



SWC OF HWY 27 & 17-92, HAINES CITY, FL 33844

CROSSROAD VILLAGE CENTER

UP TO 25,000 SF AND 4 ACRES OF PAD SITES AVAILABLE FOR LEASE



PROPERTY
DETAILS

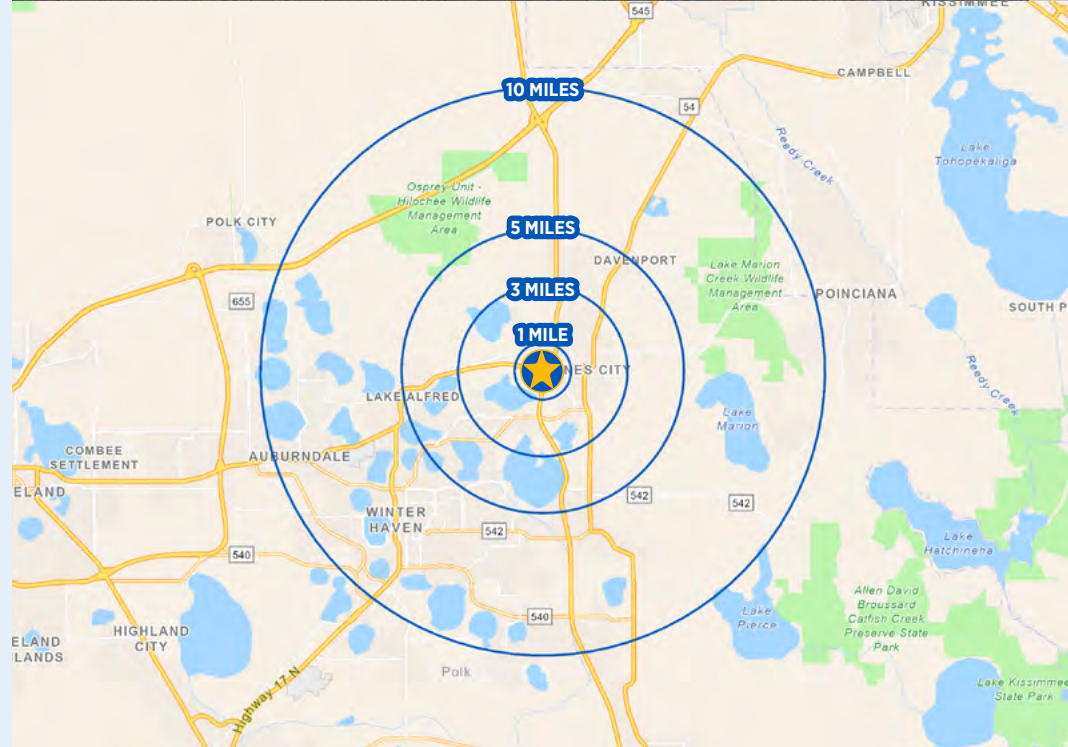
PROPERTY HIGHLIGHTS

- 300,000± SF future Target-anchored power center within a 120-acre mixed-use development at the SW corner of Hwy 27 & US 17-92.
- Project includes up to 760 planned residential units and a 120-key hotel.
- Junior Anchors, shop space, and outparcels available for lease
- Signalized access on US Hwy 27 & US Hwy 17-92.
- Area retailers include Walmart Supercenter, Lowe’s Home Improvement, Publix, Bealls Outlet, ALDI, and Harbor Freight.
- Located in rapidly growing Northeast Polk County with nearly 50,000 new residential units (occupied, under construction, or planned) within a 10-mile radius.
- Estimated delivery: August 2026.
- **Strong traffic counts:**
US Hwy 27 - 59,000 AADT
US Hwy 17-92 - 37,000 AADT.



