



SOUTHPORT PLAZA II ***Poinciana, Florida***

Thank you for your interest in Southport Plaza II. Attached is a leasing flyer for your review which details why the 12,100 sf Southport Plaza II offers the premier medical, retail and office location in Poinciana.

Southport Plaza phase II has 12,100 sf of in-line medical/retail/office space on a site of 1.59+/- acres between RaceTrac Petroleum and Dollar General at the signalized SE corner of Pleasant Hills and Southport Roads. The existing adjacent Southport Plaza I was completed in May 2006 and comprises over 22,000 sf of additional upscale medical, retail and office space. The overall site has direct access from both Pleasant Hill and Southport Roads, with a daily traffic count exceeding 65,000 cars.

The property offers a "triple-net" lease: Base Rent for in-line space ranges from \$22.00 per square foot, NNN, plus *approximately* \$5.00 per sf for CAM, real estate taxes and insurance. The minimum lease term is five years, with options available. Each 1,100 sf space measures 20' wide x 55' deep, and each space has been finished with upscale tenant improvements. The parking ratio is ample @ over 5.4/1,000, with abundant adjacent ancillary parking available.

A satisfactory credit report, signed lease, and a security deposit at lease execution are required to reserve space. Please call us at (561) 417-6193 after you have had an opportunity to review the attached leasing information. Again, thank you for your interest!

Jan M. Jaroszewicz
Manager
Southport Plaza II, LLC
(561) 417-6193, or: realcap@bellsouth.net
www.realcapassociates.com









LOWE'S

SOUTHPORT PLAZA II

SOUTHPORT PLAZA II

Poinciana Market Highlights

The Southport Plaza phase II location represents the premium, “A”, site in the Poinciana market, offering the following attributes:

- Premium frontage site with great visibility at gateway to Poinciana.
- High average daily traffic count of 65,000 cars at signalized intersection.
- Direct ingress/egress from Pleasant Hill Road/Cypress Parkway and Southport Road to corner location.
- Lowe's Hardware Store and CVS Drugs located across the intersection.
- **RaceTrac Petroleum** and **Dollar General** located on adjacent sites.
- Liberty High School, Osceola County's largest, located next to Lowe's site.
- Poinciana is the second largest PUD in the United States and one of the fastest growing communities in Florida.
- Explosive recent growth of population to 85,000 in the greater trade area.
- Average HH income over \$55,000.
- Incredible opportunity for retail, professional and medical services in under-served market.
- Limited availability of commercial space.
- Six DRI's approved east of Southport Plaza II and planned for over 38,000 housing units, to be accessed from Poinciana Boulevard and Southport Road, located east of Lake Toho and West of Florida's Turnpike.
- Southport Plaza II available for immediate occupancy!

Demographic Highlights – Greater Poinciana Market Area:

- | | |
|-------------------------|-----------|
| • Population – 2019: | 85,000 |
| • Number of Households: | 25,000+ |
| • Average HH Size: | 3.07 |
| • Average Age: | 35 |
| • Average HH Income: | \$55,000+ |

For more information, contact (561) 417-6193 or, email: realcap@bellsouth.net

www.realcapassociates.com



SOUTHPORT PLAZA II

EXECUTIVE SUMMARY

Southport Plaza II is the second phase of an unanchored retail/office project located in Poinciana, Osceola County, Florida. Southport Plaza's first phase, completed in May 2006, is fully-leased, and this second phase offers the opportunity for the best frontage exposure at the most prominent signalized corner in the market area, with a daily traffic count exceeding 65,000 cars. The project is located in the Greater Orlando Area at the southeast corner of Pleasant Hill and Southport Roads in Poinciana, Florida, 15 miles south equidistant from Disney's Celebration and Kissimmee, and in close proximity to Champions Gate Golf Club and the Ginn Company's Reunion Resort areas. The project was developed and is operated by Realcap Associates, LLC of Boca Raton, Florida whose principals have more than 50 years of combined real estate experience.



