

Commercial | For Lease

CBRE

44927 Hwy 27 Davenport, FL 33897

Davenport North Polk County, FL

COMMERCIAL SPACE FOR LEASE

AVAILABLE FOR LEASE OR BTS | BUILDING A - 185,900 SF

 **MAJESTIC**
REALTY OWNER



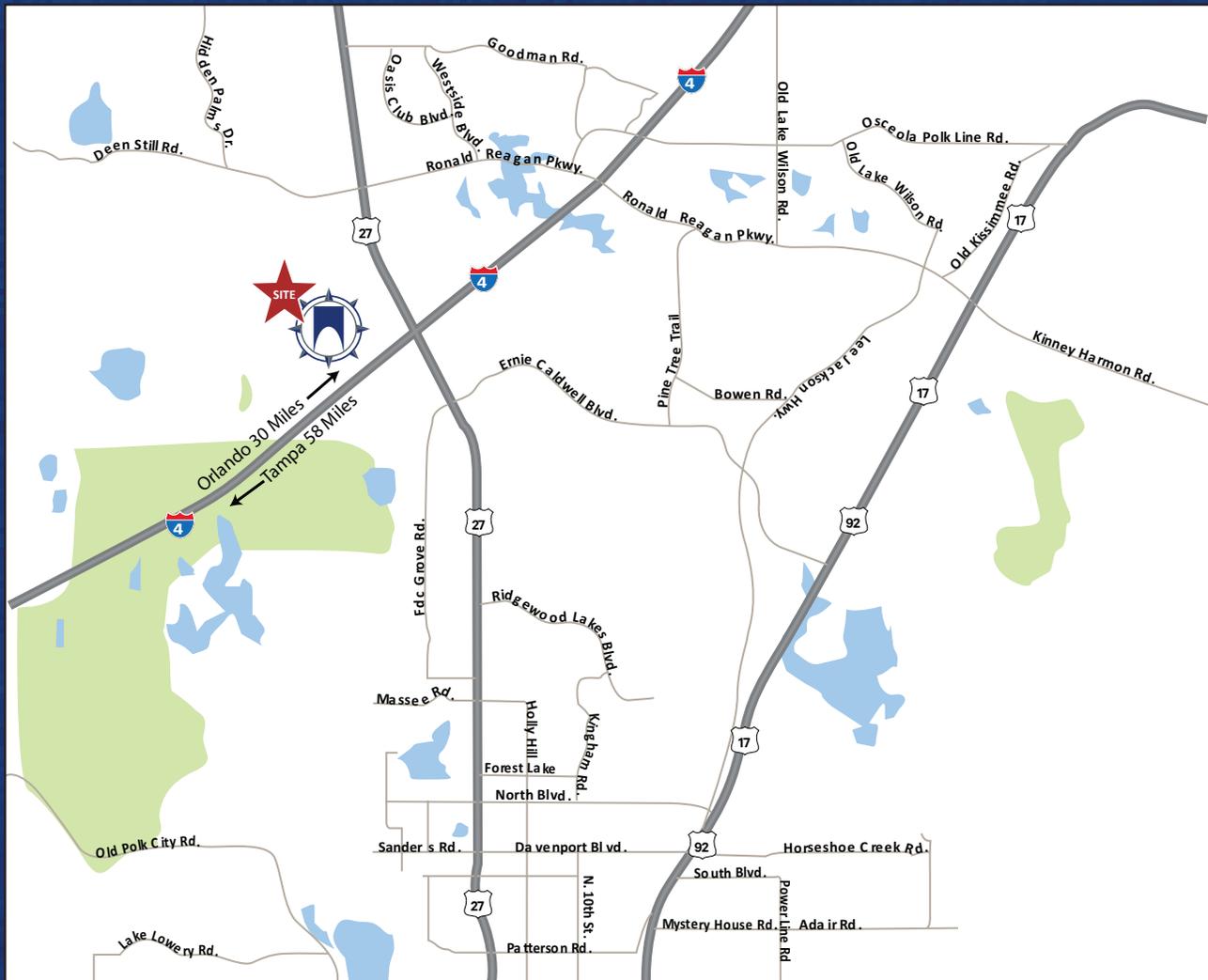
CONCEPTUAL RENDERING

Why Polk County?

Polk County, Florida is experiencing robust growth across various areas. The population in 2024 is expected to be 812,640, growing at an annual rate of 2.72% from 2020 and projected to grow by 1.93% annually over the next five years. There is significant growth in households, with an annual growth rate of 2.58% over 2020 and projected to grow by 1.84% annually over the next five years. The median household income is estimated at \$63,515, with per capita income at \$31,188. The labor force is also growing, with a 96.2% employment rate. The housing sector is also thriving, with 61.7% of housing units being owner-occupied and the majority being single-unit detached homes. The county's growth outpaces national averages in several areas.

Location Highlights

- + Immediate Access to I-4
- + Excellent Proximity to Orlando and Tampa Markets
- + Class "A" Business Park Setting
- + FedEx Hub Located Within Park





Located One Mile North of I-4 and Highway-27

Location Highlights:

- + 8-hour drive to 45.5 million people
- + Immediate access to HWY 27
- + 2 miles to the Interstate 4 interchange
- + 29.8 miles to Orlando MCO International Airport
- + 35.9 miles to Orlando
- + 35.2 miles to Lake Lakeland Linder Int'l Airport
- + 50.8 miles to Interstate 75 (via Interstate 4)
- + 58.4 miles to Tampa

Florida Industrial & Logistics Contact Us:

David Murphy Vice Chairman +1 407 404 5020 david.murphy@cbre.com	Monica Wonus Executive Vice President +1 407 404 5042 monica.wonus@cbre.com	Gaby Gissy Associate +1 407 404 5012 gaby.gissy@cbre.com	Lee Earle Client Services +1 407 404 5095 lee.earle@cbre.com
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