

BERRY TOWN CENTER

DAVENPORT, FL



SIZE

99,441 square feet

DEMOGRAPHICS

1 mile 3 mile 5 mile

Population	1 mile	3 mile	5 mile
5,703	19,023	38,199	

Households	1 mile	3 mile	5 mile
2,132	7,371	14,326	

Median HH Income (\$)	1 mile	3 mile	5 mile
51,694	50,038	52,063	



MAJOR TENANT(S)

Publix
Leslie's Pool Supplies
The UPS Store



LEASING CONTACT

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MORE INFO

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 Sand 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



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SPACE TENANT	SQ. FT.	SPACE TENANT	SQ. FT.
A1	1,400 SF	105 Berry Nails	1,400 SF
A2	1,400 SF	107 All Pro Barbers	1,050 SF
A3	1,050 SF	109 The UPS Store	1,400 SF
A4	2,100 SF	111 Leslie's Pool Supplies	2,450 SF
A6	1,400 SF	113 AVAILABLE	1,400 SF
A7	1,400 SF	201 Linkster's	1,750 SF
A8	1,400 SF	203 Fairways	1,400 SF
A9	44,271 SF	205 AVAILABLE	1,400 SF
B1	1,050 SF	207 Kumo Steakhouse	1,400 SF
B2	1,050 SF	209 AVAILABLE	3,500 SF
B3	1,400 SF	2502 Central Florida Dermatology	1,800 SF
B4	1,050 SF	2504 Mid Florida Psychiatry	1,200 SF
B5	1,050 SF	2506 Pediatric Care of Four Corners	2,000 SF
B6	1,400 SF	2508 AVAILABLE	3,195 SF
I01	1,400 SF	2520 AVAILABLE	9,875 SF
I03	1,400 SF	TOTAL SQ. FT.	99,441

SITE LEGEND

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



BERRY TOWN CENTER

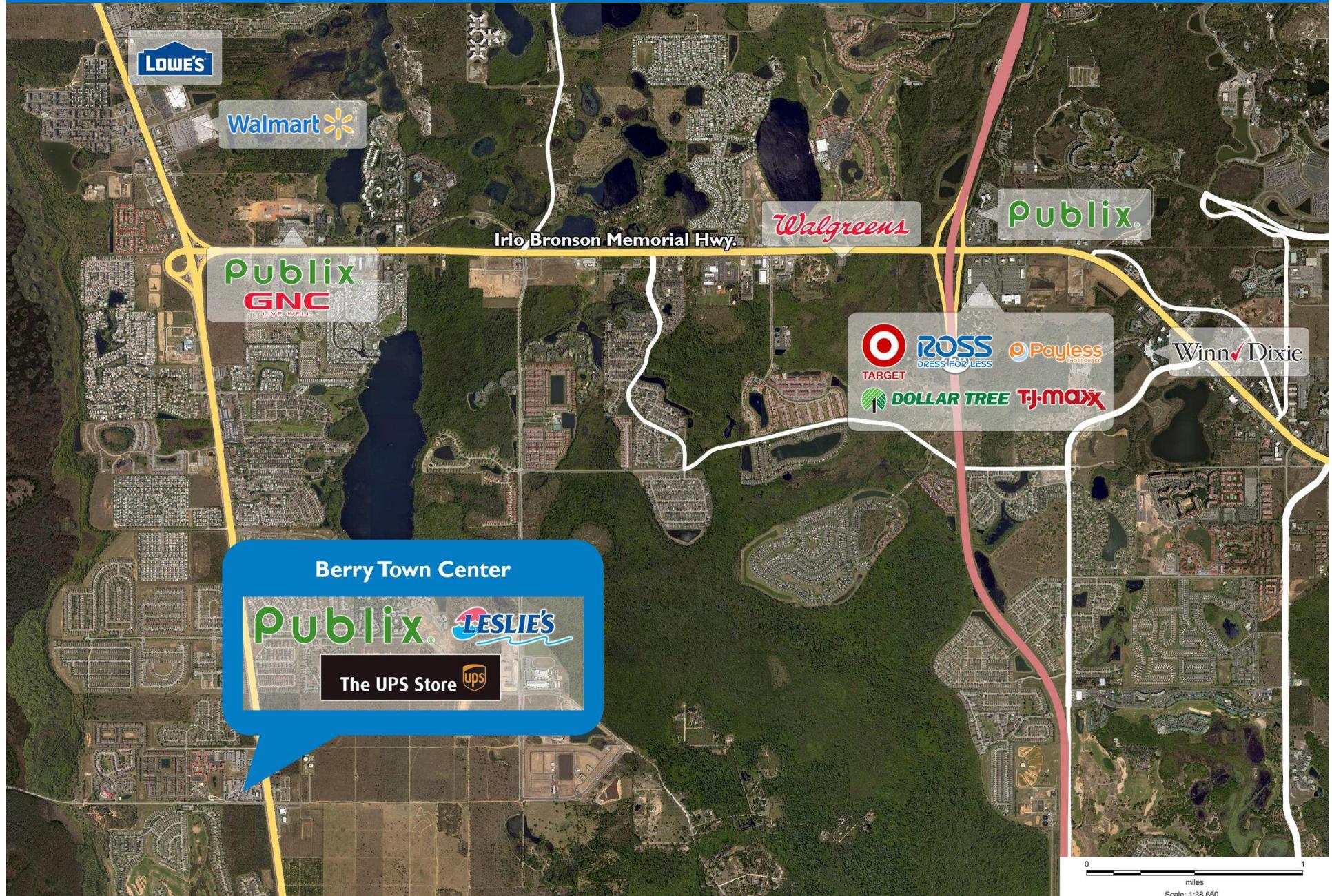
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Demographic Summary Report

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

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