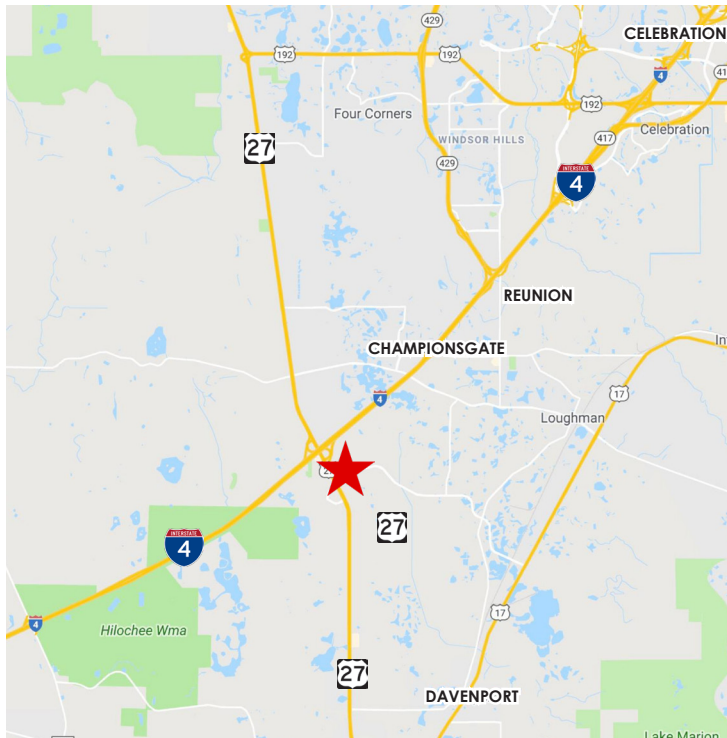


NEW POWER CENTER- POSNER VILLAGE

Interstate 4 & US Hwy 27, Davenport FL 33837



- Located at SEQ I-4 & US 27 along high traffic tourism corridor
- Distribution/Office Hub for ±6 million SF
- Signalized entry, excellent visibility, and 4 access points
- Caters to established & growing residential communities- Reunion, Poinciana, Festival, ChampionsGate, Providence & Ridgewood Lakes
- Across from Posner Commons- 650K SF GLA
- Phase I delivers Q3 2019- Future Phase available
- Strong Traffic: I-4 Eastbound 110,500 AADT
US 27 South 52,535 AADT

DEMOGRAPHICS

POPULATION	AVG HH INCOME	DAYTIME POP
5 MI 32,322	5 MI \$64,702	5 MI 27,003
10 MI 130,501	10 MI \$63,799	10 MI 117,299
15 MI 382,363	15 MI \$61,721	15 MI 187,087



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Cell (321) 303-0884

LIC. REAL ESTATE BROKER

PROPOSED TENANTS - POSNER VILLAGE



AVAILABLE

Outparcel 1 - Multi-Tenant	4,200 SF
Outparcel 2	1.00 AC
Outparcel 3	1.10 AC
Outparcel 6	1.73 AC

AT LOI / LEASE

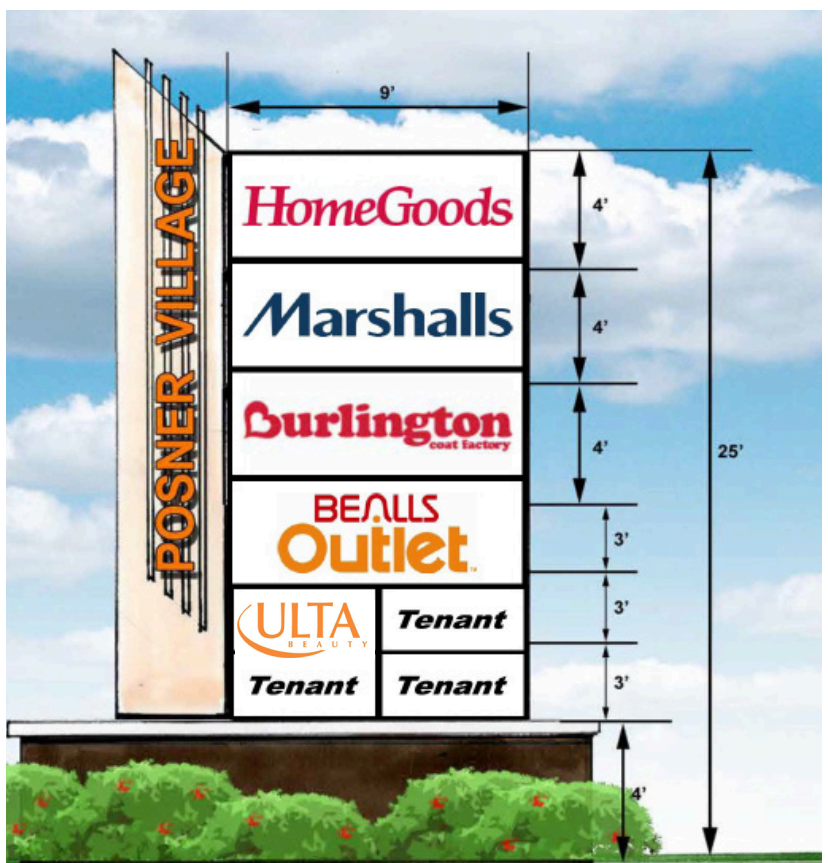
Outparcel 1 Endcap	3,200 SF
Outparcel 5	1.00 AC
Inline Endcap	2,400 SF

PHASE II - FUTURE DEV.

