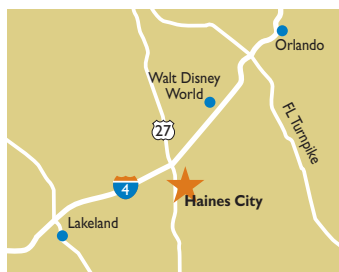## SIZE

65,000 square feet

MAJOR TENANTS

Publix

LOCATION

39857-39899 U.S. Highway 27 | Haines City, Florida 33837

PROPERTY HIGHLIGHTS

- Anchored by Publix, Florida's dominant grocer

- Key tenants include Crispers, Publix Liquor, Hair Cuttery, Verizon Wireless and several medical service providers who benefit from the immediate proximity to the Heart of Florida Regional Medical Center.

- 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 47,500 vehicles per day on U.S. 27, the region's primary north/south thoroughfare

LEASING CONTACT

Jamie Pearson

Phillips Edison & Company
11501 Northlake Drive
Cincinnati, OH 45249

Mobile (770) 355-0954

jpearson@phillipsedison.com

MORE INFO

www.phillipsedison.com

PHILLIPS EDISON & COMPANY

ST. CHARLES PLAZA

SPACE	TENANT	SQ. FT.
1	Hair Cuttery	900
2	Publix Liquor	1,500
3	Veterinary Hospital	2,400
4	Golden Dragon	1,200
5	Spring Nails	1,200
6	Marzano's Pizza	1,200
7	**AVAILABLE**	1,200
8	Agnini Orthodontics	1,200
9	Florida Blood Service	1,200
10	Allen Optical	1,200
11	St. Charles Chiropractic	1,200
12	Crispers	3,600
13	Verizon Wireless	1,400
14	Publix	45,600
TOTAL SQ. FT.		**65,000**

SITE LEGEND

- **Available**
- **Occupied**
- **Leased (not occupied)**
- **Owned by Others**

SITE BOUNDARY

Retention Area

295'

OUTPARCEL - 1
AVAILABLE
2.0 ACRES

360'

14

1 2 3 4 5 6 7 8 9 10 11

WETLANDS

N

HOLLY HILL ROAD

verizon

13

12

Crispers
FRESH SALADS, SOUPS & SANDWICHES

US HIGHWAY 27   47,500 VPD
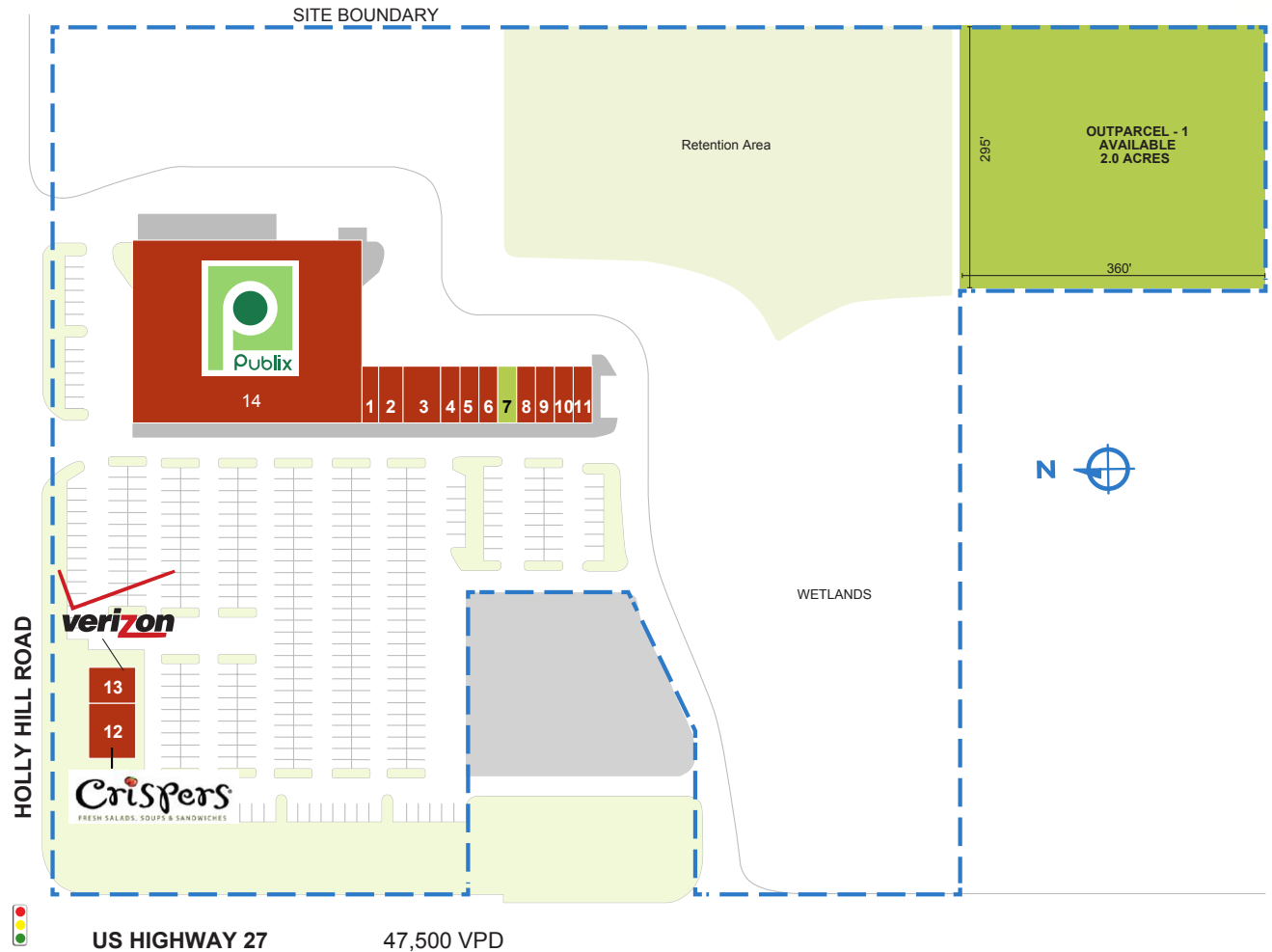
PHILLIPS EDISON & COMPANY

