FINAL LEASING SPACE 1180 CHAMPIONS DRIVE

OFFERING SUMMARY

LEASE RATE:	$35.00 SF/yr
BUILDING SIZE:	N/A
AVAILABLE SF:	1,865 - SF
YEAR BUILT:	2021
ZONING:	Master Planned
MARKET:	Orlando
SUBMARKET:	Davenport

PROPERTY OVERVIEW

Final Inline Space Available!
1180 Champions Drive is the Last remaining inline unit with 1865 SF.

Rent $35 PSF + CAM + Sales Tax
Minimum 7 years Lease.

*Please note NO Barbershops Allowed!
*No Restaurant since too close to Publix. Many other uses yes!

Call for additional information.

ALI MUSHTAQ
C: 407.325.1446
ali.mushtaq@svn.com
FL #SL3039910

REVISED LEASING PLAN

SCALE : 1/8" = 1'-0"

1

MBI

MBI COMPANIES INC.
100 COLONIAL CENTER
SUITE 230
LAKE MARY, FL 32746

PHONE:	(407) 585-0330
FAX:	(407) 585-0336
WEB:	mbicompanies.com
ARCHITECTURE NO.:	AA26000828
INTERIORS NO.:	IB26000665

CONSULTANT

SEAL

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PROJECT INFORMATION

PROJECT:

CHAMPIONS CROSSING RETAIL

PROJECT ADDRESS:

SOUTHEAST CORNER US 27 AND BELLA CITTA BLVD, POLK COUNTY, FL

PROJECT NO.:

NOTES

- THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY SCOTT MALENOCK, ARI62510, ON THE DATE AND/OR TIME STAMP SHOWN USING A DIGITAL SIGNATURE.
- PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

ACTIVE DESIGN PHASE

- ☐ FOR REVIEW ONLY
- ☐ FOR PERMITTING ONLY
- ■ SCHEMATIC DESIGN
- ☐ DESIGN DEVELOPMENT
- ☐ CONSTRUCTION BIDDING
- ☐ CONSTRUCTION DOCUMENTS
- ☐ AS-BUILT RECORD SET

