENCE	PHASE 1	2069	1,439	24		(863) 427-7579
	Heritage Greens		172	133	6	\$400k and up	ABD Developers
	Chelsea Woods		86	86	4	\$400K-\$600K	ABD Developers
	Lakeside Villas		127	127	0	\$260K-\$320K	ABD Developers
	Drayton Woods		41	41	0	\$260K-\$300k	D.R. Horton (863) 588-3201
	Drayton Woods Phase 2		110	110	0	\$260K-\$300k	Richmond American
	Lexington Greens		123	123	0	\$225K and up	Meritage
	Preston Woods		346	305	4	\$250K-\$400K	Lennar
	Crofton Springs		63	52	4	\$290K-\$380K	Park Square
	Victoria Woods		70	70	0	\$450K	Park Square / Centempo (863) 424-0219
	Cortland Woods		134	134	0	\$250k and up	Lennar
	Rosemont Woods		57	57	0	\$325K-\$355K	Park Square / Centempo
	Sherbrook Springs		68	56	6	\$295K-\$350K	ABD Developers
	Fairway Villas		97	97	0	\$300k and up	Emerald Homes (407) 921-0388
	Grantham Springs		48	48	0	\$223K-\$345K	Lennar
	Unnamed ABD Developers		TBD	TBD	0	TBD	ABD Developers
	New MF		527	0	0		
1a	PROVIDENCE	PHASE 2	2700	0	0		
2	AVIANA	2005	370	370	0	\$390k and up	Park Square
3	WATERSONG	2005	172	172	0	\$329k and up	Park Square
4	SERENO	2006	390	348	9	\$350K	Lexon Homes
5	SANDY RIDGE	2004	365	365	0	\$250K-\$350K	DR Horton Homes
6	VILLAGE AT TOWN CENTER	2003	240	240	0	Rental	DR Horton Homes
7	WILDFLOWER RIDGE	2005	92	92	0	\$180k	Summerpark 407-936-1150
8	ALDEA RESERVE	2005	154	154	0	\$180k	Royal Oak
9	LAKE WILSON PRESERVE	2007	91	91	0	\$350k	(407) 393-5444
10	SOLTERRA	2007	1,044	565	19	\$200k-\$500k	866-440-8012
11	FOX RUN	2007	250	0	0		Larry Jordan 1/2 mf 1/2 sf
12	WILLIAMS PRESERVE	2016	469	211	10	\$199k-\$300k	Maronda Homes
13	TIVOLI RESERVE	2017	195	0	0		Avatar
14	GREENFIELD VILLAGE	2017	383	129	12		Royal Oak Homes
15	WILLIAMS GROVE	2018	400	0	0	TBD	Hanover
16	TANGLEWOOD	2017	87	87	0		DR Horton Homes
16a	TANGLEWOOD PHASE II	2018	TBD	TBD	0	TBD	DR Horton Homes
			9088	4,263	76		

4,263 X PPH 3.12 13300

Trade Area 2010 Census Population 6,457

Total current population 19,757

*A portion of Poiciana will be part of the trade area via the CR 54 extention.

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