

## ST. CHARLES PLAZA

DAVENPORT, FL



### SIZE

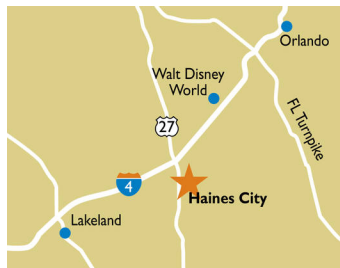
65,000 square feet

### DEMOGRAPHICS

1 mile	3 mile	5 mile
<b>Population</b>		
4,669	34,549	65,678
<b>Households</b>		
1,708	12,985	23,856
<b>Median HH Income (\$)</b>		
61,779	60,916	57,700

### MAJOR TENANT(S)

Publix  
Verizon



### LOCATION

39857-39899 US Highway 27 | Davenport, FL 33837

### PROPERTY HIGHLIGHTS

- Anchored by Publix, Florida's dominant grocer
- Located just south of I-4 on the border of Haines City and Davenport in a rapidly growing market between Orlando and Lakeland
- Developed in 2007 at the signalized intersection of U.S. 27 and Holly Hill Road
- Traffic counts exceed 37,800 vehicles per day on U.S. 27, the region's primary north/south thoroughfare

### LEASING CONTACT

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### MORE INFO

[www.phillipsedison.com](http://www.phillipsedison.com)



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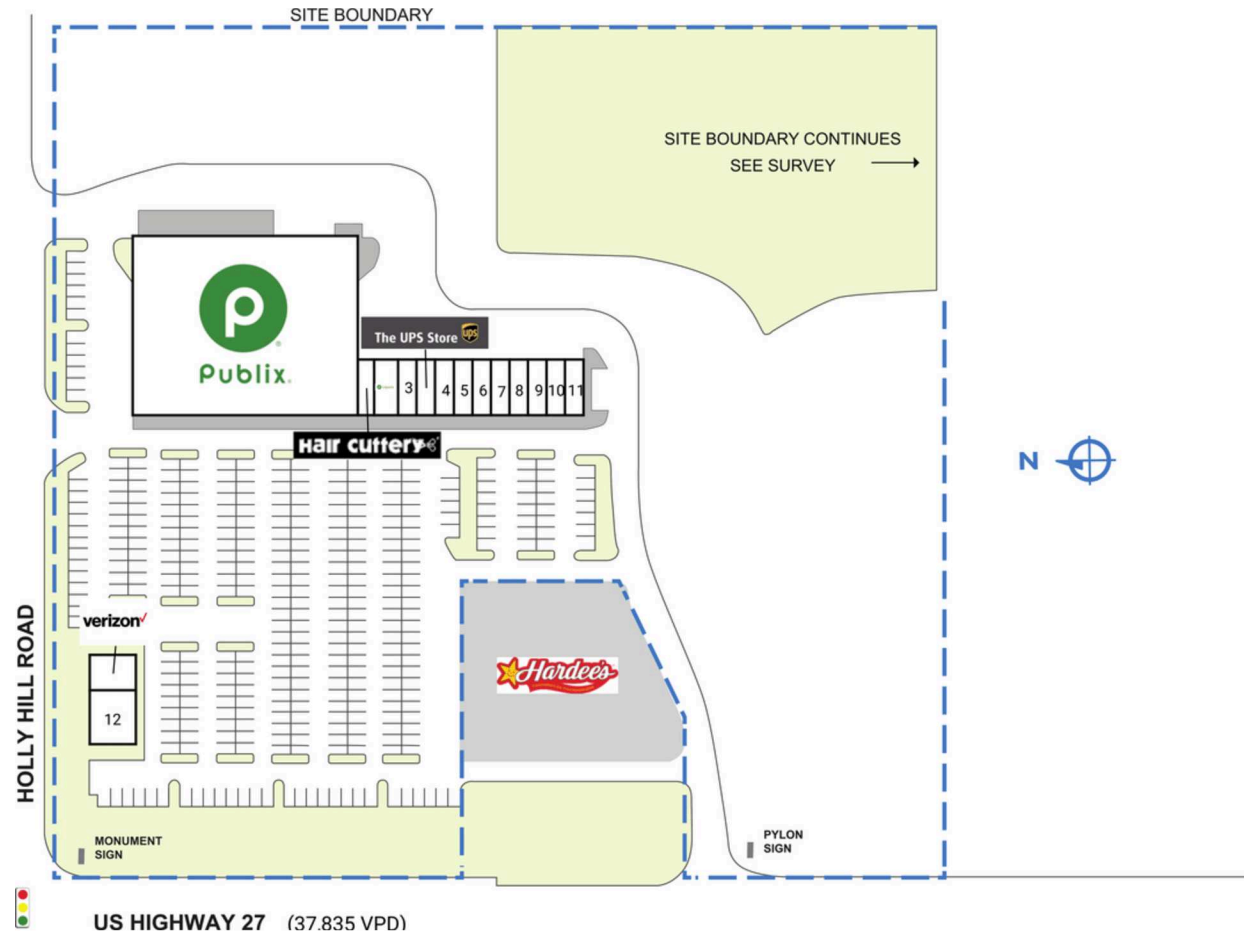
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## SPACE TENANT SQ. FT.

