



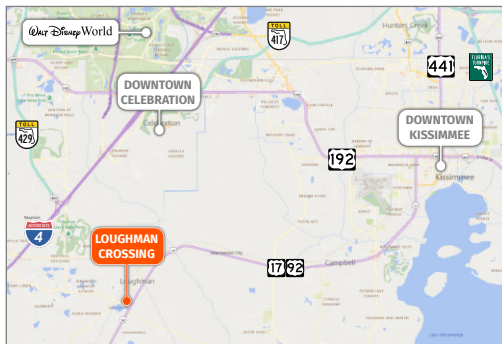
# LOUGHMAN CROSSING

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

# DAVENPORT, FL



**MARKET:** Central Florida      **COUNTY:** Polk      **GLA:** ±74,637 SF      **TRAFFIC COUNT:** ±44,236 (Combined)



- Newer 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

[ncollier@secenters.com](mailto:ncollier@secenters.com)

(407) 233-1393 | Mobile (407) 864-6897



[WWW.SOUTHEASTCENTERS.COM](http://WWW.SOUTHEASTCENTERS.COM)





**NOLAN COLLIER** | LEASING AGENT  
 ncollier@secenters.com  
 (407) 233-1393 | Mobile (407) 864-6897

# LOUGHMAN CROSSING

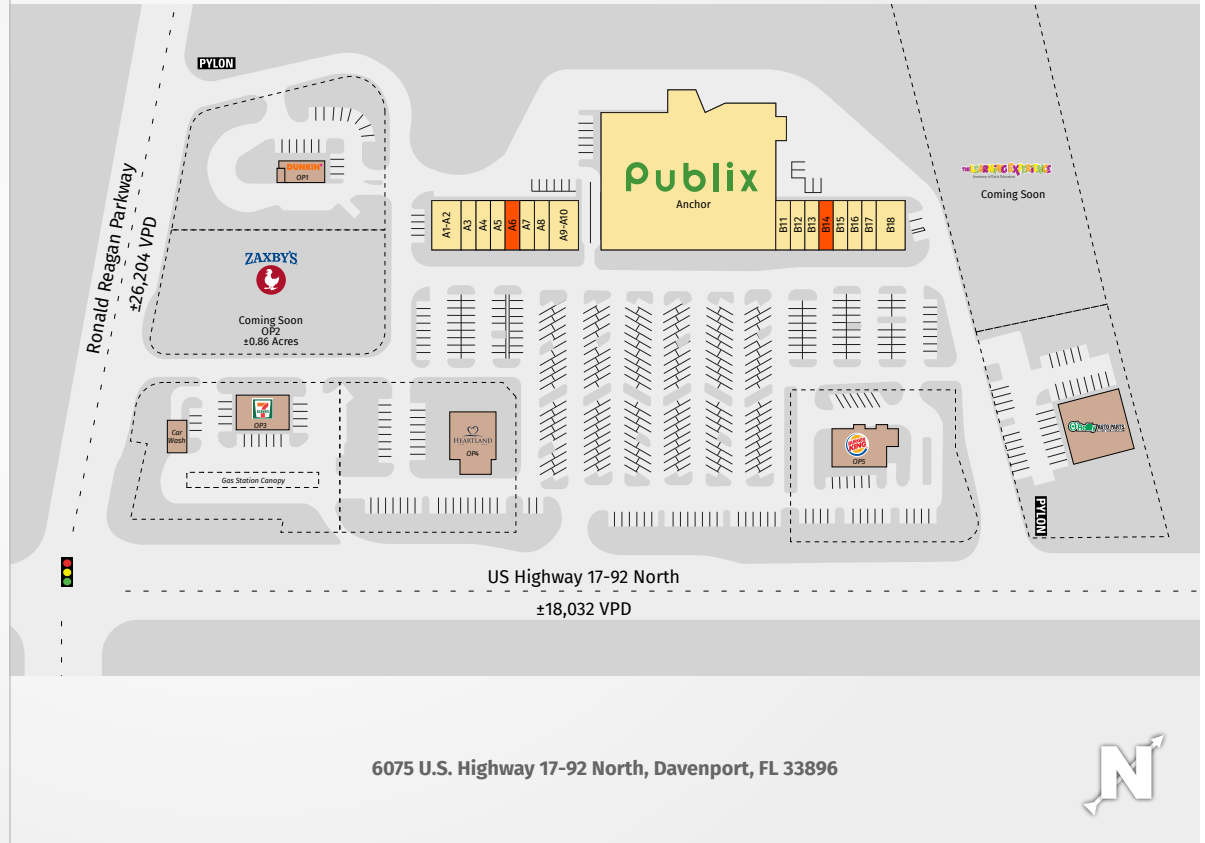
6075 U.S. Highway 17-92 North, Davenport, FL 33896





# LOUGHMAN CROSSING

| 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        |
| Barrio Burrito Bar                              | A5         | 1,400 SF        |
| <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>Lease Pending</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        |



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

## DEMOGRAPHICS

|                | TOTAL POPULATION | MEDIAN AGE | AVERAGE HH INCOME |
|----------------|------------------|------------|-------------------|
| <b>1 MILE</b>  | 4,729            | 35.6       | \$97,119          |
| <b>3 MILES</b> | 26,691           | 35.0       | \$94,331          |
| <b>5 MILES</b> | 59,785           | 36.9       | \$104,095         |

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.