

SHOPS AT THE GROVE NEW PUBLIX ANCHORED DEVELOPMENT

County Rd 580 (E Johnson Ave) & Power Line Rd | Haines City | Polk County | FL



View Shopping
Center Video



Publix Coming Soon!

- Publix grocery anchored shopping center located at the signalized intersection of Johnson Ave & Power Line Rd.
- 1,400 - 7,000 SF of retail space available.
- 1 outparcel available.
- Over 1,287' of frontage on County Rd 580 and 575' on Power Line Rd with multiple points of access.
- Located in one of Florida's fastest growing counties where over 15,000 new homes are under construction within a 3-mile radius of the location including the massive Crosswinds master planned community with close to 5,500 new homes located directly north of the site.
- The 3-mile population is expected to grow by over 47,000 people, in a market with limited commercial options.
- Plans are in place to increase both Johnson Ave & Power Line Rd to 4-lanes to accommodate the expected growth.
- The closest grocery stores are Winn-Dixie and Aldi approximately 3-miles to the west.
- Power Line Road is in the process of being extended southward from Hinson Ave to Hwy 17 in Dundee as well as being extended to the north from South Blvd connecting into Hwy 17.
- Multiple new industrial centers have gone in just to the south which includes Aldi's 694,430 distribution center and Carvana which has just completed their 200,000 SF warehouse, adding approximately 950 more jobs to this market.
- Projected completion is Fall of 2024

Leased By:
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www.FornessProperties.com | Licensed Real Estate Broker

Developed By:
Blackfin Partners
www.BlackfinPartners.com



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OVERALL SITE PLAN



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SMALL BAY PLAN



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RENDERINGS

Overall Elevation



Proposed Front Elevation



Proposed Right Elevation



Proposed Rear Elevation



Paint & Material Schedule

Sherwin-Williams SW 7004	Sherwin-Williams SW 7015	Sherwin-Williams SW 7017
Snowbound	Repose Gray	Dorian Gray
Sherwin-Williams SW 7018	Sherwin-Williams SW 7019	Sherwin-Williams SW 6401
Dovetail	Gauntlet Gray	Independent Gold
Sherwin-Williams SW 9175	Acme Brick Madison-Glen	Acme Brick Madison-Glen
Deep Forest Brown	Acme Brick Madison-Glen	Acme Brick Madison-Glen

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CROSSWINDS EAST
3,254 HOMES

CYPRESS
PARK ESTATES
711 HOMES

ALFORD OAKES
148 HOMES

SUMMERLIN
GROVES
155 HOMES

LAWSON
DUNES
386 HOMES



Publix

CROSSWINDS
A Publix
MARKETPLACE

NATIONAL
C-STORE

HIDDEN LAKE
PRESERVE
123 HOMES

POWER LINE RD

JOHNSON AVE

580

Aerial Image
July 2023

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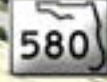


- ALFORD OAKES
148 HOMES
- CYPRESS PARK ESTATES
711 HOMES
- LIBERTY GROVES
147 HOMES
- LAWSON DUNES
386 HOMES
- SUMMERLIN GROVES
155 HOMES
- BRADBURY & SONS
624 HOMES
- HIDDEN LAKE PRESERVE
123 HOMES
- CROSSWINDS EAST
3,254 HOMES



