

Hartford Terrace Pad Sites

10± Acres For Development
Under Construction: New Full-Access Traffic Signal

28°10'25.97" N, 81°38'22.74" W • Davenport/Haines City, Florida 33837





Under Construction: New Full-Access Traffic Signal

Conceptual Site Plan

2025 Demographics

Population:

- 1 Mile: 9,235
- 3 Miles: 42,771
- 5 Miles: 82,108

Employees:

- 1 Mile: 2,992
- 3 Miles: 7,210
- 5 Miles: 16,130

Average Household Income:

- 1 Mile: \$80,205
- 3 Miles: \$76,231
- 5 Miles: \$75,243

Households:

- 1 Mile: 3,283
- 3 Miles: 15,273
- 5 Miles: 29,077

Property Overview

- Directly south of Saint Charles Plaza (Publix Anchored) and accessed by new signalized intersection
- Built-to-suit or ground lease opportunities
- Zoning allows for retail, restaurants, QSR, office, fitness, and medical
- Custom-sized parcels subdivided according to inline, endcap, pad, and anchor opportunities
- At the entrance to Hartford Terrace, a Pulte Homes residential development featuring 515 units currently under construction
- Explosive growth and development in Polk County, one of the fastest growing counties in the country

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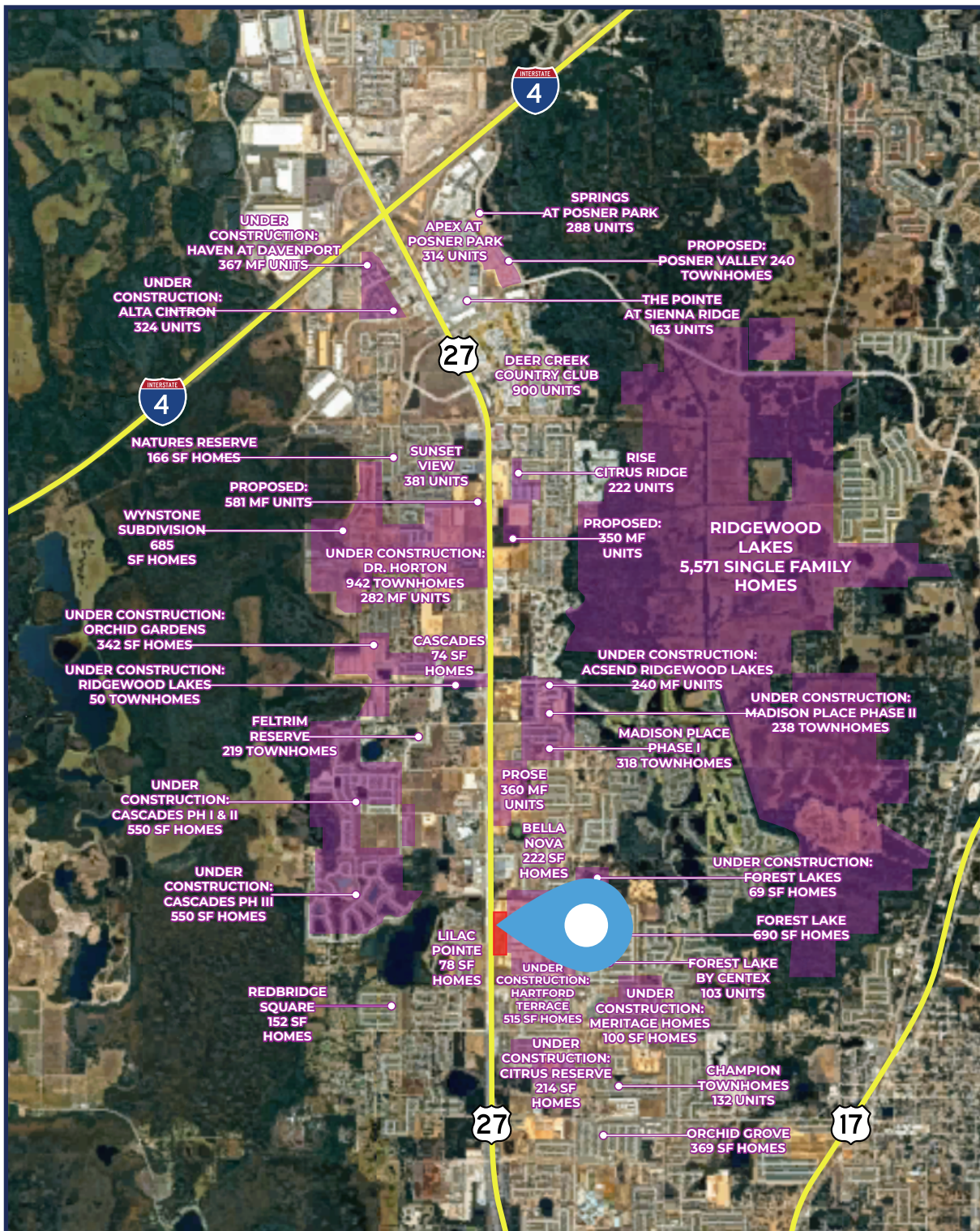




High visibility, with traffic counts of 73,694 AADT on US Highway 27

Disclaimer: While Broad Reach Retail Partners, LLC and its affiliates believe the information contained herein to be true and accurate, they make no claims or warranties. Any prospective tenant should conduct thorough, independent due diligence.

