Publix #1195 - Ovation Town Center

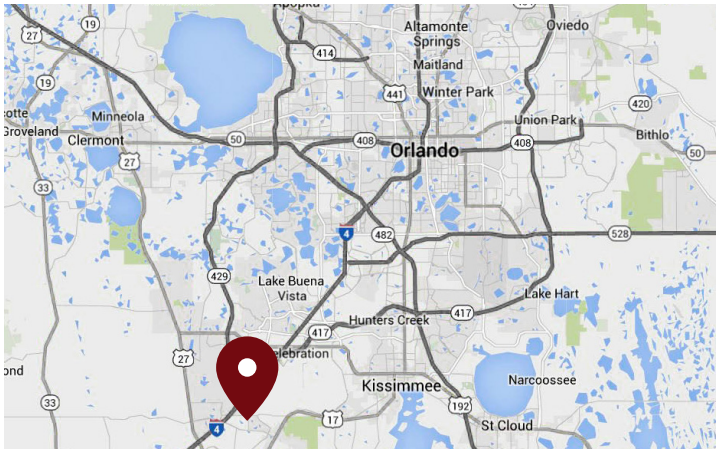
7800 Lake Wilson Road
Davenport, FL 33896
Lat 28.258, Long -81.591

FOR LEASE

1,280 SF AVAILABLE

PROPERTY HIGHLIGHTS

- Lakeland - Winter Haven MSA Polk County
- Located Across from Reunion Golf Resort, Approximately 1.5 Miles East of Interstate-4 on the SWC of Osceola Polk Line and Lake Wilson Road
- Close Proximity to Walt Disney World and Orlando Theme Parks
- Experiencing Explosive Growth and Popular Time Share Community
- Combined Traffic Count: 29,863 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	10,752	35,028	89,734
Daytime Population	7,098	24,984	68,223
Total Households	4,309	13,057	33,850
Avg. HH Income	$101,447	$108,342	$116,327

Data provided by Placer Labs Inc. (www.placer.ai) & Esri

Dylan Silverman

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Crossman & Company
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Suite	Tenant	Size
ANC	Publix	45,600
D1-D3/D5	Orlando Health	7,131
D4	Anytime Fitness	809
D Upper	Anytime Fitness	8,110
D6-D8	Reunion Veterinary Hospital and Grooming Services	3,900
D9	The Wilson Advocacy Group, P.A.	1,300
D10	Tropical Smoothie Cafe	1,300
F1	Subway	1,440
F2	Reunion Cafe - A Mediterranean Eatery	1,360

Suite	Tenant	Size
F3	Goodness Dry Cleaners	1,540
F4	China Taste Restaurant	1,700
G1	Sashimi Fusion Restaurant	1,700
G2	Wing Stop	1,800
G3	Liquor Store	1,400
H1	IFIX and Repair	1,600
H2(7830)	The Shipping Store	1,600
H3	Nail Care & Spa	1,400
H4	Medical Clinic	1,600
I1	Hair Cuttery	1,280

Suite	Tenant	Size
I2	AVAILABLE	1,280
I3	Dance Station	1,400
I4	Papa Johns Pizza	1,400
J1	Dynasty Barber Shop	1,100
J2-J3	Pinch A Penny	2,200
J4-J6	Dentist	3,300
OP	Wells Fargo	
OP	Hess	
OP	McDonalds	
	TOTAL	96,750

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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY
623,900

