

# BERRY TOWN CENTER

DAVENPORT, FL



## SIZE

99,441 square feet

## DEMOGRAPHICS

1 mile	3 mile	5 mile
<b>Population</b>		
5,703	19,023	38,199
<b>Households</b>		
2,132	7,371	14,326
<b>Median HH Income (\$)</b>		
51,694	50,038	52,063

## MAJOR TENANT(S)

Publix  
Leslie's Pool Supplies  
The UPS Store

## LEASING CONTACT

Jamie Pearson  
Mobile (770) 355-0954  
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## MORE INFO

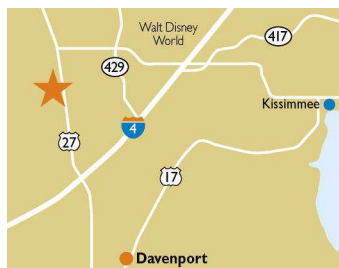
[www.phillipsedison.com](http://www.phillipsedison.com)

## LOCATION

2424 Sand Mine Road | Davenport, FL 33897

## PROPERTY HIGHLIGHTS

- Anchored by Publix, the number one grocer in the Orlando area
- Located in Davenport, a suburb 15 miles southwest of Orlando, the number one family tourist destination in the world
- The Center is located at the intersection of Sandy Mine Road and US Highway 27, which benefits from over 37,000 vehicles per day
- Orlando is estimated to have over 1 million visitors annually
- New K-8 school for 1,400 students is being built on Sand Mine Road this year
- New housing being built up and down US Highway 27



# PHILLIPS EDISON & COMPANY

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SPACE	TENANT	SQ. FT.		
A1	Davenport Dental	1,400 SF	105	Berry Nails 1,400 SF
A2	HairMasters	1,400 SF	107	All Pro Barbers 1,050 SF
A3	Vaperior	1,050 SF	109	The UPS Store 1,400 SF
A4	Nail Creations	2,100 SF	111	Leslie's Pool Supplies 2,450 SF
A6	Party Liquors	1,400 SF	113	AVAILABLE 1,400 SF
A7	Sunday Grill	1,400 SF	201	Linkster's 1,750 SF
A8	Florida Horizons Real Estate	1,400 SF	203	Fairways 1,400 SF
A9	Publix	44,271 SF	205	AVAILABLE 1,400 SF
B1	AVAILABLE	1,050 SF	207	Kumo Steakhouse 1,400 SF
B2	Bamboo Wok	1,050 SF	209	AVAILABLE 3,500 SF
B3	AVAILABLE	1,400 SF	2502	Central Florida Dermatology 1,800 SF
B4	AVAILABLE	1,050 SF	2504	Mid Florida Psychiatry 1,200 SF
B5	Low Louis Tobacco	1,050 SF	2506	Pediatric Care of Four Corners 2,000 SF
B6	Mia Pizza & Pasta	1,400 SF	2508	AVAILABLE 3,195 SF
101	BOM Thai	1,400 SF	2520	AVAILABLE 9,875 SF
103	Dhaba Indian Cuisine	1,400 SF		
			TOTAL SQ. FT.	99,441

## SITE LEGEND

<span style="background-color: orange; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Available	<span style="background-color: lightgray; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Occupied
<span style="background-color: lightblue; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Leased (not occupied)	<span style="background-color: gray; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Owned by Others
<span style="border: 2px dashed blue; display: inline-block; width: 15px; height: 10px;"></span> Site Boundary	



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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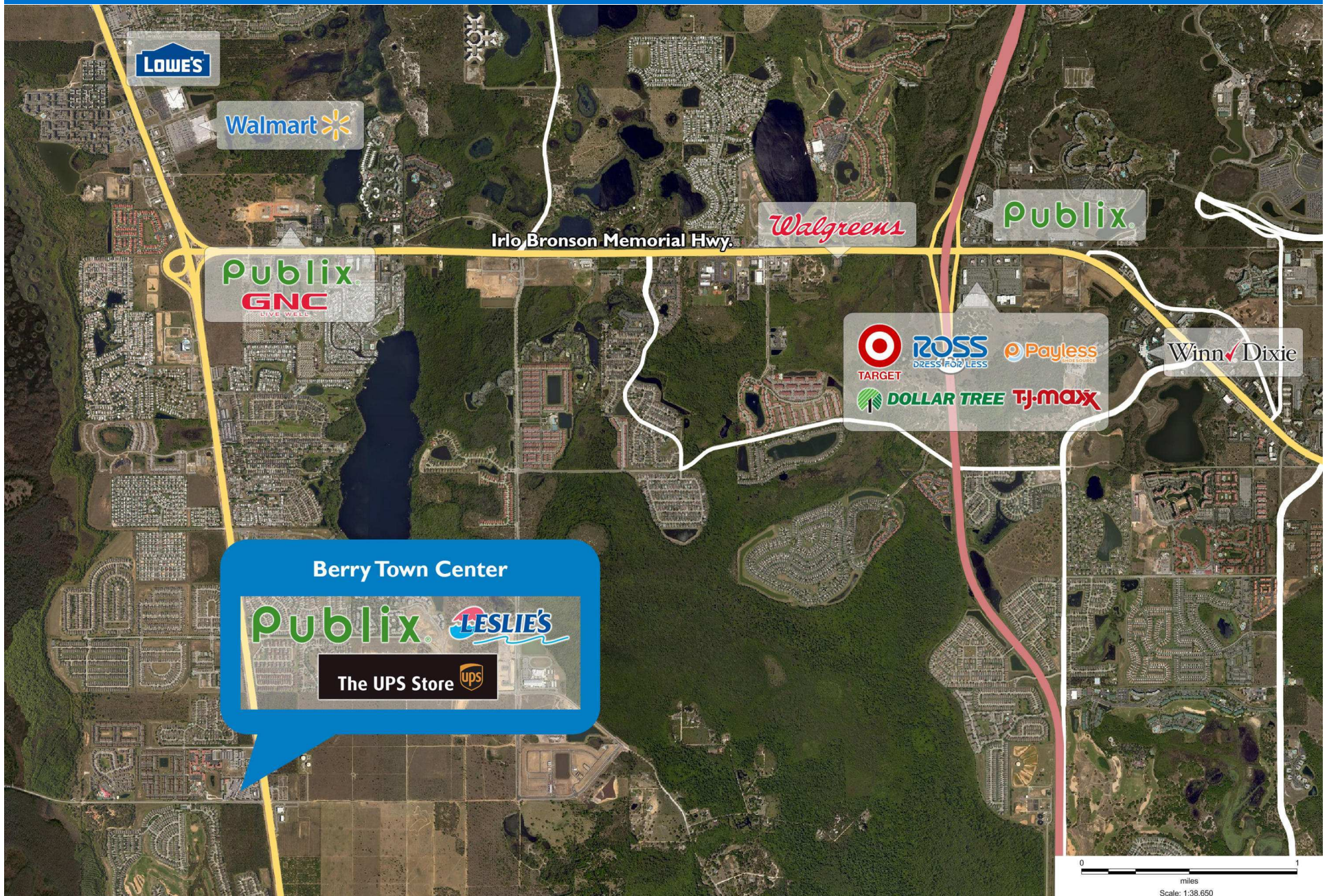
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# Demographic Summary Report

1990 - 2000 Census, 2015 Estimates & 2020 Projections

Calculated using TAS Retrieval Retrieval



Apr 26, 2016

Latitude: 28.311231 Longitude: -81.669957

Berry Town Center Davenport, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius	10.00 Mile Radius
Population	Q4 2015 Estimated Population	5,703	19,023	38,199	88,375
	2020 Projected Population	6,603	22,411	47,827	114,112
	2010 Census Population	5,036	16,738	31,673	70,432
	2000 Census Population	2,089	7,144	12,778	31,122
	1990 Census Population	623	2,298	4,062	11,069
	Historical Annual Growth 1990 to 2000	12.85%	12.01%	12.14%	10.89%
	Historical Annual Growth 2000 to 2010	9.20%	8.89%	9.50%	8.51%
	Estimated Annual Growth 2010 to 2015	2.19%	2.25%	3.31%	4.03%
	Projected Annual Growth 2015 to 2020	2.98%	3.33%	4.60%	5.24%
	Median Age	41.3	41.7	39.1	38.7
Households	Q4 2015 Estimated Households	2,132	7,371	14,326	32,491
	2020 Projected Households	2,467	8,655	17,922	42,128
	2010 Census Households	1,886	6,508	11,883	25,747
	2000 Census Households	702	2,559	4,667	11,744
	1990 Census Households	167	612	1,115	3,484
	Historical Annual Growth 1990 to 2000	15.47%	15.38%	15.40%	12.92%
	Historical Annual Growth 2000 to 2015	10.38%	9.79%	9.80%	8.17%
	Estimated Annual Growth 2000 to 2015	2.16%	2.19%	3.31%	4.13%
	Projected Annual Growth 2015 to 2020	2.96%	3.26%	4.58%	5.33%
	Population per Household	2.67	2.58	2.65	2.66
Population by Race	White	58.6%	60.5%	57.8%	60.4%
	Black or African American	6.7%	6.3%	7.3%	7.4%
	Asian & Pacific Islander	2.5%	2.7%	3.2%	3.4%
	Other Races	2.5%	2.5%	2.7%	2.6%
	Hispanic Population	29.7%	28.0%	29.0%	26.2%
Income	Average Household Income	\$57,853	\$57,321	\$61,714	\$70,444
	Median Household Income	\$51,694	\$50,038	\$52,063	\$56,205
	Per Capita Income	\$21,630	\$22,209	\$23,210	\$26,178
Education (Age 25+)	Elementary	4.4%	3.9%	3.7%	3.9%
	Some High School	5.9%	6.2%	7.2%	7.4%
	High School Graduate	29.9%	30.4%	28.1%	27.9%
	Some College	27.1%	26.5%	25.5%	22.1%
	Associates Degree Only	10.2%	10.4%	10.6%	9.2%
	Bachelors Degree Only	16.7%	17.2%	19.2%	21.8%
	Graduate Degree	5.7%	5.5%	5.8%	7.6%
Business	Number of Businesses	69	296	643	1,582
	Total Number of Employees	697	4,360	19,893	59,705
	Employees per Business	10.17	14.74	30.92	37.75
	Residential Population per Business	83.22	64.32	59.36	55.88

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