



**FOR SALE > RETAIL**

**RETAIL DEVELOPMENT IN REUNION**

7401 OSCEOLA POLK LINE ROAD // DAVENPORT, FL 33896

**PROPERTY HIGHLIGHTS**

- 6.89± AC available for sale.
- Great visibility.
- Surrounded by national retailers including Publix, Subway, Anytime Fitness, McDonald's, Wells Fargo, Dunkin Donuts and more.
- Wawa, Aldi, Taco Bell and Tire Kingdom are under construction just west of the site.
- Approximately 1.8 miles from I-4 entrance ramp.
- Nearby attractions at ChampionsGate include four-diamond Omni Resort with more than 700 rooms, the Villas at ChampionsGate and Mystique Golf Resort.
- Located in the southern part of the Reunion Resort, a 2,300 AC resort community equipped with hotels, villas, vacation homes, aqua park, pools, golf courses and spa.

**LOCATION MAP**



**ASKING PRICE: \$2,600,000**

**CONTACT US**

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## CONCEPT PLAN



\* PROPOSED SITE PLAN SUBJECT TO CHANGE

## DEMOGRAPHICS



**Population**  
3-Mile: 10,928  
5-Mile: 33,796  
7-Mile: 64,394



**Daytime Population**  
3-Mile: 11,035  
5-Mile: 31,722  
7-Mile: 71,116

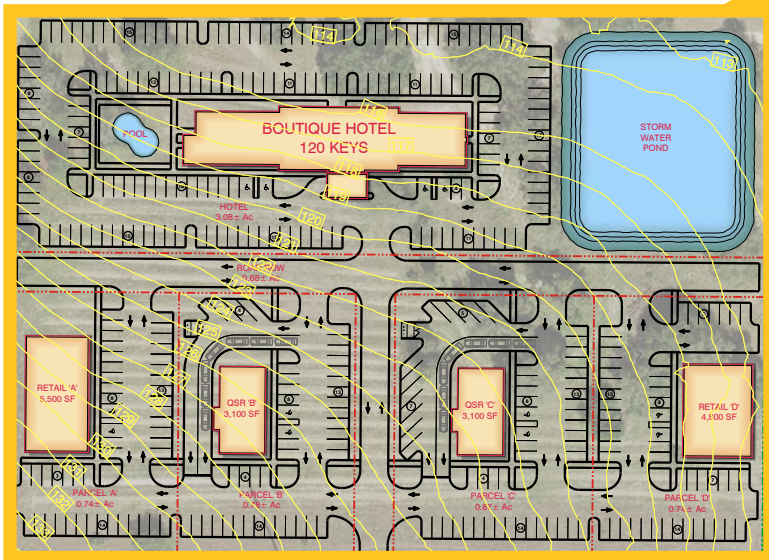
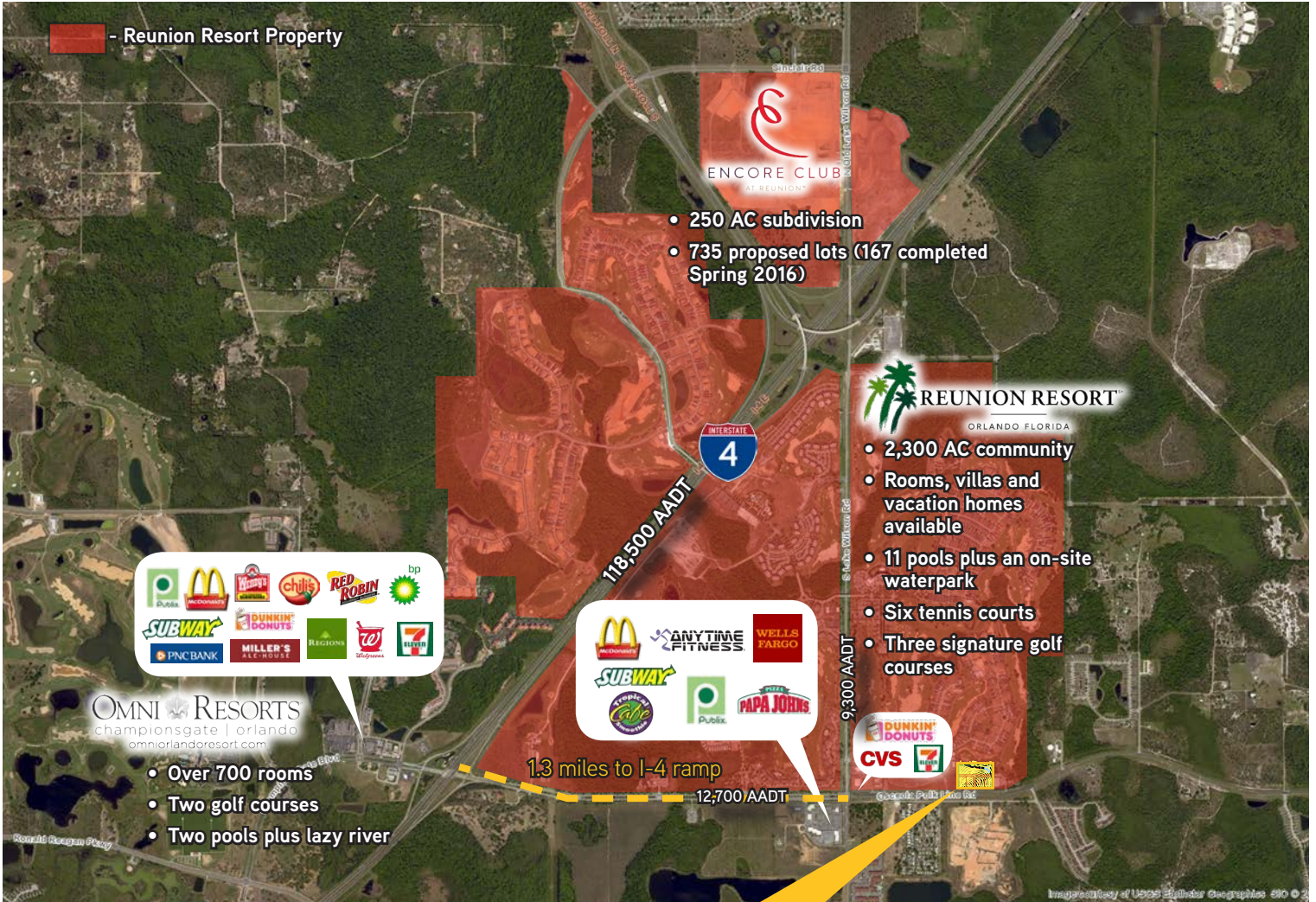


**Average HH Income**  
3-Mile: \$68,315  
5-Mile: \$74,926  
7-Mile: \$74,857



**Households**  
3-Mile: 4,025  
5-Mile: 12,196  
7-Mile: 23,190

MARKET AERIAL



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