CHAMPIONSGATE VILLAGE

DAVENPORT, FL

SIZE

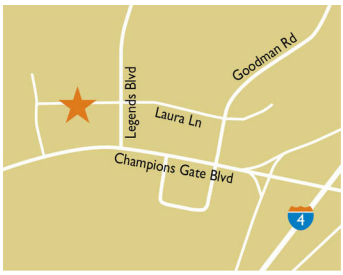
62,714 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
5,078	36,265	84,001
Households		
2,127	13,667	30,381
Median HH Income ($)		
77,157	77,281	76,886

MAJOR TENANT(S)

Publix
The UPS Store
Subway



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

LEASING CONTACT

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MORE INFO

www.phillipsedison.com

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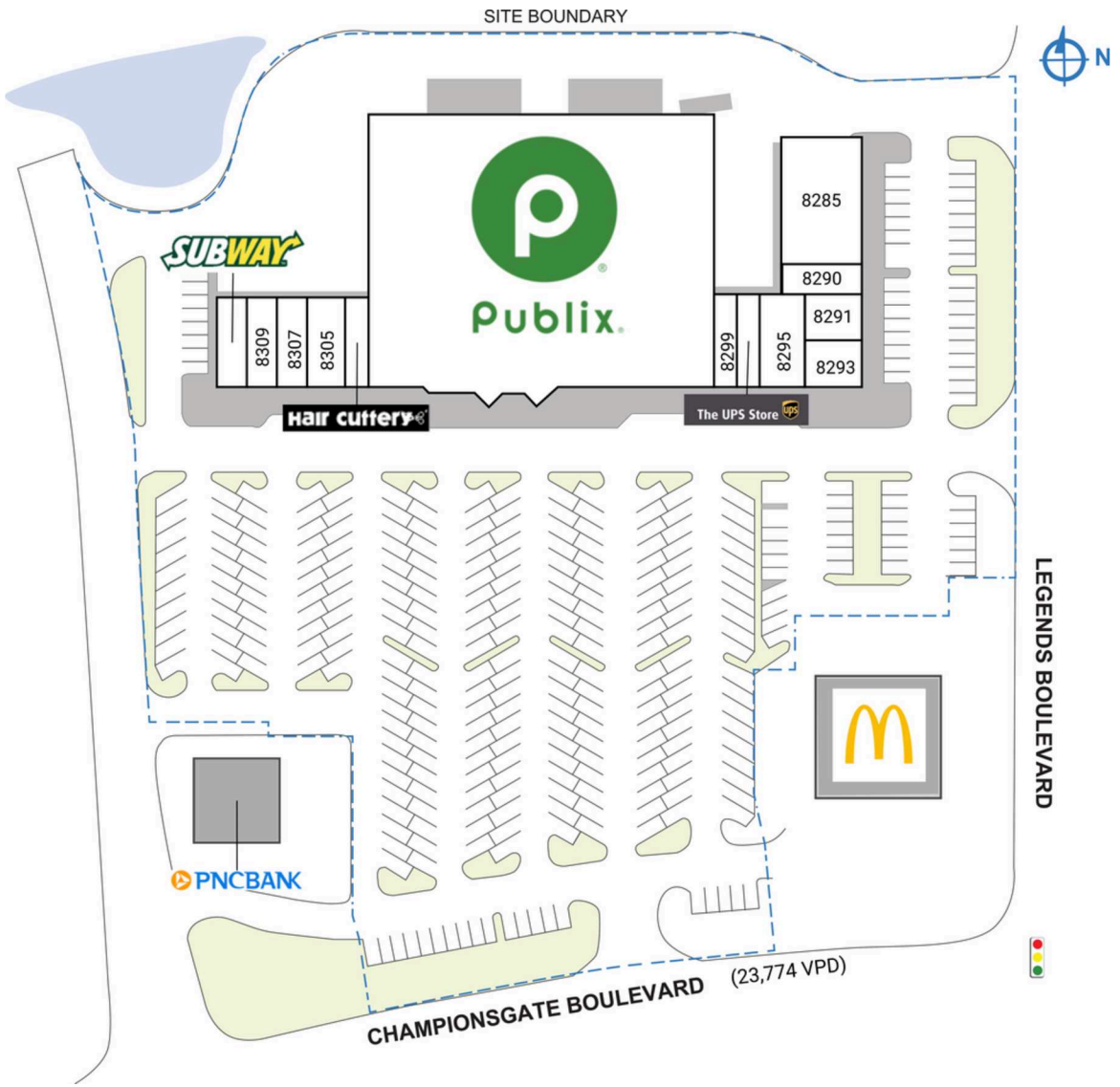
SPACE	TENANT	SQ. FT.
SHAD1	McDonald's	
SHAD2	PNC Bank	
8281	Tacos Don Andres Mexican Restaurant	1,180 SF
8285	Tacos Don Andres Mexican Restaurant	3,613 SF
8290	Blend and Bite	1,126 SF
8291	Bella Trae Realty	1,240 SF
8293	Pronto Amore Pizza	1,288 SF
8295	Five Star Nails	1,486 SF
8297	The UPS Store	1,455 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
TOTAL SQ. FT.		62,714

SITE LEGEND

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



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

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Demographic Summary Report

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

PHILLIPS EDISON & COMPANY

Latitude: 28.263131 Longitude: -81.619252

Champions Gate Village Champions Gate, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	5,078	36,265	84,001
	2028 Projected Population	6,677	47,294	107,363
	2010 Census Population	1,263	11,428	29,833
	2000 Census Population	441	7,300	14,326
	1990 Census Population	196	2,448	5,943
	Historical Annual Growth 1990 to 2000	8.47%	11.54%	9.20%
	Historical Annual Growth 2000 to 2010	11.08%	4.58%	7.61%
	Estimated Annual Growth 2010 to2023	10.65%	8.76%	7.82%
	Projected Annual Growth 2023 to 2028	5.63%	5.45%	5.03%
	Median Age	37.6	38.0	38.5
Households	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
	Historical Annual Growth 1990 to 2000	9.90%	12.77%	9.93%
	Historical Annual Growth 2000 to 2010	12.94%	4.05%	6.93%
	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
Population by Race	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%
	Other Races	3.6%	4.4%	5.2%
	Hispanic Population	29.8%	33.6%	37.0%
Income	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
Education (Age 25+)	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%
Business	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
	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.

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Data Source: Synergos Technologies Inc Austin, TX