



FOR SALE OR LEASE > RETAIL

1.25± ACRE PARCEL

SEC OSCEOLA POLK LINE RD. & LAKE WILSON RD. // DAVENPORT, FL

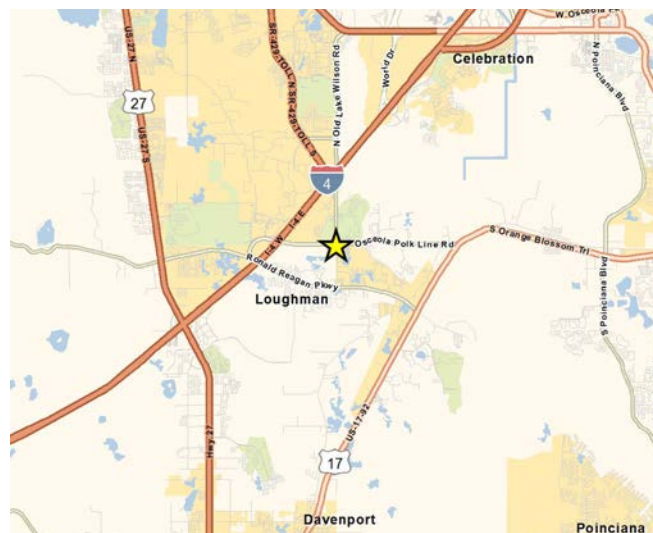
PROPERTY HIGHLIGHTS

- **Approx. 1.25± AC parcel for sale or lease.**
- Located at the hard, lighted southeast corner of Osceola Polk Line Rd. & Lake Wilson Rd. at the main entrance to Reunion Resort.
- Great visibility and access.
- Surrounded by national retailers including Publix, Subway, Anytime Fitness, McDonald's, Wells Fargo, Dunkin Donuts and more.
- Approx. 1.3 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.
- Directly south of the Reunion Resort, a 2,300 AC resort community equipped with hotels, villas, vacation homes, aqua park, pools, golf courses and spa.
- [Click here for a drone video](#)

COTENANTS



LOCATION MAP



Another Quality Development by:

