



# LOUGHMAN CROSSING

6075 U.S. Highway 17-92 North, Davenport, FL 33896

# DAVENPORT, FL

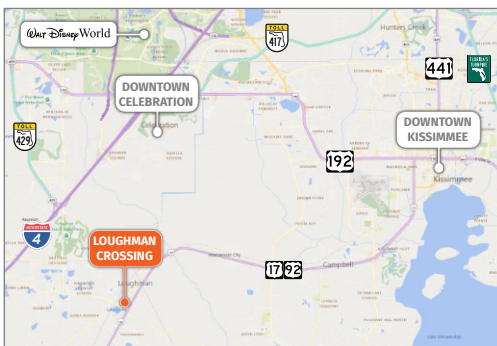


**MARKET:** Central Florida

**COUNTY:** Polk

**GLA:** ±74,637 SF

**TRAFFIC COUNT:** ±41,100



- New construction Publix-anchored center
- Tens of thousands of new homes and vacation rental units under construction within the Davenport trade area
- Convenient access to Interstate 4 and Walt Disney World Resort
- Located in one of the fastest growing MSAs in the country
- At a signalized intersection which leads to Poinciana Parkway, one of the main arteries to the ±80,000 resident community of Poinciana
- Multiple points of access from Hwy 17-92 and Ronald Reagan Parkway

**NOLAN COLLIER** | LEASING AGENT

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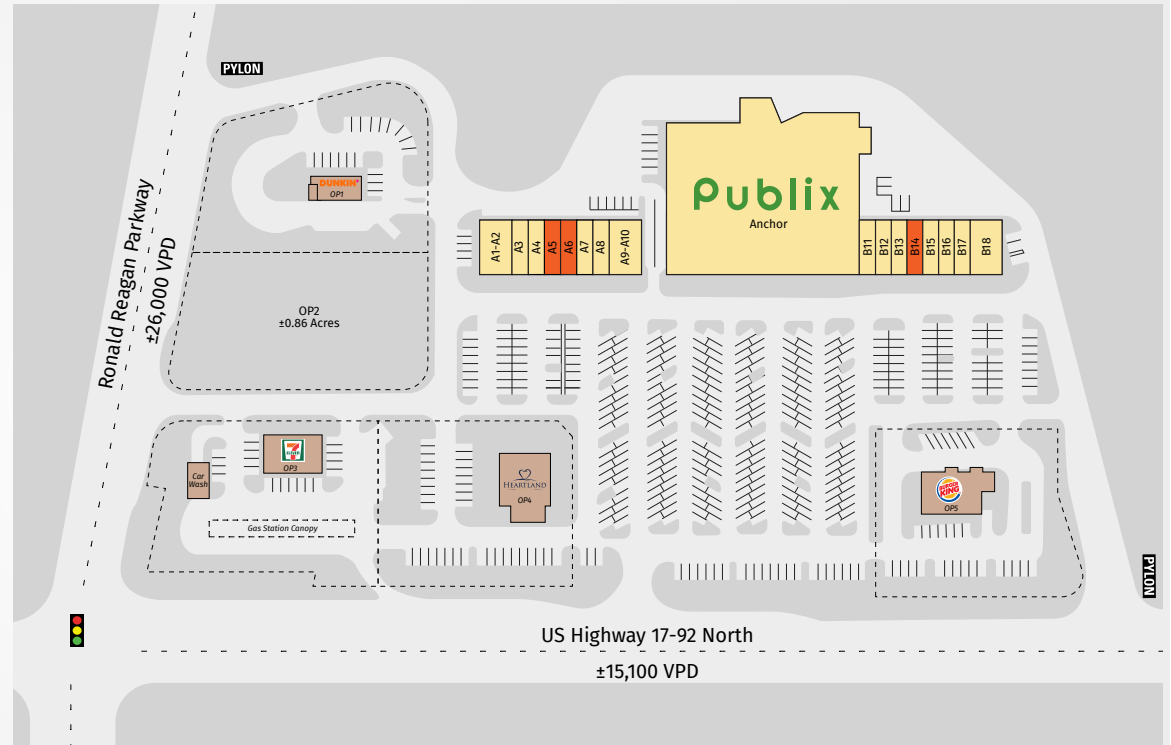
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TENANTS	UNIT	SIZE
Publix	Anchor	48,387 SF
Mayaki Sushi & Grill	A1-A2	2,800 SF
The UPS Store	A3	1,400 SF
Tap That Beer House	A4	1,400 SF
<b>Available</b>	<b>A5</b>	<b>1,400 SF</b>
<b>Available - Second Generation Hair Salon</b>	<b>A6</b>	<b>1,400 SF</b>
JBo Fitness	A7	1,400 SF
Super Kids Karate	A8	1,400 SF
Encore Nails	A9-A10	2,800 SF
Publix Liquors	B11	1,400 SF
AT&T	B-12	1,750 SF
Erlyn's Taxes	B13	1,050 SF
<b>Available</b>	<b>B14</b>	<b>1,400 SF</b>
Great Clips	B15	1,225 SF
Premium Properties	B16	1,225 SF
Hungry Howie's	B17	1,400 SF
Lin's Asian Bistro	B18-B19	2,800 SF



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## DEMOGRAPHICS

## TOTAL POPULATION

## MEDIAN AGE

## AVERAGE HH INCOME

<b>1 MILE</b>	2,100	35.5	\$61,117
<b>3 MILES</b>	17,850	35.8	\$66,319
<b>5 MILES</b>	43,761	37.4	\$68,275

Southeast Centers offers best-in-class service and value creation through diligent, return-driven property management, leasing, development, and construction management.



This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy.