CHAMPIONSGATE VILLAGE

DAVENPORT, FL



SIZE 62,714 square feet

DEMOGRAPHICS

I mile	3 mile	5 mile				
Population 5,078	on 36,265	84,001				
Househo 2,127	olds 13,667	30,381				
Median HH Income (\$) 77,157 77,281 76,886						

MAJOR TENANT(S)

Publix The UPS Store Subway

LEASING CONTACT

Jamie Pearson Mobile (770) 355-0954 jpearson@phillipsedison.com





LOCATION

8281-8311 Championsgate Boulevard | Davenport, FL 33896

PROPERTY HIGHLIGHTS

- Anchored by Publix, the number one grocer in Orlando
- Additional national tenants include The UPS Store, Hair Cuttery and Subway
- Serves a population greater than 36,200 in a three-mile radius
- The center is located off Interstate 4, a primary interstate in Florida that provides access to Tampa and resorts, including Walt Disney World



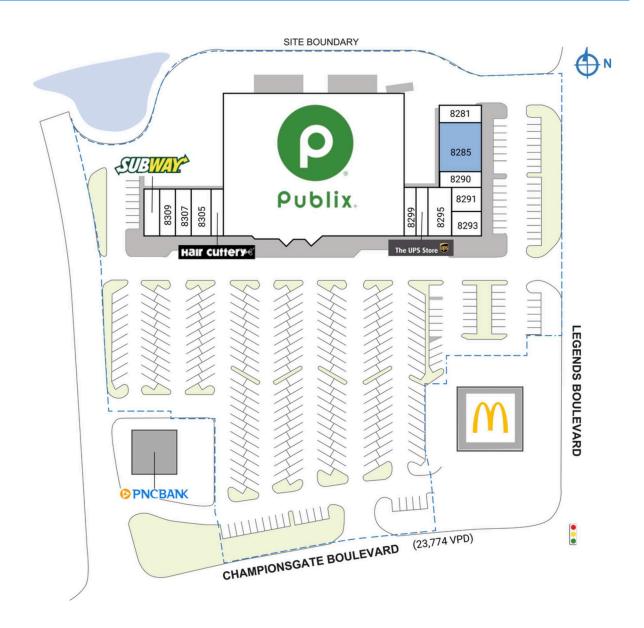
MORE INFO

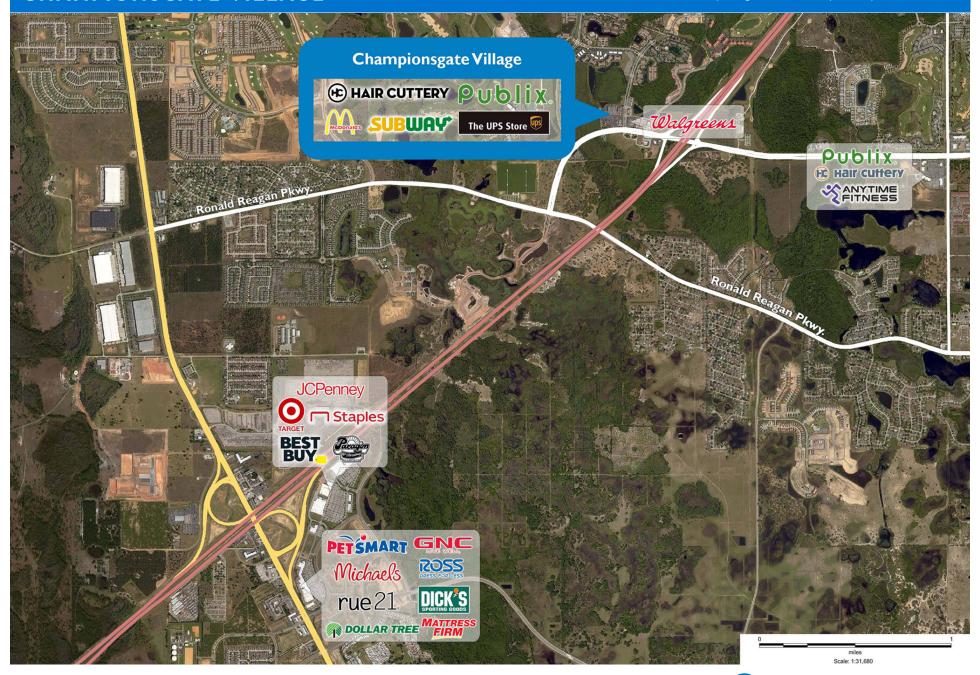
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CHAMPIONSGATE VILLAGE

SPACE	TENANT	SQ. FT.			
SHAD	McDonald's				
SHAD	PNC Bank				
8281	Tacos Don Andres Mexican Restaurant	1,180 SF			
8285	COMING AVAILABLE	3,613 SF			
8290	Blend and Bite	1,126 SF			
8291	Bella Trae Realty	1,240 SF			
8293	Pronto Amore Pizza	1,288 SF			
8295	Five Star Nails	1,486 SF			
8297	The UPS Store	1,455 SF			
8299	Diamond Cleaners	945 SF			
8301	Publix	44,271 SF			
8303	Hair Cuttery	900 SF			
8305	1005 Liquor at ChampionsGate	1,564 SF			
8307	So Fresh	1,302 SF			
8309	Vape Up Cafe	1,146 SF			
8311	Subway	1,198 SF			
TOTA	TOTAL SQ. FT. 62,714				
SITE LEGEND					
Available					





Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections Calculated using TAS Retrieval Retrieval Apr 17, 2024



Latitude: 28.263131 Longitude: -81.619252

C4 2023 Estimated Population 5,078 36,265 84,001 2028 Projected Population 6,677 47,294 107,383 2010 Census Population 1,263 11,428 29,833 2010 Census Population 441 7,300 14,326 1990 Census Population 196 2,448 5,943 1990 Census Population 196 2,448 5,943 1990 Census Population 196 2,448 5,943 11,54% 9,20% 1990 Census Population 196 2,448 5,943 11,54% 9,20% 1990 Census Population 190 to 2000 8,47% 11,54% 9,20% 11,65% 4,85% 7,61% 1,65% 1,66% 1,		npions Gate Village npions Gate, FL	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
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2000 Census Population 14.1 7.300 14.326		-			•
1990 Census Population 196		•			•
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Estimated Annual Growth 2010 to 2023 10.65% 8.76% 7.82%	ulat	Historical Annual Growth 1990 to 2000	8 47%	11 54%	9.20%
Estimated Annual Growth 2010 to 2023 10.65% 8.76% 7.82%	Po				
Projected Annual Growth 2023 to 2028 5.63% 5.45% 5.03% Median Age 37.6 38.0 38.5 Median Age 37.6 38.0 38.5 Median Age 37.6 38.0 38.5 Q4 2023 Estimated Households 2,800 17,889 38,999 2010 Census Households 556 4.223 10,681 2002 Projected Households 165 2,838 5,465 1990 Census Households 165 2,838 5,465 1990 Census Households 64 853 2,120 Historical Annual Growth 1990 to 2000 9,90% 12,77% 9,93% Historical Annual Growth 2010 to 2010 12,94% 4,05% 6,93% Estimated Annual Growth 2010 to 2023 10,25% 8,92% 7,90% Projected Annual Growth 2010 to 2023 10,25% 8,92% 7,90% Projected Annual Growth 2023 to 2028 5,65% 5,53% 5,12% Population per Household 2,37 2,63 2,75 White	-				
Q4 2023 Estimated Households 2,127 13,667 30,381					
2028 Projected Households 2,800 17,889 38,999 2010 Census Households 556 4,223 10,681 2000 Census Households 165 2,838 5,465 1990 Census Households 64 853 2,120 12,77% 9,93% Historical Annual Growth 1990 to 2000 9,90% 12,77% 9,93% Historical Annual Growth 2000 to 2010 12,94% 4,05% 6,93% 7,90%		-	37.6	38.0	38.5
2028 Projected Households 2,800 17,889 38,999 2010 Census Households 556 4,223 10,681 2000 Census Households 165 2,838 5,465 1990 Census Households 64 853 2,120 12,77% 9,93% Historical Annual Growth 1990 to 2000 9,90% 12,77% 9,93% Historical Annual Growth 2000 to 2010 12,94% 4,05% 6,93% 7,90%					
2010 Census Households 256 4,223 10,681					
2000 Census Households 165 2,838 5,465 1990 Census Households 64 853 2,120		-			
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Estimated Annual Growth 2010 to 2023 10.25% 8.92% 7.90% Projected Annual Growth 2023 to 2028 5.65% 5.53% 5.12% Population per Household 2.37 2.63 2.75 White 55.8% 50.0% 46.4% Black or African American 8.8% 9.4% 8.8% Asian & Pacific Islander 2.0% 2.6% 2.6% 0ther Races 3.6% 4.4% 5.2% Hispanic Population 29.8% 33.6% 37.0% Average Household Income \$100,422 \$96,172 \$95,259 Median Household Income \$777,157 \$77,281 \$76,886 Per Capita Income \$42,242 \$36,437 \$34,573 Elementary Some High School 2.8% 3.6% 3.6% 3.6% 3.6% Some College 22.0% 25.3% 23.7% Associates Degree Only 14.3% 12.5% 11.2% Bachelors Degree Only 28.6% 23.6% 22.2% Graduate Degree 13.1% 11.5% 10.0% Number of Businesses 213 676 1,382 Total Number of Employees 2.007 7,808 17,203 Employees per Business 9.44 11.56 12.45		1990 Census Households	64	853	2,120
Estimated Annual Growth 2010 to 2023 10.25% 8.92% 7.90% Projected Annual Growth 2023 to 2028 5.65% 5.53% 5.12% Population per Household 2.37 2.63 2.75 White 55.8% 50.0% 46.4% Black or African American 8.8% 9.4% 8.8% Asian & Pacific Islander 2.0% 2.6% 2.6% 0ther Races 3.6% 4.4% 5.2% Hispanic Population 29.8% 33.6% 37.0% Average Household Income \$100,422 \$96,172 \$95,259 Median Household Income \$777,157 \$77,281 \$76,886 Per Capita Income \$42,242 \$36,437 \$34,573 Elementary Some High School 2.8% 3.6% 3.6% 3.6% 3.6% Some College 22.0% 25.3% 23.7% Associates Degree Only 14.3% 12.5% 11.2% Bachelors Degree Only 28.6% 23.6% 22.2% Graduate Degree 13.1% 11.5% 10.0% Number of Businesses 213 676 1,382 Total Number of Employees 2.007 7,808 17,203 Employees per Business 9.44 11.56 12.45	nse	Historical Annual Growth 1990 to 2000	9.90%	12.77%	9.93%
Projected Annual Growth 2023 to 2028 5.65% 5.53% 5.12% Population per Household 2.37 2.63 2.75 White 55.8% 50.0% 46.4% 8.8% 9.4% 8.8% 9.4% 8.8% 9.4% 6.50% 9.4% 9.4% 9.4% 9.4% 9.4% 9.4% 9.4% 9.4	Н	Historical Annual Growth 2000 to 2010	12.94%	4.05%	6.93%
Population per Household 2.37 2.63 2.75		Estimated Annual Growth 2010 to 2023	10.25%	8.92%	7.90%
White		Projected Annual Growth 2023 to 2028	5.65%	5.53%	5.12%
Black or African American 8.8% 9.4% 8.8% Asian & Pacific Islander 2.0% 2.6% 2.6% Other Races 3.6% 4.4% 5.2% Hispanic Population 29.8% 33.6% 37.0% Average Household Income \$100,422 \$96,172 \$95,259 Median Household Income \$77,157 \$77,281 \$76,886 Per Capita Income \$42,242 \$36,437 \$34,573 Elementary 0.6% 1.7% 2.6% Some High School 2.8% 3.6% 3.6% High School Graduate 18.6% 21.8% 26.7% Some College 22.0% 25.3% 23.7% Associates Degree Only 14.3% 12.5% 11.2% Bachelors Degree Only 28.6% 23.6% 22.2% Graduate Degree 13.1% 11.5% 10.0% Number of Businesses 213 676 1,382 Total Number of Employees 2,007 7,808 17,203 Employees per Business 9.44 11.56 12.45 Employees per Business 12.45 Employees per Business 9.44 11.56 12.45 Employees per Business 9.44 11.56		Population per Household	2.37	2.63	2.75
Hispanic Population 29.8% 33.6% 37.0%		White	55.8%	50.0%	46.4%
Hispanic Population 29.8% 33.6% 37.0%	g ; j	Black or African American			
Hispanic Population 29.8% 33.6% 37.0%	⊔lat Ra∈	Asian & Pacific Islander			
Hispanic Population 29.8% 33.6% 37.0%	ldo d	Other Races	3.6%	4.4%	
Median Household Income \$77,157 \$77,281 \$76,886 Per Capita Income \$42,242 \$36,437 \$34,573	<u> </u>	Hispanic Population	29.8%	33.6%	37.0%
Median Household Income \$77,157 \$77,281 \$76,886 Per Capita Income \$42,242 \$36,437 \$34,573		Average Herrachald Income	¢400.422	¢06.472	\$05.250
Elementary 0.6% 1.7% 2.6% Some High School 2.8% 3.6% 3.6% 3.6% High School Graduate 18.6% 21.8% 26.7% Some College 22.0% 25.3% 23.7% Associates Degree Only 14.3% 12.5% 11.2% Bachelors Degree Only 28.6% 23.6% 22.2% Graduate Degree 13.1% 11.5% 10.0% Number of Businesses 213 676 1,382 Total Number of Employees 2,007 7,808 17,203 Employees per Business 9.44 11.56 12.45) mc				
Elementary 0.6% 1.7% 2.6% Some High School 2.8% 3.6% 3.6% 4.6% 4.6% 5.00 High School Graduate 18.6% 21.8% 26.7% 5.00 College 22.0% 25.3% 23.7% Associates Degree Only 14.3% 12.5% 11.2% Bachelors Degree Only 28.6% 23.6% 22.2% Graduate Degree 13.1% 11.5% 10.0% 10.0% 11.5% 10.0% 11.5% 11.5% 12.45	Inco				
Some High School 2.8% 3.6% 3.6% 3.6% Employees per Business 9.44 11.56 12.45 12.45 12.45 12.45 12.45 12.45 12.45 12.45 12.45 12.45 12.45 12.45 12.45 12.45 12.8% 3.6% 3.6% 3.6% 3.6% 3.6% 3.6% 3.6% 22.8% 3.6% 22.8% 23.7% 22.2%		·			
High School Graduate 18.6% 21.8% 26.7% Some College 22.0% 25.3% 23.7% Associates Degree Only 14.3% 12.5% 11.2% Bachelors Degree Only 28.6% 23.6% 22.2% Graduate Degree 13.1% 11.5% 10.0% Number of Businesses 213 676 1,382 Total Number of Employees 2,007 7,808 17,203 Employees per Business 9.44 11.56 12.45		Elementary	0.6%	1.7%	2.6%
Bachelors Degree Only 28.6% 23.6% 22.2% Graduate Degree 13.1% 11.5% 10.0% Number of Businesses 213 676 1,382 Total Number of Employees 2,007 7,808 17,203 Employees per Business 9.44 11.56 12.45		Some High School	2.8%	3.6%	3.6%
Bachelors Degree Only 28.6% 23.6% 22.2% Graduate Degree 13.1% 11.5% 10.0% Number of Businesses 213 676 1,382 Total Number of Employees 2,007 7,808 17,203 Employees per Business 9.44 11.56 12.45	tion 25+	High School Graduate		21.8%	26.7%
Bachelors Degree Only 28.6% 23.6% 22.2% Graduate Degree 13.1% 11.5% 10.0% Number of Businesses 213 676 1,382 Total Number of Employees 2,007 7,808 17,203 Employees per Business 9.44 11.56 12.45	nca ge 2	_			
Bachelors Degree Only 28.6% 23.6% 22.2% Graduate Degree 13.1% 11.5% 10.0% Number of Businesses 213 676 1,382 Total Number of Employees 2,007 7,808 17,203 Employees per Business 9.44 11.56 12.45	\$ E				
Number of Businesses 213 676 1,382 Total Number of Employees 2,007 7,808 17,203 Employees per Business 9.44 11.56 12.45					
Total Number of Employees 2,007 7,808 17,203 Employees per Business 9.44 11.56 12.45		Graduate Degree	13.1%	11.5%	10.0%
Total Number of Employees 2,007 7,808 17,203 Employees per Business 9.44 11.56 12.45	ness	Number of Businesses	213	676	1.382
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Residential Population per Business 23.88 53.67 60.80	usir				
	ā	Residential Population per Business	23.88	53.67	60.80

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.