ST. CHARLES PLAZA

39857-39899 US Highway 27 | Haines City, Florida 33837
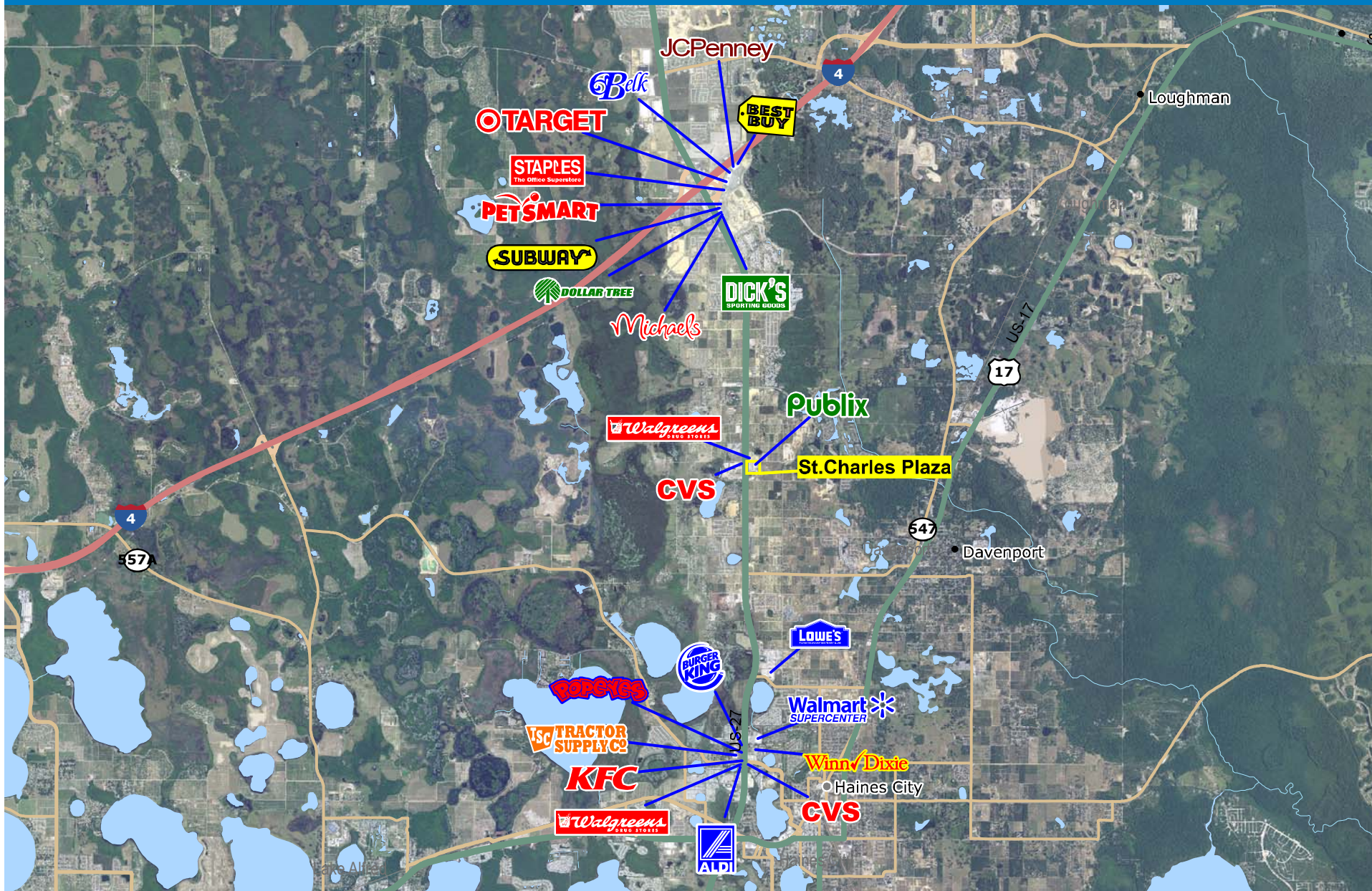
HEART OF FLORIDA
REGIONAL MEDICAL CENTER