Southport Plaza II is situated on a 1.59-acre pad situated adjacent to the "hard corner" with approximately 12,100 sf of in-line retail/office space; RaceTrac Petroleum purchased and completed their newest prototype on the adjacent "hard-corner" site to the north, and Dollar General is on the adjacent site to the south, each with connecting driveways. *Southport Plaza II's* tenant mix is made up of small space retail and office users,

many of whom enjoy national affiliations, servicing the explosive growth of the southern Celebration, Kissimmee and Poinciana areas. Due to the excellent location, explosive area growth, full market occupancy and lack of commercially-zoned land, Southport Plaza's first phase, completed in May 2006 (photo above), was leased to nationally-supported tenants such as CORA Health Services, IMA Medical, Domino's Pizza, House of China, Quest Diagnostics and other prominent local tenants. The phase II development offers upscale medical/retail/office space that serves a wide range of medical, office and retail users in a new building architecturally similar to that of the existing Southport

Plaza, offering 20' store fronts with 10' - 13' clear ceiling heights, covered walkways with glass façades, 55' bay depths, and optimal façade signage exposure. The project was constructed featuring predominately 1,100 sf bays of premium air-conditioned space. A generous tenant finish allowance provides interiors that are finished to a very high-quality standard.

The Southport Plaza II site location represents THE premium "A" site in the market based on the following attributes:

- High average daily traffic count of 65,000 cars at a signalized intersection.
- Premium frontage exposure, access, and visibility at Poinciana's gateway.
- Direct access to and from both Pleasant Hill and Southport Roads.
- **Lowe's** Hardware Store and **CVS** are directly across the intersection.
- **Dollar General** and **RaceTrac Petroleum** are adjacent and accessible by a connected driveway network.
- Osceola County's largest high school is nearby on Pleasant Hill Road.
- The new **HCA Hospital** was recently doubled its size.
- The Southport Road is planned for future widening as the "Southport Connector" to connect with Florida's Turnpike, St. Cloud and points east.
- Severely limited availability of commercially space in market area.

Poinciana, some 15 miles south of Kissimmee, is home to Avatar Properties' 47,000-acre master planned community and is approved for more than 100,000 residential units, making Poinciana the second largest PUD in the United States. With a trade area population of 65,000, Poinciana is located approximately 25 miles south of Orlando, Walt Disney World, and Orlando International Airport. *Southport Plaza II's* direct frontage location on Pleasant Hill Road experiences daily traffic trips exceeding 65,000 cars, and a 204,000 sf Wal-Mart Superstore is located in Poinciana one mile south of the subject. Across the subject's intersection of Pleasant Hill Road and Poinciana Boulevard/Southport Road, Lowe's Hardware has a 170,000 sf retail home improvement and garden center retail outlet, and a CVS pharmacy further attesting to the strength and growth potential of the Poinciana retail market. Significantly, as Poinciana Boulevard crosses Pleasant Hill Road it becomes Southport Road and is planned, at some point, to provide direct access to Poinciana from Florida's Turnpike some six miles east of the subject site and St Cloud. Almost adjacent to the new Lowe's Hardware store, Osceola County has its newest and largest high school with a student population of more than 2,400 students.