Future Retail	40,000 SF
Future Retail	61,000 SF
Future Pet Store	12,500 SF
Future Grocery	25,000 SF

PROPOSED TENANT LEGEND

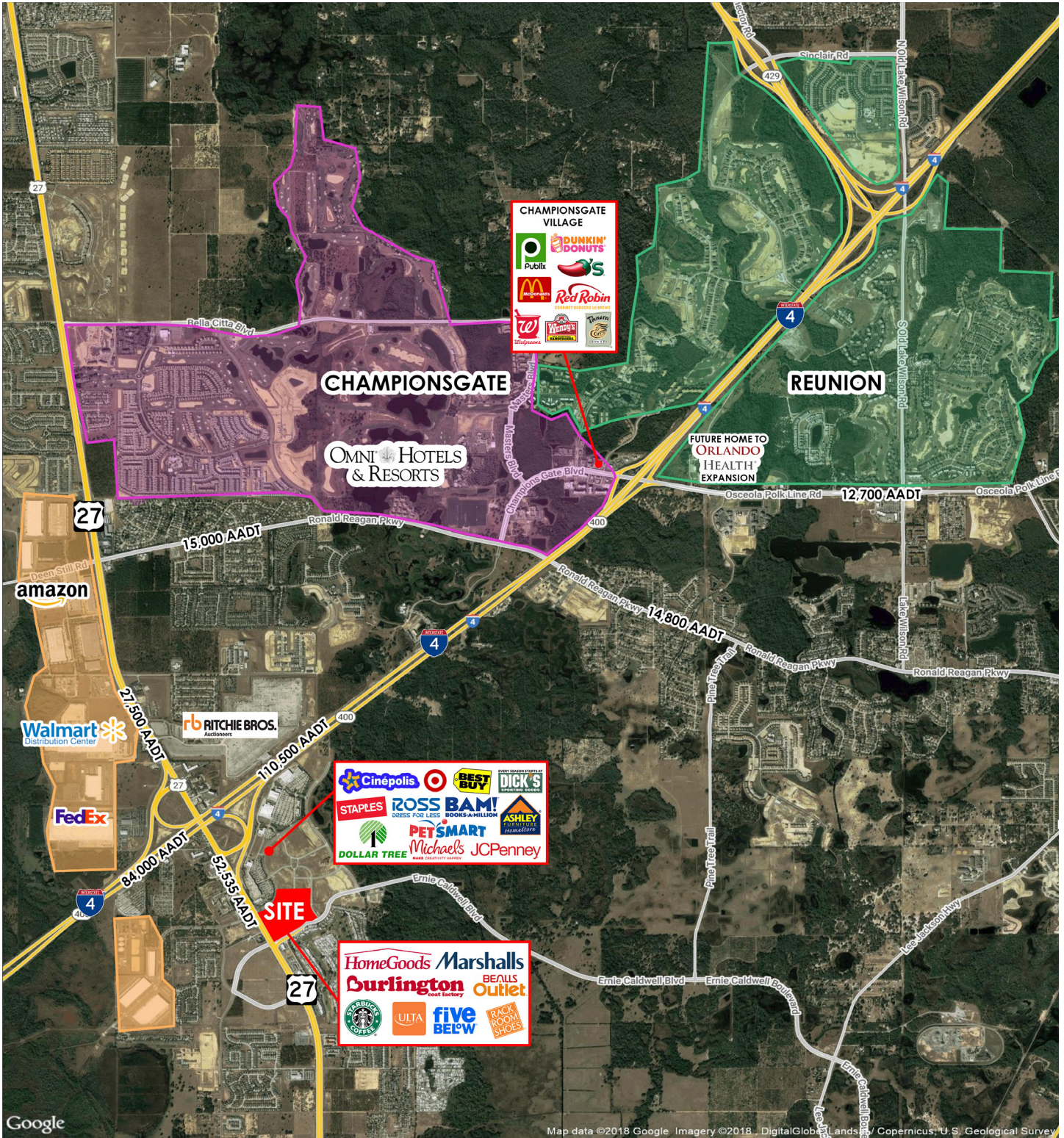
Starbucks	1.1 AC
Burlington	40,000 SF
Marshalls	20,000 SF
Homegoods	20,000 SF
Bealls Outlet	20,000 SF
Ulta Beauty	10,000 SF
Five Below	8,200 SF
Rack Room Shoes	6,000 SF
Lee Nails	2,100 SF



Phase 1: GLA	128,200 SF
Parks	846
Parking Ratio	6.6/1,000

Phase 2: GLA - proposed	147,700 SF
Proposed Total GLA (excluding outparcels)	275,900 SF

TRADE AREA



6 MILLION+ SF INDUSTRIAL PARK
 2,552 EMPLOYEES
 DISTRIBUTION FOR AMAZON,
 BEST BUY, DHL, FEDEX, WALMART
 AND MORE

CHAMPIONSGATE
 5,794 UNITS
 720-UNIT OMNI RESORT
 54 HOLES OF GOLF
 LEADBETTER ACADEMY
 MULTIPLEX SPORTS FIELDS

REUNION
 6,233 UNITS
 1,574 HOTEL ROOMS
 140K SF OFFICE SPACE
 484,000 SF RETAIL
 5-AC PRIVATE WATER PARK