CVS

Walgreens

Crispers

verizon

US - 27   47,500 VPD

Holly Hill Road

Owned by
SunTrust
± 1.25 acres

Publix

N

PHILLIPS EDISON & COMPANY

JCPenney

Belk

TARGET

BEST BUY

STAPLES
The Office Superstore

PETSMART

SUBWAY

DOLLAR TREE

DICK'S
SPORTING GOODS

Michaels

Publix

Walgreens
DRUG STORES

St.Charles Plaza

CVS

Loughman

US-17

17

547

Davenport

Haines City

LOWE'S

BURGER KING

POPEYES

Walmart
SUPERCENTER

TSC TRACTOR
SUPPLY CO

Winn Dixie

KFC

CVS

Walgreens
DRUG STORES

ALDI

US-27

4

57

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PHILLIPS EDISON & COMPANY

Demographic Summary Report

1990 - 2000 Census, 2013 Estimates & 2018 Projections
Calculated using TAS Retrieval Retrieval

PHILLIPS EDISON & COMPANY

Mar 7, 2014   Latitude: 28.178803   Longitude: -81.639125

St.Charles Plaza Davenport,FL	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius	10.00 Mile Radius
Population				
Q4 2013 Estimated Population	1,623	15,510	34,522	116,826
2018 Projected Population	1,753	17,415	37,823	132,464
2010 Census Population	1,577	14,420	32,929	110,220
2000 Census Population	745	8,853	23,037	67,153
1990 Census Population	432	4,871	16,335	44,544
Historical Annual Growth 1990 to 2000	5.61%	6.16%	3.50%	4.19%
Historical Annual Growth 2000 to 2010	7.79%	5.00%	3.64%	5.08%
Estimated Annual Growth 2010 to2013	0.78%	1.96%	1.27%	1.56%
Projected Annual Growth 2013 to 2018	1.55%	2.34%	1.84%	2.54%
Median Age	39.4	42.4	39.9	40.0
Households				
Q4 2013 Estimated Households	589	5,848	12,455	41,646
2018 Projected Households	636	6,550	13,645	47,108
2010 Census Households	572	5,451	11,886	39,365
2000 Census Households	310	3,510	8,421	25,173
1990 Census Households	127	1,595	5,674	16,691
Historical Annual Growth 1990 to 2000	9.33%	8.20%	4.03%	4.19%
Historical Annual Growth 2000 to 2013	6.32%	4.50%	3.51%	4.57%
Estimated Annual Growth 2000 to 2013	0.78%	1.89%	1.25%	1.51%
Projected Annual Growth 2013 to 2018	1.55%	2.29%	1.84%	2.50%
Population per Household	2.76	2.64	2.75	2.76
Population by Race				
White	52.0%	57.9%	49.3%	50.0%
Black or African American	10.5%	8.8%	16.2%	15.1%
Asian & Pacific Islander	1.9%	1.7%	1.5%	1.6%
Other Races	2.3%	2.1%	1.8%	2.1%
Hispanic Population	33.4%	29.4%	31.2%	31.2%
Income				
Average Household Income	$56,940	$58,833	$51,652	$52,982
Median Household Income	$49,358	$51,198	$43,229	$43,145
Per Capita Income	$20,666	$22,248	$18,798	$19,209
Education (Age 25+)				
Elementary	6.7%	7.6%	11.1%	8.4%
Some High School	9.9%	8.7%	10.3%	10.3%
High School Graduate	28.1%	35.2%	35.6%	35.4%
Some College	20.8%	22.2%	18.5%	20.3%
Associates Degree Only	10.7%	7.6%	7.5%	7.8%
Bachelors Degree Only	16.8%	13.2%	11.7%	12.7%
Graduate Degree	7.0%	5.5%	5.3%	5.1%
Business				
Number of Businesses	33	251	587	1,504
Total Number of Employees	420	3,471	7,598	22,420
Employees per Business	12.72	13.85	12.94	14.91
Residential Population per Business	49.20	61.89	58.78	77.67

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