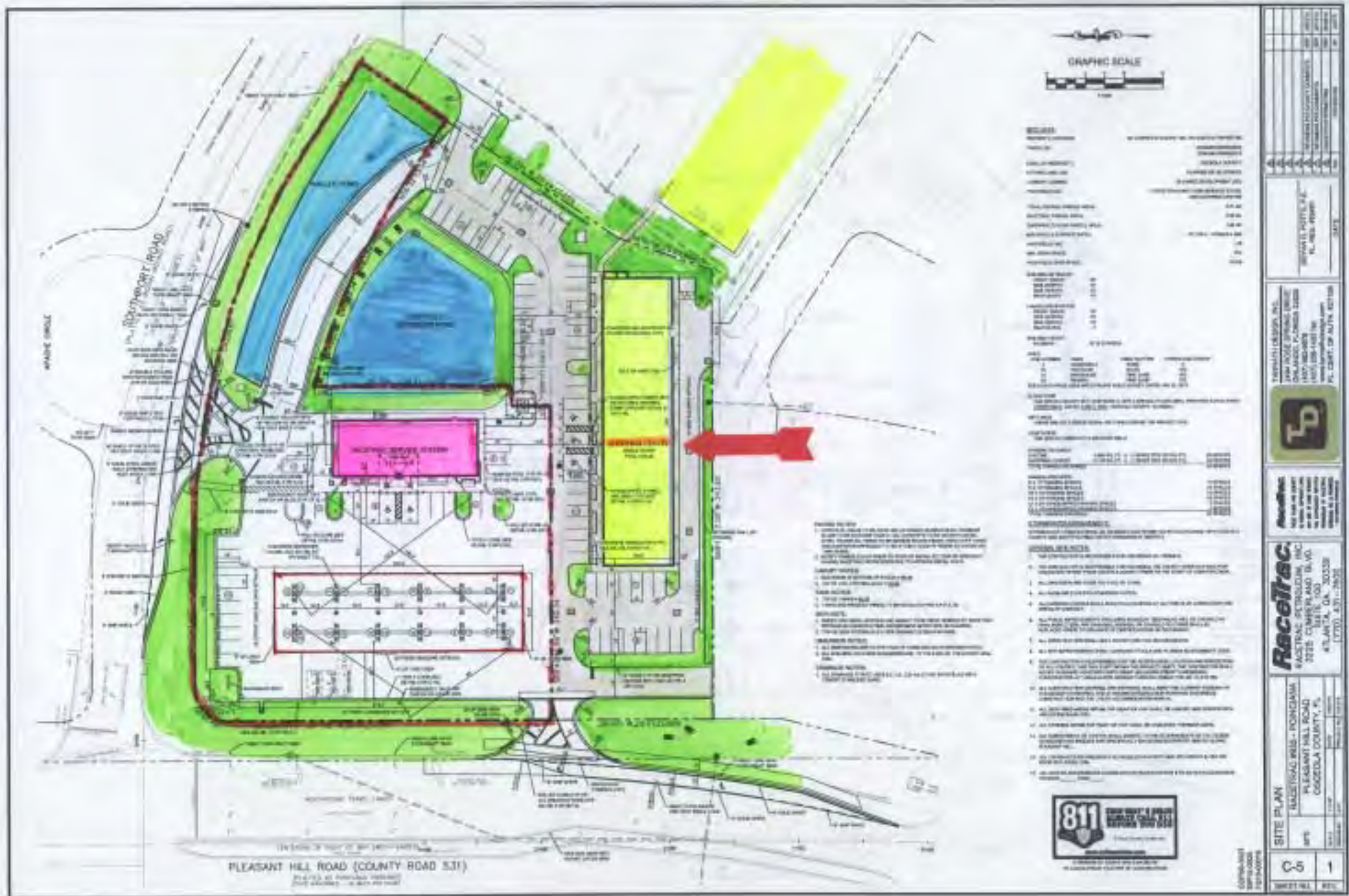
In addition, the nearby 1,200-acre Poinciana Industrial Park serves as home to large space users including Quaker Oats-Gatorade (1.2 Million sf), McLane/Suncoast Foods, American Multifoods, Cargill, Continental Pet, Progress Energy Corporation, AMTRAK, The Leroy Corporation, and JELD-WEN Door Company. Further attesting to the strength of this market's growth, in 2004, Lowe's Corporation completed a 1,300,000 sf regional distribution facility serving the Southeastern U.S. The \$73 million facility was constructed nearby on a 150-acre site in Poinciana Industrial Park and employs more than 600 people, bringing employment in the park to almost 2,000.



DAVID GURKA ARCHITECTURAL ILLUSTRATIONS © 2009



SOUTHPORT PLAZA II



Racetrac

SITE PLAN
RACETRAC BROS - RINGGAM
PLEASANT HILL ROAD
ORANGE COUNTY, FL
32814

C5 1

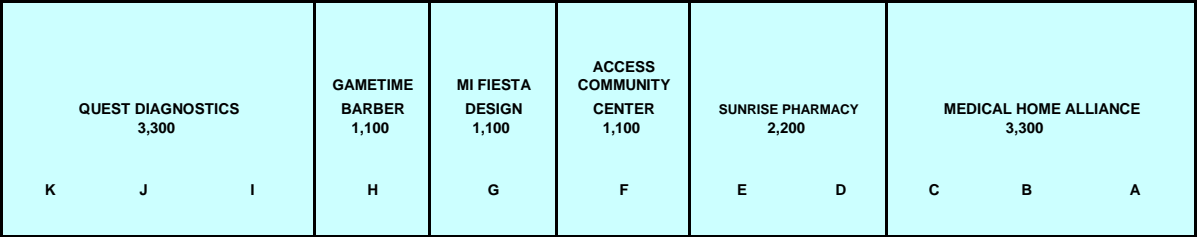
SHEET 111 111

SOUTHPORT PLAZA II

SOUTH

EAST

SPACE #:



WEST
ENDCAP

20'

12,100 SF

NORTH





4543



Race Trac

59¢

Sodapopozza
a Race Trac
brand

Best Member
Price