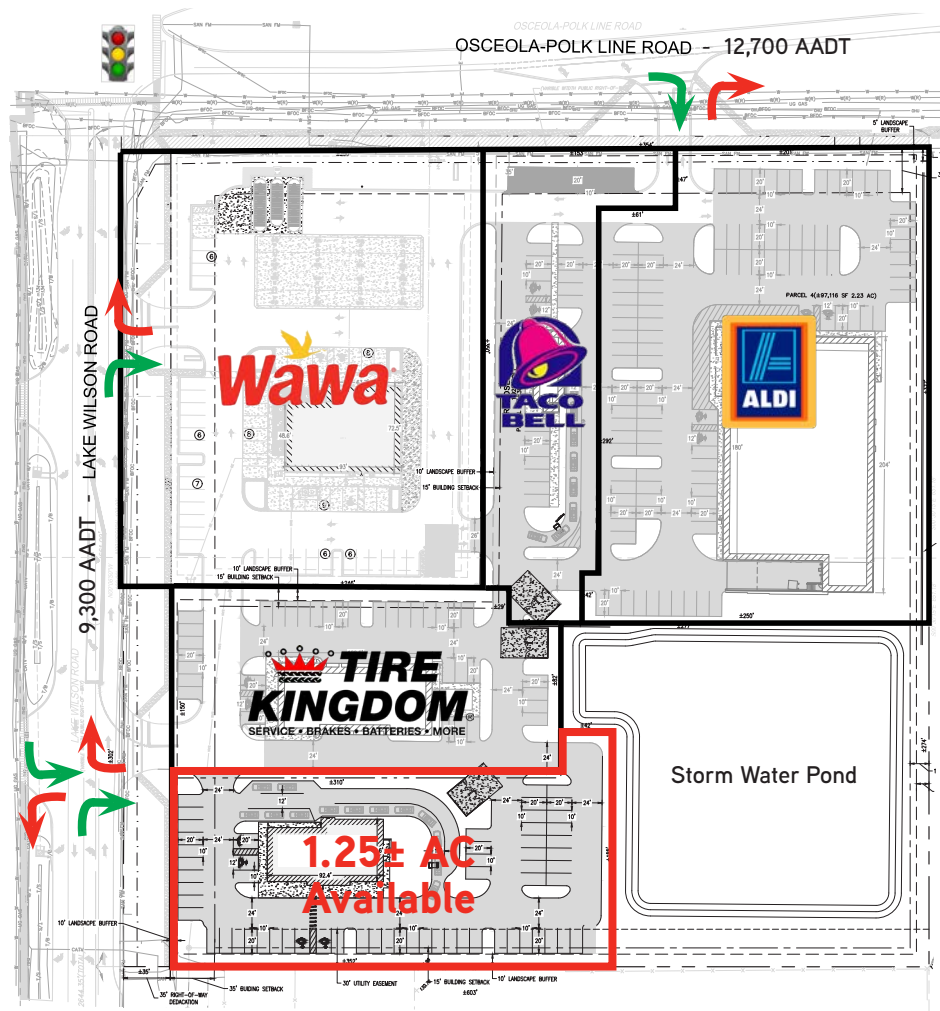


CONTACT US

Jorge Rodriguez, CCIM
Executive Managing Director,
Retail Services
+1 407 362 6141
jorge.rodriquez@colliers.com

Colliers International
255 S. Orange Avenue,
Suite 1300
Orlando, FL 32801
www.colliers.com

SITE PLAN



AVAILABILITY

Suite	Status	± AC
QSR 1	Available	1.25
QSR 2	Taco Bell	.84
Parcel 2	Tire Kingdom	1.04
Parcel 4	Aldi	2.32

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

- Reunion Resort Property

ENCORE CLUB
OR REUNION

- 250 AC subdivision
- 735 proposed lots (167 completed Spring 2016)

REUNION RESORT
ORLANDO, FLORIDA

- 2,300 AC community
- Rooms, villas and vacation homes available
- 11 pools plus an on-site waterpark
- Six tennis courts
- Three signature golf courses

OMNI RESORTS
championsgate | orlando
omniorlandoresort.com

- Over 700 rooms
- Two golf courses
- Two pools plus lazy river

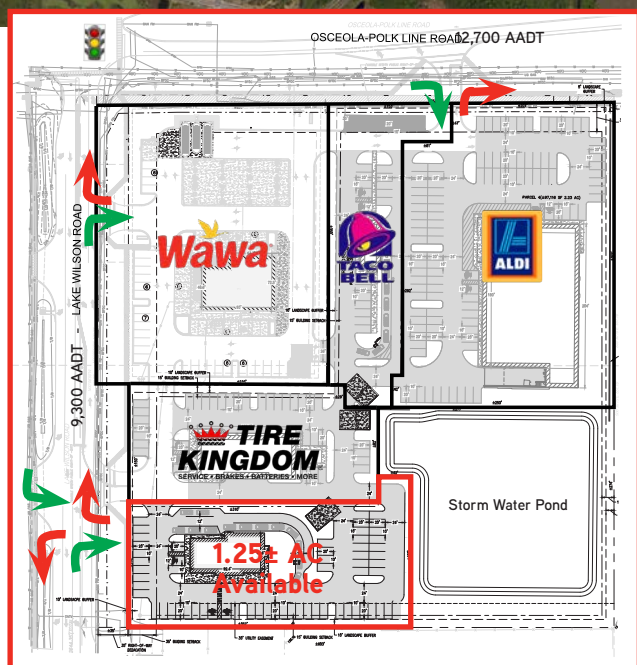
1.3 miles to I-4 ramp

12,700 AADT

118,500 AADT

9,300 AADT

McDonald's
ANYTIME FITNESS
WELLS FARGO
SUBWAY
hair cutters
Cuts • Color • Style
PUBlix
PAPA JOHN'S
DUNKIN' DONUTS
CVS
7-Eleven
PNC BANK
MILLER'S KILNHOUSE
REGIONS
Wells Fargo
7-Eleven
bp
chili's
RED ROBIN
McDonald's
SUBWAY
PUBlix



JORGE RODRIGUEZ, CCIM
Executive Managing Director,
Retail Services
+1 407 362 6141
jorge.rodriguez@colliers.com

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COLLIERS INTERNATIONAL
255 S. Orange Avenue,
Suite 1300
Orlando, FL 32801
www.colliers.com