publix

JOHNSON AVE



POWER LINE RD



Aerial Image
July 2023

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FORNESS
PROPERTIES

COMMERCIAL REAL ESTATE SERVICES



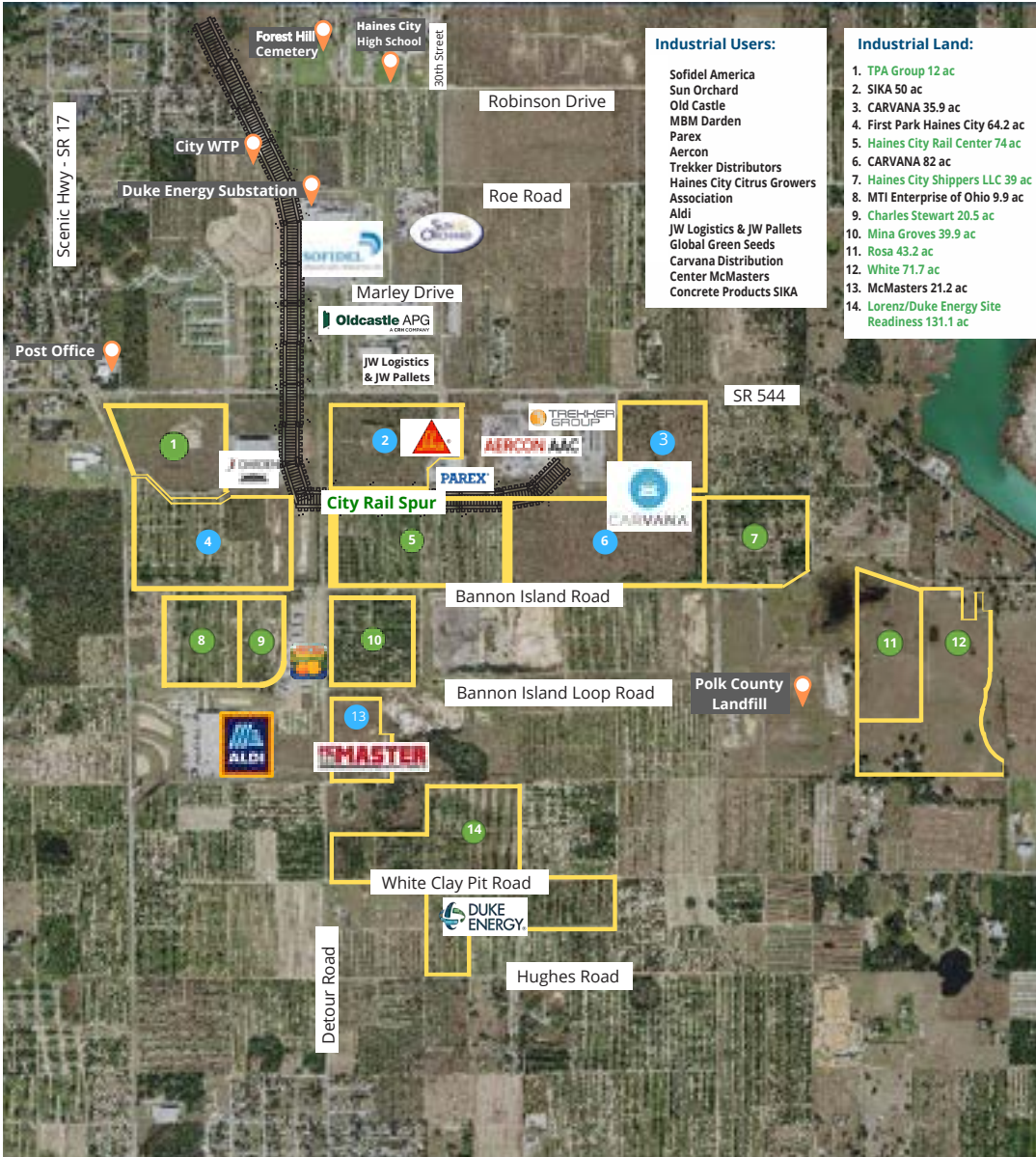
BLACKFIN
PARTNERS



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HAINES CITY, FLORIDA INDUSTRIAL LAND



Demographics	1 Mile	3 Miles	5 Miles
Population	1,671	26,575	55,559
Household Income	\$61,666	\$56,193	\$63,547
Median Age	28.3	33.1	40.7
Household Size	3.6	3.1	2.7

Traffic Counts
 Johnson Ave: 12,900 vpd
 Power Line Rd: 5,400 vpd