REVISION INFORMATION

NO.	DATE	DESCRIPTION

KEY PLAN

SHEET INFORMATION

SHEET ISSUED:	07-10-2020
DESIGNED BY:	SDM
DRAWN BY:	LDA
REVIEWED BY:	SDM

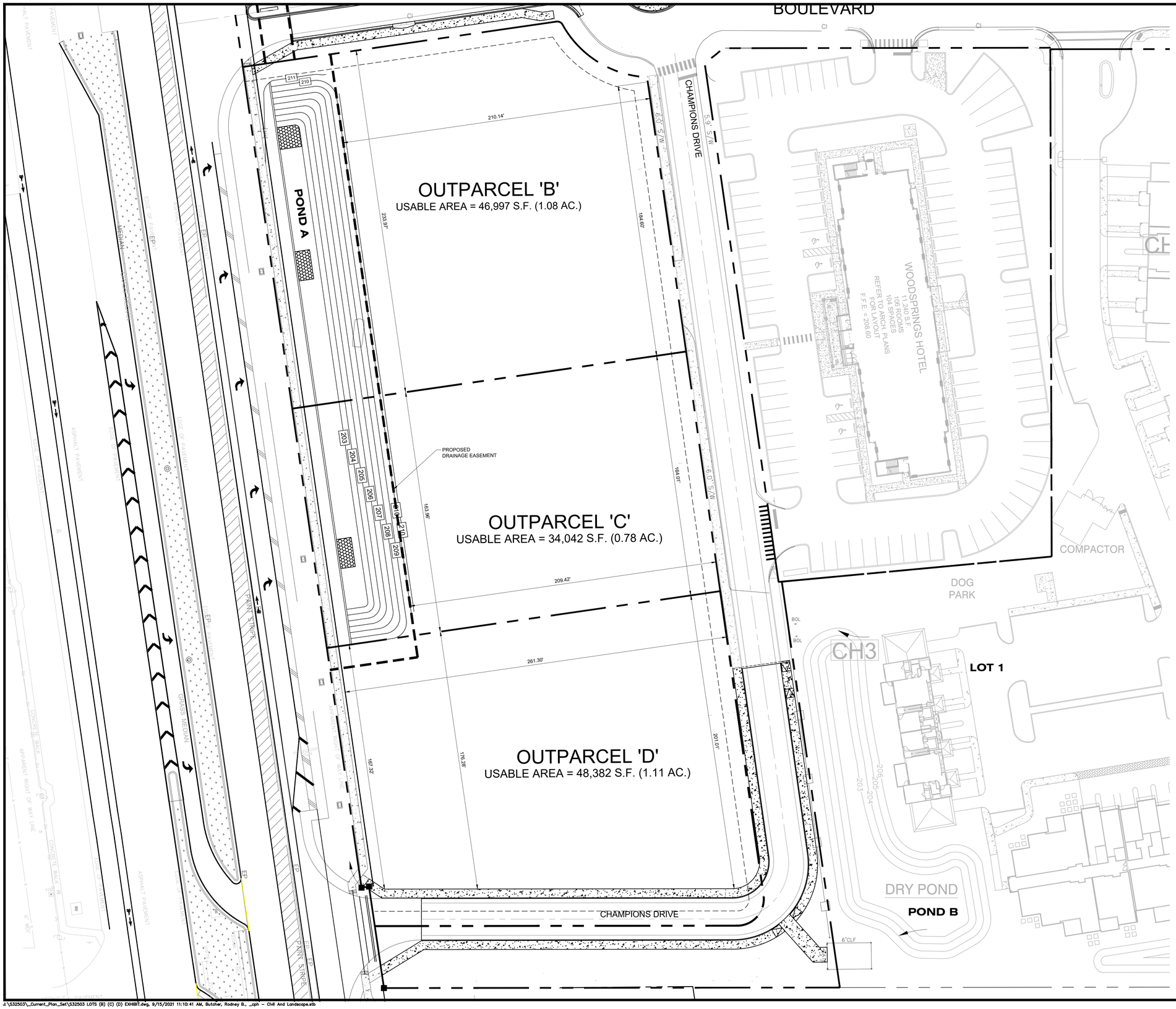
SHEET TITLE:

RETAIL FLOOR PLAN

SHEET NO.:

A1

C:\Users\luisa\Documents\190112 - CHAMPIONS CROSSING RETAIL_luisa@MBJS.rvt
8/17/2020 11:06:25 AM



30 0 30 60

Graphic Scale in Feet

N

Always call 811 two full business days before you dig

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www.sunshine811.com

cph

www.cphcorp.com

A Full Service A & E Firm

500 West Fulton Street
Sanford, FL 32771
Ph: 407.322.6841

Plans Prepared By:
CPH, Inc.
State of Florida Licenses:
Engineer No. 3215
Surveyor No. LB7143
Architect. No. AA26000926
Landscape No. LC000298

H. LARRY WRAY, P.E.
FL LICENSE NO. 55557

H. Lawrence Wray, Jr., State of Florida, Professional Engineer, License No. 55557. This item has been digitally signed and sealed by H. Lawrence Wray, Jr., PE on the date indicated here. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

No.	Date	Revision
1		
2		
3		
4		
5		
6		
7		

Designed: M. Socha
Drawn: R. Butcher
Checked: L. Wray
Job No.: S32503
Date: 11/23/20

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OUTPARCEL 'D' EXHIBIT

POLK COUNTY, FLORIDA

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS. SEE GENERAL NOTES FOR MASTER LEGEND.

