



COMMERCIAL PARCELS AT LEGACY UNION SQUARE

GCI DEVELOPMENT

The Goldberg Companies/GCI Development Team identifies opportunities for new development and redevelopment of existing assets, drives the market analysis, underwriting, and concept planning for these opportunities, and delivers a fully entitled and custom-designed project to GCI Construction for permitting and execution.



PARCEL A
4.55 acres
Under Contract

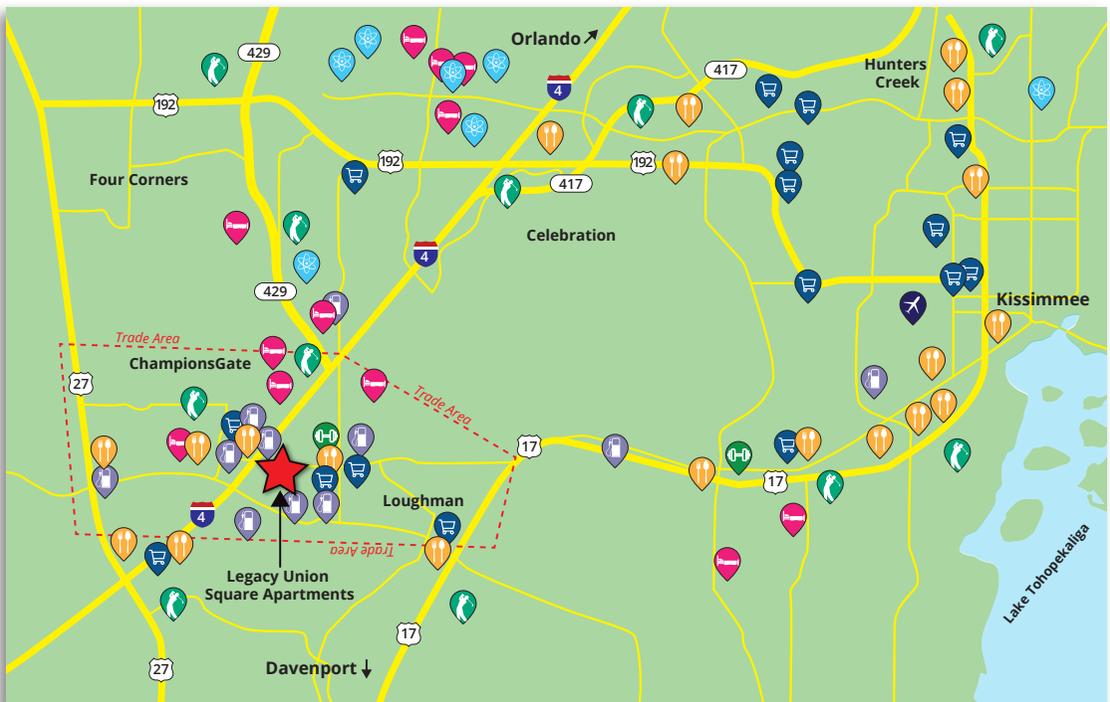
PARCEL B
3.88 acres
For Sale

PARCEL C
4.54 acres
Under Contract

Davenport, FL 33896 • Osceola Polk Line Road • Polk County
[Parcel Information](#) • [Permitted Uses](#)

COMMERCIAL HIGHLIGHTS

- The outparcels are located at the entrance to Legacy Union Square Apartments and are situated along State Road 532
- A combined 1,990 linear feet of frontage on SR 532
- Primary uses are retail, office or hotel
- Zoned CACX – Community Activity Center
- The site is convenient and accessible to Interstate 4, the 429 Expressway, US 27 to the south and US 192 to the north
- Developed sites will offer professional services, shopping and dining





TRADE AREA & DEMOGRAPHICS

- 21,103 population
- 7,620 households
- \$59,558 average household income
- 5,714 employees
- Predicted 3.6% population increase in the next 5 years

Drive Time	Total Households	Avg. Persons per Household	Residential Population	Owner-occupied Housing Units	Renter-occupied Housing Units
3-mins	9,700	3.19	30,989	65.51%	34.49%
10-mins	29,772	2.75	81,803	68.12%	31.88%

SURROUNDING DEVELOPMENTS

ChampionsGate: World-renowned Public Golf Facility

- 1.4 Miles From Legacy Union Square
- 1,500 Acres
- 862 Rooms, Omni Resort
- 1,970 Residential Units
- 450,000 SF - Commercial

Reunion Resort: Exclusive Golf Community

- 2,300 Acres
- 1,600 Rooms
- 6,200 Residential Units
- 700,000 SF - Commercial

Reunion Resort

- 1.1 Miles From Legacy Union Square
- 275 Rooms

Holiday Inn Express & Suites Orlando South

- 5 Miles From Legacy Union Square
- 95 Rooms

Hampton Inn Orlando-Maingate

- 4 Miles From Legacy Union Square
- 83 Rooms

Comfort Inn & Suites Maingate South

- 4.9 Miles From Legacy Union Square
- 74 Rooms



CONTACT US

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