



For Lease

Now leasing Phase II - anchors, outparcels and shops Phase I now open and is 100% leased

- 231,200 s.f. of total GLA at completion (approx. 93,000 s.f. proposed in Phase II)
- Fronting US 27 with signalized entry at Posner Blvd
- Explosive growth at Reunion, Champions Gate, Providence, Ridgewood Lakes and Poinciana
- Poinciana Parkway and Ernie Caldwell connection expand regional access to Poinciana and East Osceola County
- +232,000 total population, \$82,762 average weighted income in 10 mile (combines tourist and permanent residents)
- Next to Polk County Intermodal transit station, allows riders to connect to Greater Orlando Lynx public transit
- Adjacent 90 acres under contract for multi-family units

Posner Village
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Davenport, FL 33837

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Site Plan



TENANTS SIZE (s.f.)

Starbucks.....	2,500
Chipotle	2,330
Burlington.....	40,000
Marshalls.....	20,000
HomeGoods.....	20,000
Bealls Outlet	20,000
Ulta Beauty	10,000
Five Below.....	8,200
Rack Room Shoes.....	6,000
America's Best	4,000
Lee Nails.....	2,400
Pacific Dental.....	3,200
First Watch	3,864

Phase I GLA ±138,000

AVAILABLE

Future Retail	30,000
Future Retail	10,000
Future Retail	4,000
Expansion Area	40,000
Outparcel 2	5,500
Outparcel 3	3,662
Outparcel 6	9,200
Outparcel 7	8,200

Phase II GLA 93,200

(Phase II spaces can be configured to meet tenant requirements)

Total GLA 231,200 s.f.

+231,873

consumers

\$82,762

weighted avg. income

45,851

total vacation units

\$13.1M

in daily tourism spend

Demographics	10 MILES	TRADE AREA
TOTAL # UNITS	97,135	90,034
Permanent Resident	51,274	27,075
Vacation Units	45,861	62,959
TOTAL CONSUMER POPULATION	231,873	193,596
Permanent Residents	143,820	72,715
Average Daily Visitors*	88,053	120,881
WEIGHTED AVERAGE INCOME	\$82,762	\$70,196
DAILY TOURIST SPEND**	\$13,119,915	\$18,011,311

* Calculated as the number of hospitality units (hotel rooms & suites, vacation homes & condominiums, and timeshares) x 80.0% (2018 YTD Avg Occupancy) x 2.4 guests per unit

** Calculated as \$149 per person per day, 21.80% of total spend on restaurant outings

Sources: Florida DBPR, Visit Orlando, ESRI, JLL Research

Trade Area

10 Miles

Hotels

Timeshares

Vacation Units

> 2,280

2,200

1,500

700

< 0

LEGEND

Demographics

Vacation Units and Trade Area

\$82,762
weighted avg. income



\$13.1M
in daily tourism spend

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Demographics

Vacation Units and Trade Area

Power Center

Posner Village

10 Mile Ring

15 Minute Drive Time

New Construction Road

1

Rolling Oaks (10.4 miles)

2

The Loop (17.8 miles)

3

Shoppes of Lakeland (24 miles)

Traffic Map

with distance to power centers

The map illustrates the traffic network around Posner Commons, a central hub marked with a red star. A yellow shaded region indicates the 15-minute drive time area, while a red dashed line marks the 10-mile ring. Three orange circles with numbers 1, 2, and 3 represent the nearest big box anchored power centers: Rolling Oaks (10.4 miles), The Loop (17.8 miles), and Shoppes of Lakeland (24 miles). The map shows a dense network of roads, including major highways like SR-33, SR-559, and SR-557, as well as local roads like Deen-Still Rd, Old-Grade Rd, and S Orange Blossom Trl. Various lakes are scattered throughout the area, including Lake Mattie, Lake van, Lake Alfred, Lake Arietta, Lake Arian, Lake Rochelle, Lake Fannie, Lake Henry, Lake Marion, and Lake Russell. The map also shows the proximity to Vineland Pointe, The Crosslands, and Shoppes of Lakeland. A scale bar at the bottom right indicates distances from 0 to 2.25 miles.

Trade Area



6 Million + s.f. Industrial Park

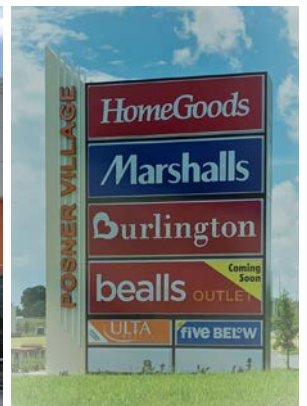
- 2,552 Employees
- Distribution for Amazon, Best Buy, DHL, FedEx, Walmart and more

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
- 140,000 s.f. office space
- 484,000 s.f. retail space
- 5 AC private water park



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