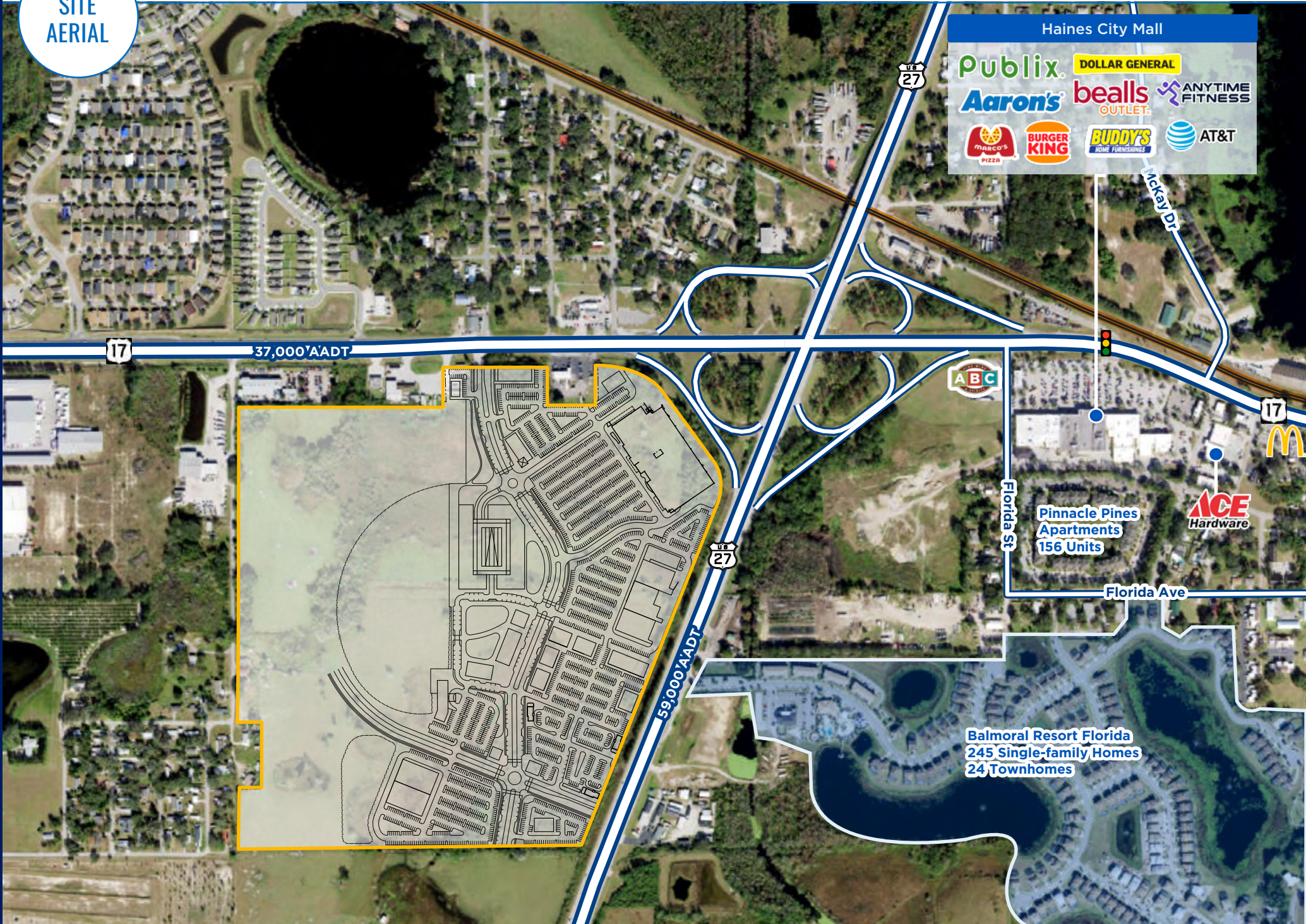
DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE	10 MILE
POPULATION	4,194	41,584	80,332	265,384
DAYTIME POPULATION	3,693	36,468	69,325	268,404
MEDIAN HH INCOME	\$47,330	\$53,784	\$57,898	\$61,166
TOTAL HOUSEHOLDS	1,588	15,338	28,575	98,923



SOURCE: ESRI 2024

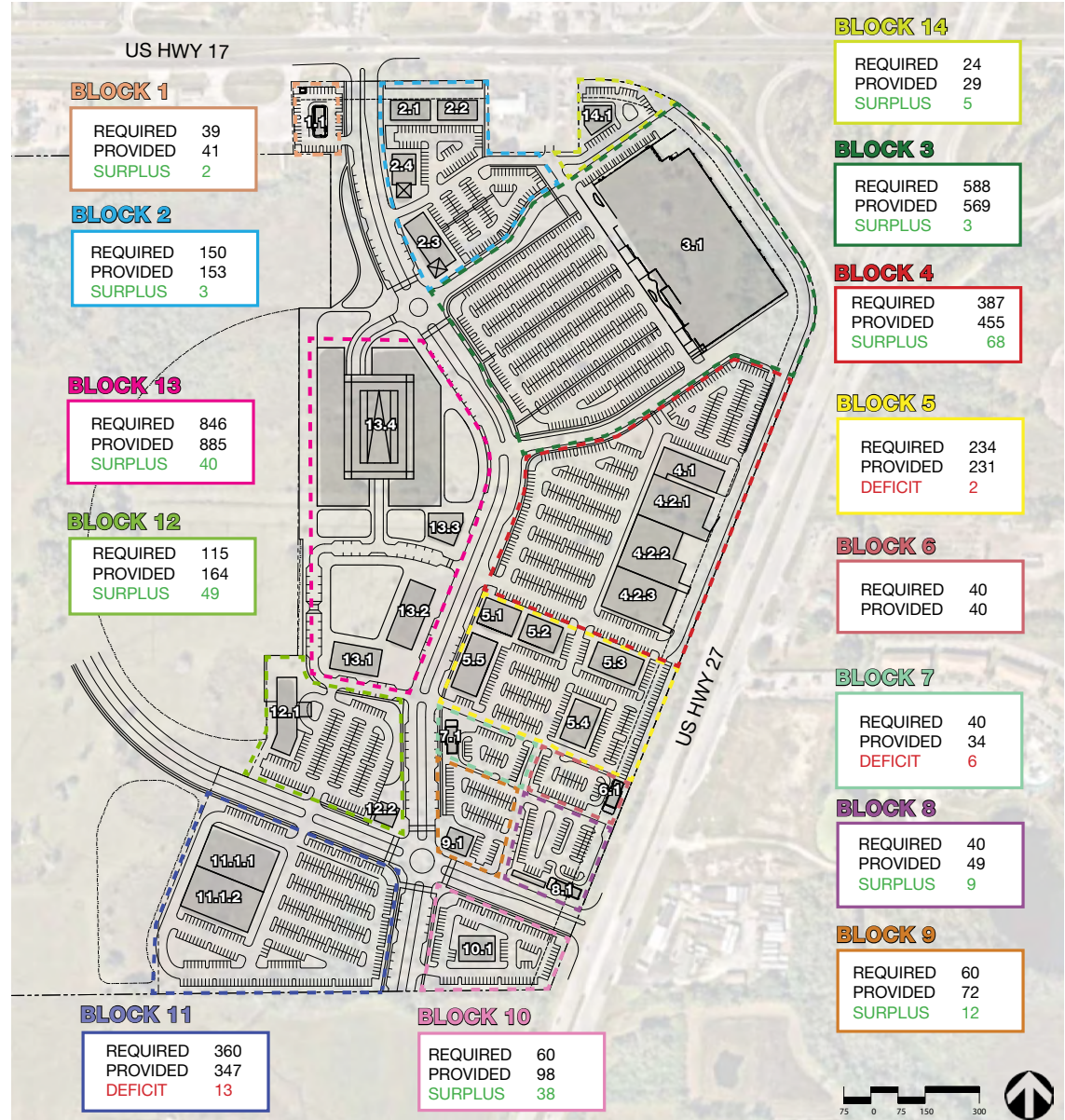
SITE AERIAL



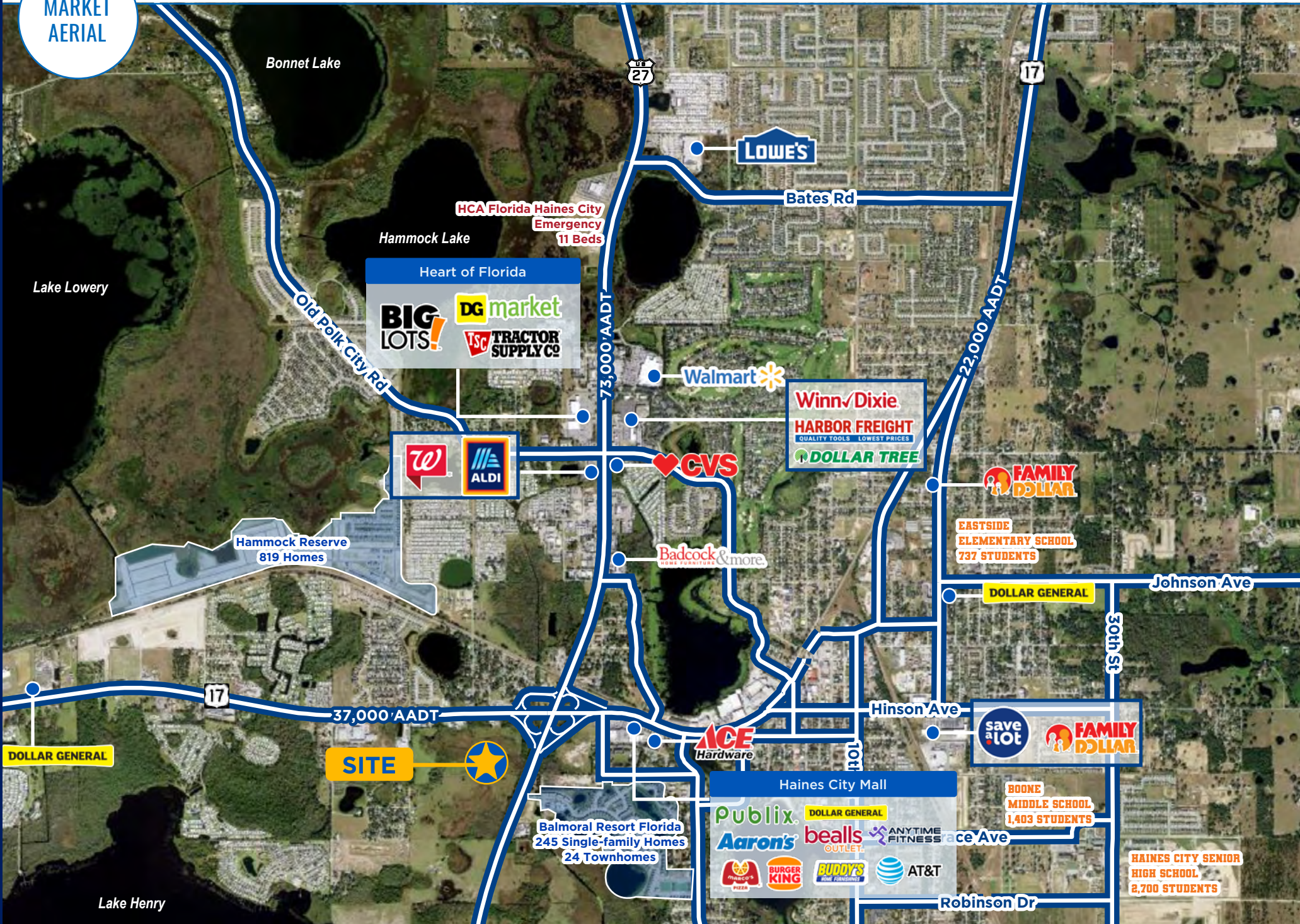
MASTER PLAN

CROSSROADS VILLAGE CENTER • HAINES CITY, FL • 1,250 - UP TO 25,000 SF AND 4 ACRES OF PAD SITES AVAILABLE FOR LEASE

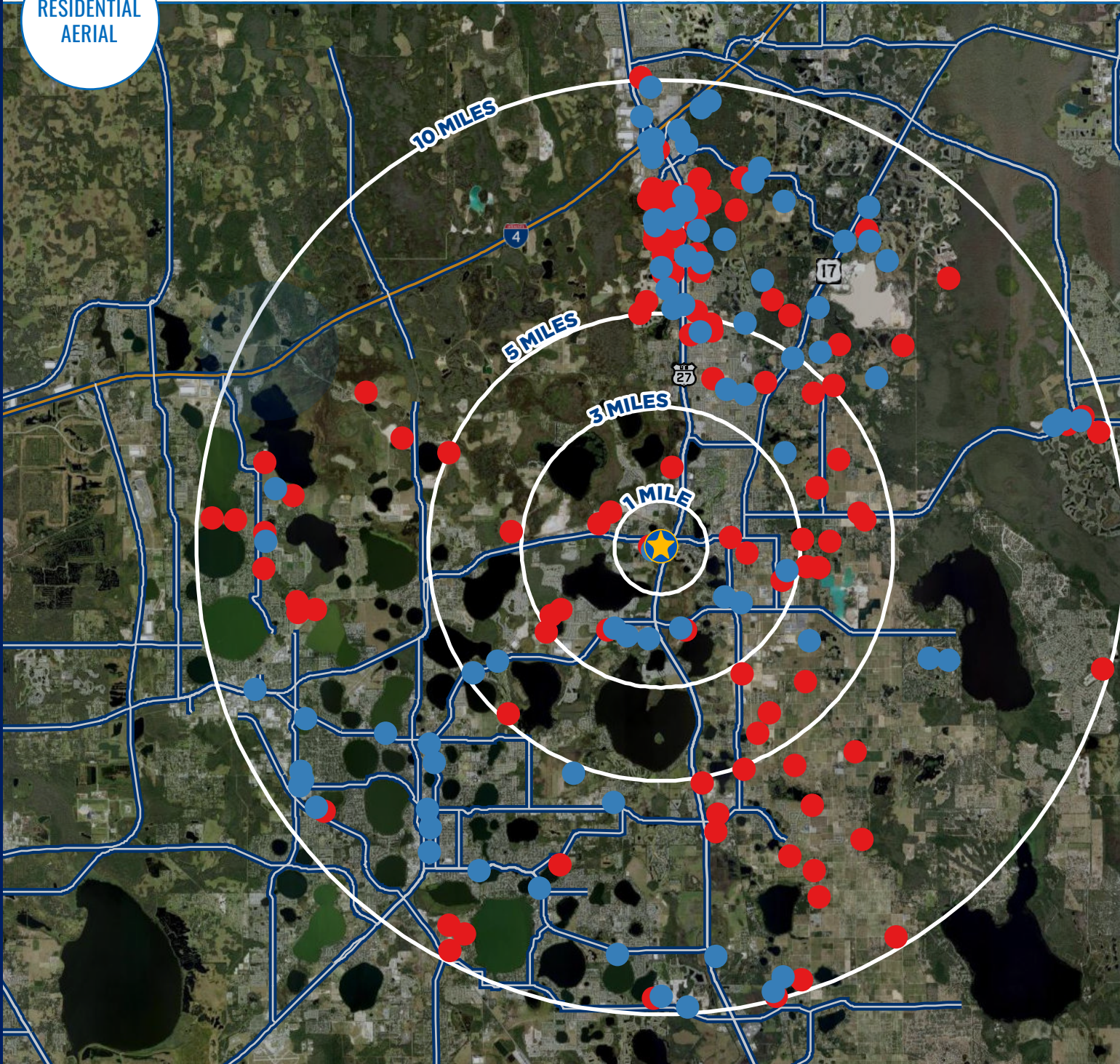
CROSSROADS VILLAGE CENTER - PROGRAM AND PARKING COUNT ANALYSIS									
BLOCK	BLDG CODE	LAND USE	TENTATIVE TENANT	SQ FT/ KEYS/DU	# SPACES REQ PER BLDG	# SPACES REQ PER BLOCK	# SPACES PROVIDED PER BLOCK	DEFICIT/SURPLUS	PARKING SPACES PER 1,000 SQ FT
1	1.1	QSR w/ DT	Panera	2,400	39	39	41	2	17
2	2.1	Retail - Multi tenant	TBD	6,000	30	150	153	3	5.1
	2.2	Retail - Multi tenant	TBD	6,000	30				
	2.3	Retail - Multi tenant	TBD	11,000	55				
	2.4	Retail - Multi tenant	TBD	7,000	35				
