

Retail Space
Available

HEART OF FLORIDA SHOPPING CENTER

35922 Highway 27, Haines City, FL 33844



PROPERTY HIGHLIGHTS

- Community center located in the heart of Haines City across from Walmart Supercenter.
- Available Space:** 3,850 SF
- Total GLA:** 131,500 SF
- Location:** Located on the signalized intersection of US Highway 27 & Old Polk City Road
- Co-Tenants:** Join Big Lots, Tractor Supply, Dollar General Market, Hungry Howies, Amscot, Liberty Tax and other local and regional tenants.
- Traffic Counts:** 47,500 ADT

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	4,270	28,137	46,916
Average HH Income	\$43,543	\$43,621	\$46,652
Number of Businesses	184	835	1,191
Daytime Employees	2,530	7,928	12,219



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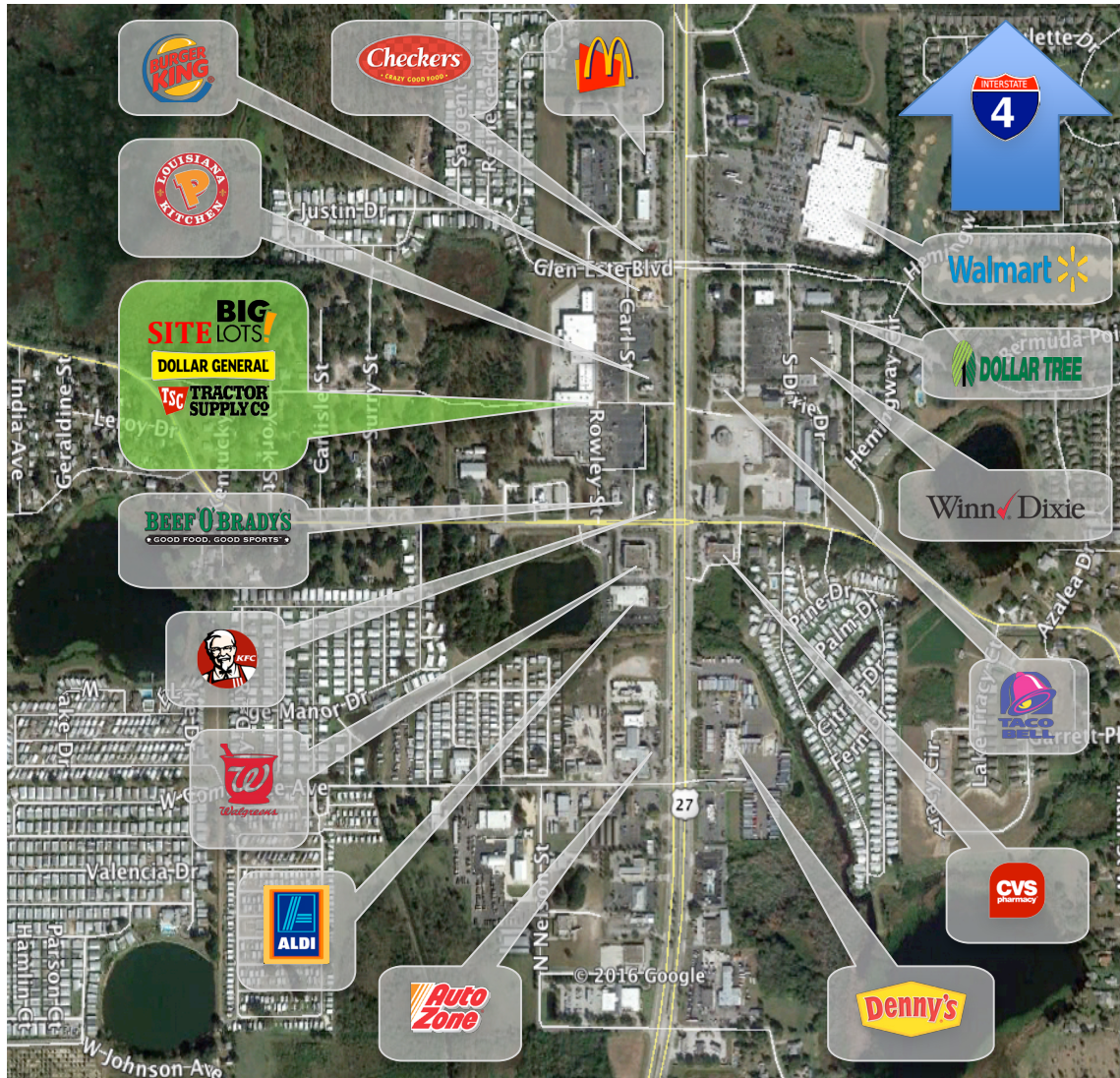
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ANC2 — Tractor Supply Co.	30,369 SF
ANC1 — Big Lots	40,737 SF
5 — Liberty Tax Services	1,200 SF
6 — Hungry Howie's Pizza	1,200 SF
7 — Heartland Healthcare	1,600 SF
8 — First Wok Restaurant	1,710 SF
9 — Cora Health Service	2,800 SF
10 & 11 — T-Mobile	2,400 SF
12A — AVAILABLE	3,850 SF
12B — Dentist	4,692 SF
13 — Dollar General Market	33,653 SF
14 — Laundromat	1,500 SF
15 — Magic Nails	1,550 SF
16 — American General Insurance	1,240 SF
17 — Amscot	3,000 SF

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