



# For Lease | The Shops At Crescent Road

SEQ US 27 & Crescent Rd  
Davenport, FL

\* Available space in new retail center with incredible frontage along US 27!

## Property Specifications

SPACE AVAILABLE

±1,400 - 6,700 SF

BAY DEPTH

70'



## About the Property

- Available space at The Shops at Crescent Road, located at the SEQ of US 27 & Crescent Rd
- Proposed Walmart Supercenter and Sam's Club planned just south of the site and proposed Publix to the north
- Strong residential density: 15,320+ residential units within 3 miles, including the proposed 580-unit Crescent Rd multifamily community
- Less than 2 miles to I-4 with daily traffic counts of 75,334 VPD on US 27
- Planned to break ground June 2026 and deliver Q2 2027

## Nearby Retailers

Publix

PROPOSED  
Walmart  
SUPERCENTER

TARGET

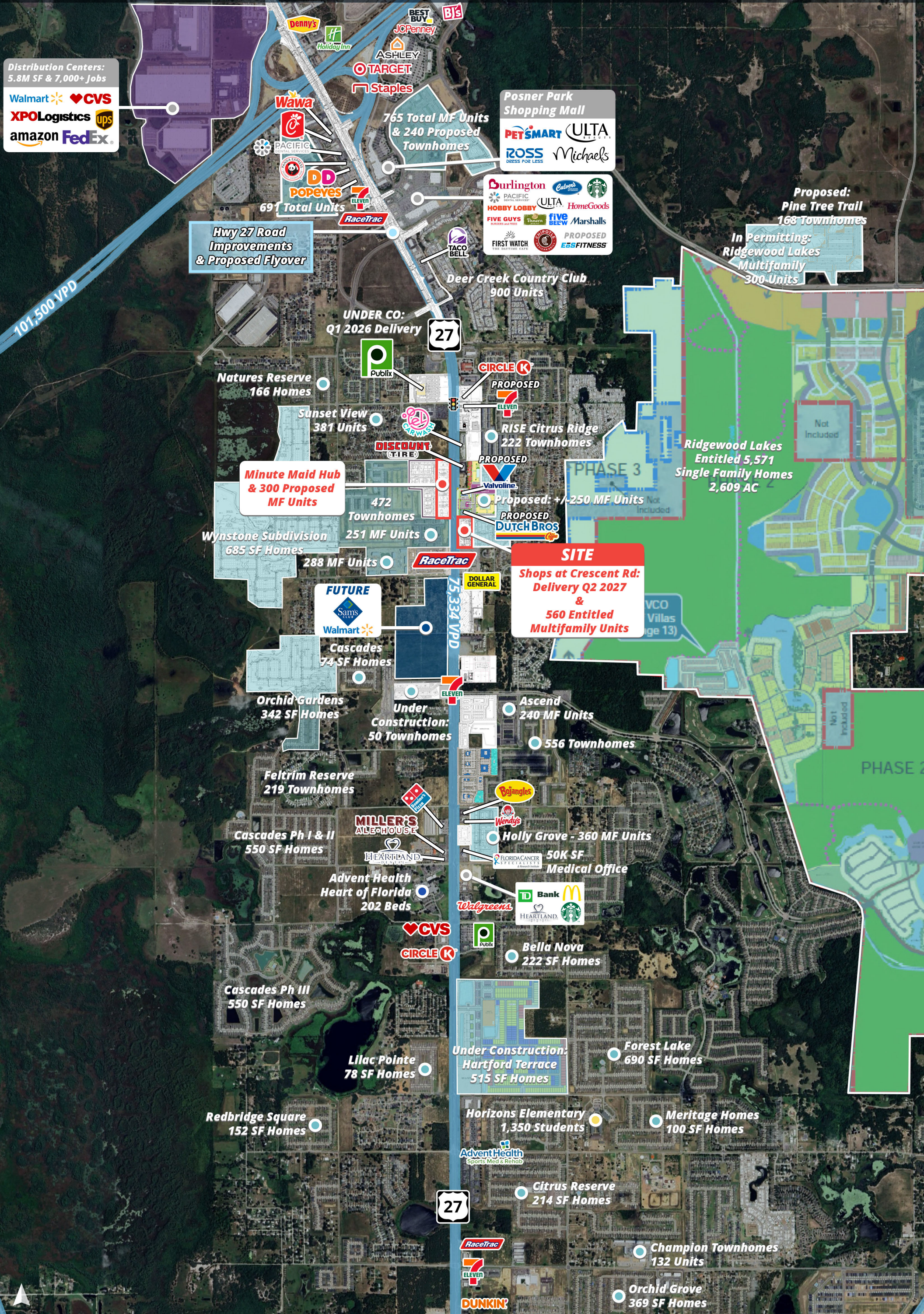
PROPOSED  
sam's club

AdventHealth

HomeGoods

JENN DUNN  
407.782.2893 | jenn.dunn@srsre.com

JASON B. KAISER, CCIM  
407.310.3001 | jason.kaiser@srsre.com



**MINUTE-MAID RAMP RD**

**Proposed:  
300 MF Units**

**Minute Maid Hub**

**Brentwood Townhomes  
472 Townhomes**

**The Brightly  
Apartments  
251 MF Units**

**Aventon Grove  
288 MF Units**



**75,334 VPD**

**DISCOUNT  
TIRE**

**PROPOSED**



**Proposed:  
Citrus Ridge  
Multifamily  
NTS  
(+/- 250 Units  
Q1 2024)**

**PROPOSED**



**SITE**

**560 Entitled  
Multifamily  
Units**



**PROPOSED  
RaceTrac**



**Future Cross Access**

### Development Legend

1. Ridgewood Lakes Multifamily: 300 Apartments (in permitting)
2. Pine Tree Trail: 168 Townhomes (in progress)
3. Ridgewood Lakes: 5,571 Homes (entitled)
4. Springs at Posner Park: 288 Apartments
5. Apex at Posner Park: 314 Apartments
6. The Pointe at Sienna Ridge: 163 Apartments
7. Posner Valley: 240 Townhomes (in progress)
8. Deer Creek Country Club: 900 Homes