3	3.1	Retail - Department Store	TBD	147,000	588	588	569	-19	3.9
4	4.1	Retail - Multi tenant	Rack Room	12,200	61	326	338	12	5.0
			Marshalls	22,500	113				
	4.2	Retail - Multi tenant	Ross	24,500	123				
			PetSmart	18,000	90				
5	5.1	Retail - Multi tenant	TBD	7,800	39	234	231	-3	4.95
	5.2	Retail - Multi tenant	TBD	7,800	39				
	5.3	Retail - Multi tenant	TBD	10,300	52				
	5.4	Retail - Multi tenant	TBD	8,800	44				
	5.5	Retail - Multi tenant	TBD	12,000	60				
6	6.1	Restaurant - W/ DT	TBD	2,400	40	40	40	0	16.7
7	7.1	Restaurant - W/ DT	TBD	2,400	40	40	34	-6	14.2
8	8.1	Restaurant - W/ DT	TBD	2,400	40	40	49	9	20.4
9	9.1	Sit Down Restaurant	TBD	4,200	60	60	72	12	17.1
10	10.1	Sit Down Restaurant	TBD	7,000	60	60	98	38	14.0
11	11.1	Retail - Multi tenant	TBD	24,000	120	360	347	-13	7.2
			Crunch Fitness	24,000	240				
12	12.1	Hotel	TBD	90 KEYS	100	115	164	49	N/A
	12.2	Retail	TBD	3,000	15				
13	13.1	Retail - Multi tenant	TBD	10,000	50	846	885	40	N/A
	13.2	Retail - Multi tenant	TBD	13,500	68				
	13.3	Retail - Multi tenant	TBD	5,600	28				
	13.4	Multifamily Residential	TBD	350 UNITS	700				
14	14.1	Office	TBD	4,800	24	24	29	5	6.04



MARKET AERIAL



RESIDENTIAL
AERIAL



Residential Development	
Single Family	
Built (Last 12 Months)	1,109
Under Construction	15,274
Planning	11,923
Total	28,306
Multi-Family	
Built (Last 12 Months)	2,361
Under Construction	5,828
Planning	12,086
Totals	20,275
Total Residential	48,581

Total Residential New Growth			
Miles	SF	MF	All
1	112	-	112
3	2,675	1,530	4,205
5	8,875	2,859	11,734
10	28,306	20,275	48,581

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