



SIZE

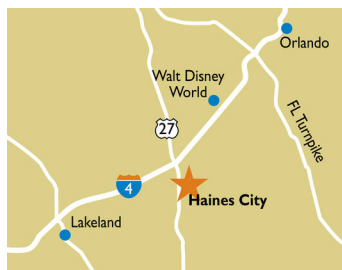
65,000 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	6,000	42,276	76,723
Households	2,112	15,109	27,026
Median HH Income (\$)	68,991	69,162	66,586

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 37,835 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

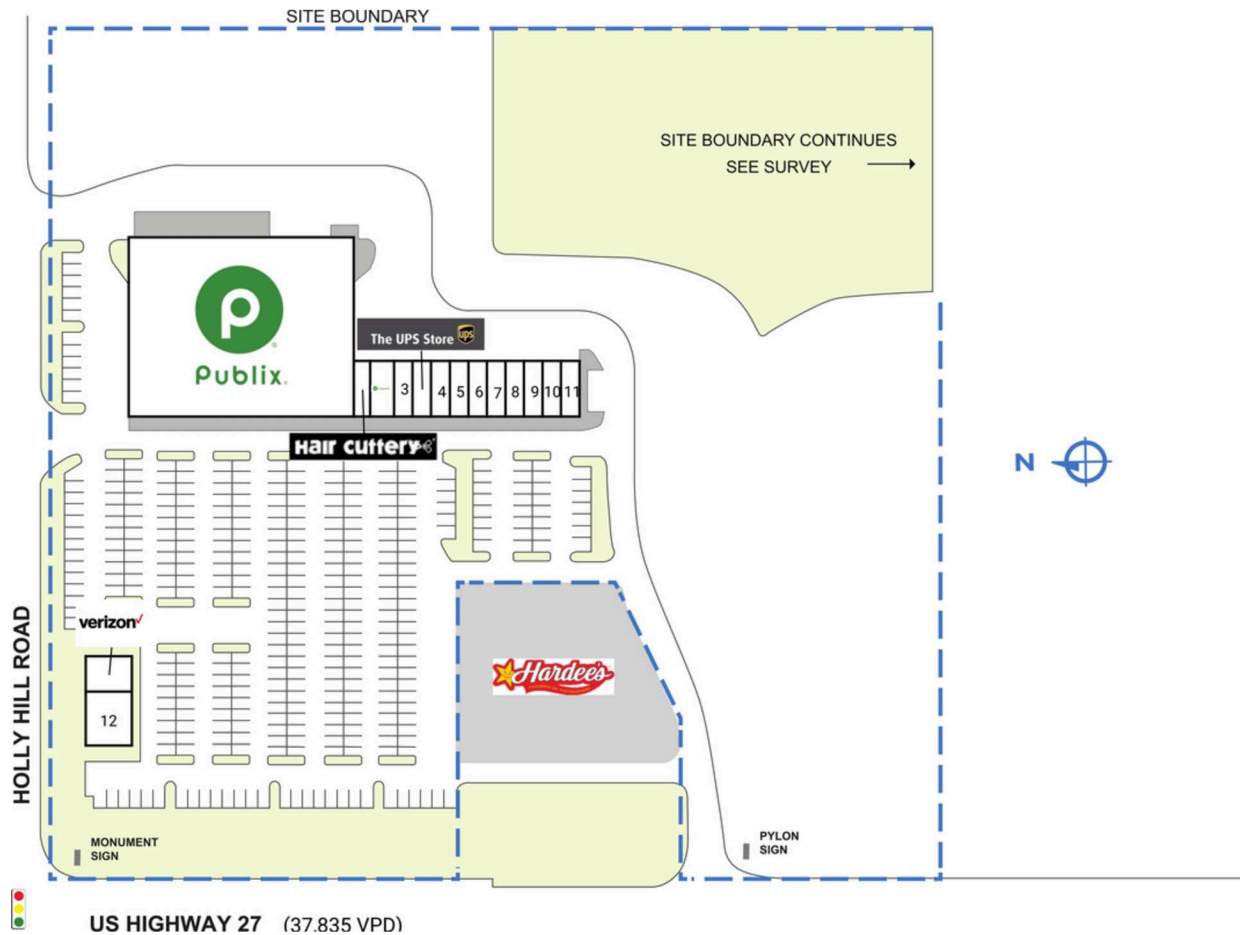


ST. CHARLES PLAZA

39857-39899 US Highway 27 | Davenport, FL 33837

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	
 Available	 Occupied
 Leased (not occupied)	 Owned by Others
 Site Boundary	



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Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 28.178803

Longitude: -81.639125

St. Charles Plaza Davenport, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	6,000	42,276	76,723
	2028 Projected Population	8,002	55,430	97,832
	2010 Census Population	1,966	14,519	32,724
	2000 Census Population	580	6,061	20,593
	1990 Census Population	301	3,976	15,656
	Historical Annual Growth 1990 to 2000	6.80%	4.31%	2.78%
	Historical Annual Growth 2000 to 2010	12.98%	9.13%	4.74%
	Estimated Annual Growth 2010 to 2023	8.45%	8.08%	6.39%
	Projected Annual Growth 2023 to 2028	5.93%	5.57%	4.98%
	Median Age	41.4	41.8	40.7
Households	Q4 2023 Estimated Households	2,112	15,109	27,026
	2028 Projected Households	2,816	19,827	34,516
	2010 Census Households	704	5,512	11,777
	2000 Census Households	235	2,424	7,593
	1990 Census Households	114	1,416	5,601
	Historical Annual Growth 1990 to 2000	7.52%	5.52%	3.09%
	Historical Annual Growth 2000 to 2010	11.59%	8.56%	4.49%
	Estimated Annual Growth 2010 to 2023	8.32%	7.61%	6.23%
	Projected Annual Growth 2023 to 2028	5.93%	5.59%	5.01%
	Population per Household	2.84	2.80	2.83
Population by Race	White	38.2%	37.8%	36.0%
	Black or African American	15.3%	13.5%	15.5%
	Asian & Pacific Islander	1.6%	1.8%	1.7%
	Other Races	2.0%	3.5%	3.6%
	Hispanic Population	42.8%	43.4%	43.3%
Income	Average Household Income	\$83,425	\$82,029	\$79,761
	Median Household Income	\$68,991	\$69,162	\$66,586
	Per Capita Income	\$29,362	\$29,332	\$28,162
Education (Age 25+)	Elementary	4.0%	5.5%	6.8%
	Some High School	7.1%	5.4%	6.1%
	High School Graduate	35.4%	33.4%	33.8%
	Some College	16.9%	21.0%	21.4%
	Associates Degree Only	8.4%	10.8%	10.5%
	Bachelors Degree Only	20.0%	16.8%	15.0%
	Graduate Degree	8.3%	7.2%	6.4%
Business	Number of Businesses	97	544	1,078
	Total Number of Employees	824	4,724	9,577
	Employees per Business	8.53	8.68	8.89
	Residential Population per Business	62.11	77.69	71.18

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