SHAD1	Hardees	
1	Hair Cuttery	900 SF
2	Publix Liquors	1,500 SF
3	Davenport Vape	1,200 SF
3B	The UPS Store	1,200 SF
4	Golden Dragon	1,200 SF
5	Absolute Nails	1,200 SF
6	Luke's Legendary Pizza	1,200 SF
7	Coldwell Banker Richwill Realty	1,200 SF
8	Dental View	1,200 SF
9	Florida Blood Service	1,200 SF
10	Philly & Crazy Wings	1,200 SF
11	Davenport Chiropractic & Injury Center	1,200 SF
12	La Criolla Cafe	3,600 SF
13	Verizon	1,400 SF
14	Publix	45,600 SF
TOTAL SQ. FT.		65,000

## SITE LEGEND

<span style="background-color: orange; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Available	<span style="background-color: white; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Occupied
<span style="background-color: lightblue; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Leased (not occupied)	<span style="background-color: gray; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Owned by Others
<span style="border: 2px dashed blue; display: inline-block; width: 15px; height: 10px;"></span> Site Boundary	





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# Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



St. Charles Plaza Davenport, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	4,669	34,549	65,678
	2027 Projected Population	6,171	45,662	82,961
	2010 Census Population	1,923	14,418	32,569
	2000 Census Population	914	8,797	22,868
	1990 Census Population	524	4,815	16,061
	Historical Annual Growth 1990 to 2000	5.72%	6.21%	3.60%
	Historical Annual Growth 2000 to 2010	7.72%	5.06%	3.60%
	Estimated Annual Growth 2010 to 2022	7.21%	7.09%	5.66%
	Projected Annual Growth 2022 to 2027	5.74%	5.74%	4.78%
	Median Age	43.3	44.2	42.0
Households	Q2 2022 Estimated Households	1,708	12,985	23,856
	2027 Projected Households	2,257	17,151	30,203
	2010 Census Households	704	5,446	11,750
	2000 Census Households	381	3,495	8,340
	1990 Census Households	154	1,575	5,567
	Historical Annual Growth 1990 to 2000	9.48%	8.29%	4.12%
	Historical Annual Growth 2000 to 2010	6.33%	4.54%	3.49%
	Estimated Annual Growth 2010 to 2022	7.20%	7.05%	5.71%
	Projected Annual Growth 2022 to 2027	5.74%	5.72%	4.83%
	Population per Household	2.73	2.66	2.74
Population by Race	White	43.9%	46.1%	42.6%
	Black or African American	12.9%	12.7%	15.8%
	Asian & Pacific Islander	1.0%	1.3%	1.2%
	Other Races	1.2%	2.5%	2.6%
	Hispanic Population	40.9%	37.5%	37.7%
Income	Average Household Income	\$73,135	\$74,473	\$70,491
	Median Household Income	\$61,779	\$60,916	\$57,700
	Per Capita Income	\$26,756	\$28,024	\$25,666
Education (Age 25+)	Elementary	4.5%	4.1%	7.1%
	Some High School	5.2%	5.2%	6.5%
	High School Graduate	31.0%	31.0%	32.9%
	Some College	22.1%	23.2%	22.1%
	Associates Degree Only	10.2%	10.8%	9.8%
	Bachelors Degree Only	19.4%	17.3%	14.7%
	Graduate Degree	7.6%	8.4%	7.0%
Business	Number of Businesses	53	410	827
	Total Number of Employees	701	5,756	10,809
	Employees per Business	13.33	14.05	13.08
	Residential Population per Business	88.77	84.33	79.46

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.