For Information, contact:
Eric Penney, epenney@broadreachretail.com, 267.408.9898
Dave Rogers, drogers@broadreachretail.com, 443.473.2337

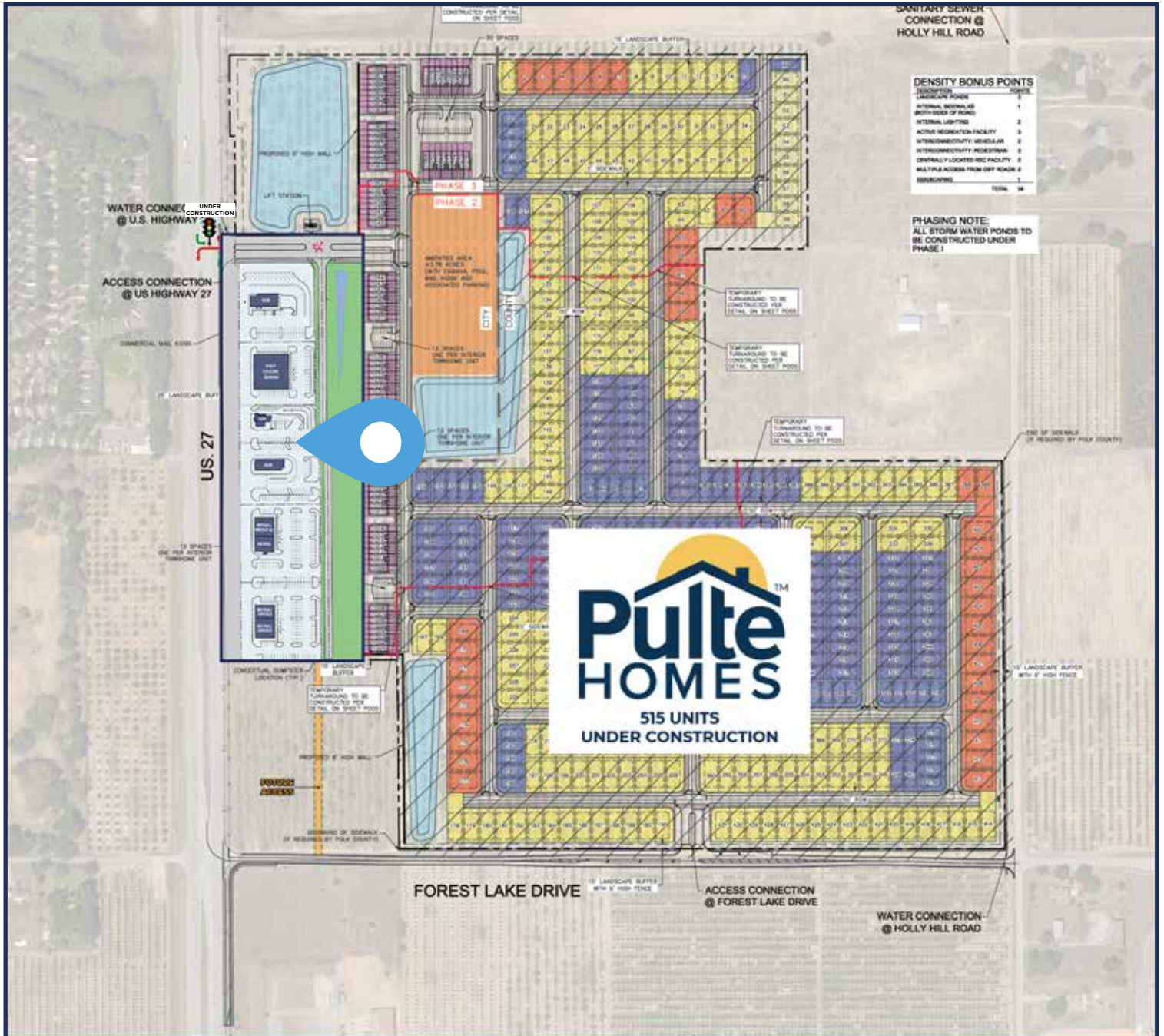


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Brokers Protected: Built-to-suit or ground lease opportunities available for tenants

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