EST. # OF VISITS ANNUALLY
2.3 Million

AVG. VISITS / CUSTOMER
3.62

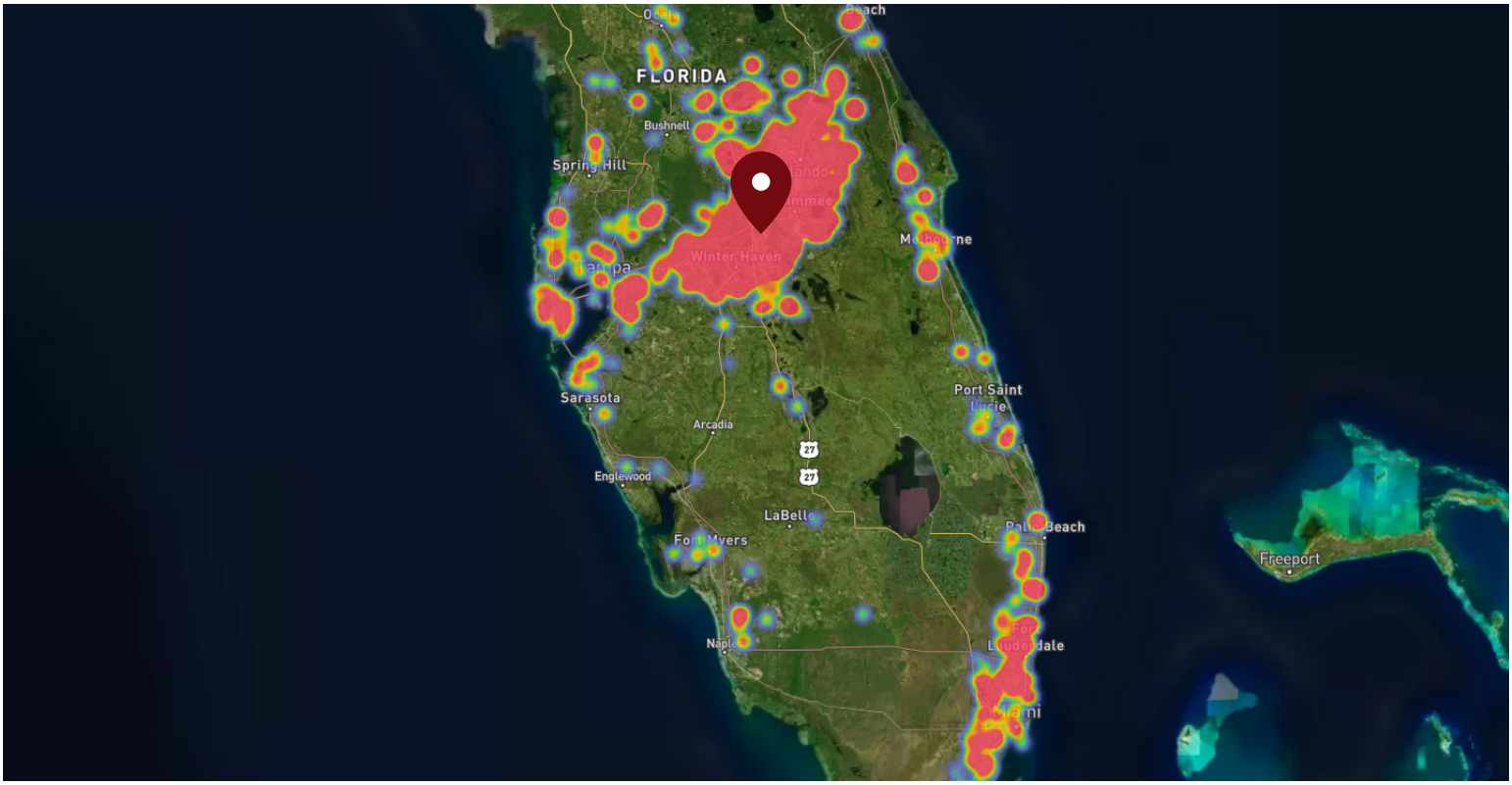
AVG. LENGTH-OF-STAY / VISIT
24 Min

TOP 3 DAYS	# OF VISITS
Saturday	392,818
Friday	376,285
Sunday	326,587

TOP 3 HOURS	# OF VISITS
7-8 PM	261,905
6-7 PM	260,677
5-6 PM	245,266

Data provided by Placer Labs Inc. (www.placer.ai) August 1, 2025 - July 31, 2026

SITE VISIT DENSITY



Red, orange, and yellow colors represent the location of 60% of site visitors

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