Sheet No.
1

J:\S32503_Current_Plan_Set\S32503 LOTS (B) (C) (D) EXHIBIT.dwg, 9/15/2021 11:10:41 AM, Butcher, Rodney B., _cph - Civil And Landscape.stb

SECTION 1

Demographics

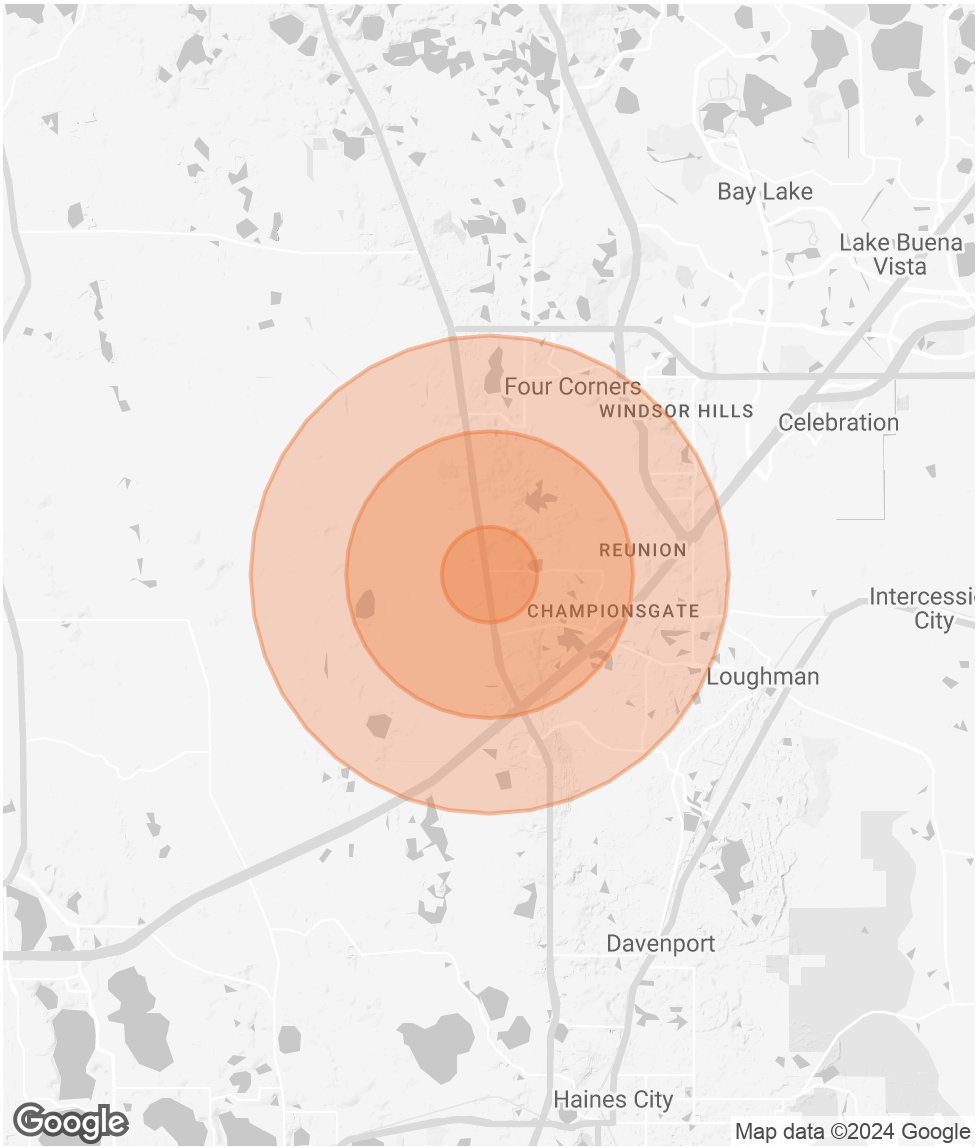
SVN
ALLIANCE
COMMERCIAL REAL ESTATE ADVISORS

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	1,548	14,499	44,179
AVERAGE AGE	36.8	35.2	39.0
AVERAGE AGE (MALE)	38.7	36.6	39.7
AVERAGE AGE (FEMALE)	35.9	34.4	38.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,019	9,246	28,840
# OF PERSONS PER HH	1.5	1.6	1.5
AVERAGE HH INCOME	$51,868	$41,737	$38,450
AVERAGE HOUSE VALUE	$275,213	$225,312	$209,009

2020 American Community Survey (ACS)



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SECTION 2

Additional Information

SVN
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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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