9. RISE Citrus Ridge: 222 Townhomes
10. Citrus Ridge Multifamily: +/-250 Apartments (in progress)
11. Ascend: 240 Apartments
12. Madison Place: 556 Townhomes
13. The Forest at Ridgewood: 164 Homes
14. High Vista at Ridgewood Lakes: 624 Homes
15. Holly Grove: 360 Apartments (in progress)
16. Bella Nova: 222 Homes
17. Hartford Terrace: 515 Homes (in progress)
18. Forest Lake: 690 Homes
19. North Ridge Reserve: 173 Homes
20. Meritage Homes: 100 Homes
21. Citrus Reserve: 214 Homes
22. Citrus Isle: 204 Homes
23. Champion Townhomes: 132 Townhomes
24. Orchid Grove: 369 Homes
25. Highland Meadows: 222 Homes
26. Olsen Road Townhomes: 129 Townhomes (in progress)
27. Geneva Landings: 257 Homes
28. Southern Crossings: 43 Homes
29. Bridgeford Crossing: 148 Homes
30. Sallie Grove Subdivision: 339 Homes (in permitting)
31. Palms at Ridgewood Lake: 565 Homes (in progress)
32. Temples Crossing: 198 Townhomes (in progress)
33. Rollins Court: 62 Homes + 15 Townhome buildings (in permitting)
34. Redridge Square: 152 Homes
35. Lilac Pointe: 78 Homes
36. Cascades Phase III: 550 Homes
37. Cascades Phases I & II: 550 Homes
38. Feltrim Reserve: 219 Townhomes
39. Ridgewood Lakes Townhomes: 50 Townhomes (in progress)
40. Cascades: 74 Homes
41. Orchid Gardens: 342 Homes (in progress)
42. Holly Hill Grove Multifamily: no unit count provided (proposed)
43. Avention Grove: 288 Apartments
44. The Brightly Apartments: 251 Apartments
45. Brentwood Townhomes: 472 Townhomes (in progress)
46. Wynstone Subdivision: 685 Homes (in progress)
47. Sunset View: 381 Homes
48. Nature's Reserve: 166 Homes
49. Alta Citron: 324 Apartments
50. Hadley: 367 Apartments
51. Dunson Grove: 319 Apartments
52. Marlowe Ridgeview: 288 Apartments
53. Indigo Champions Ridge: 300 Apartments
54. The Ridge at Champions: 330 Apartments
55. Minute Maid Multi-family: 300 Apartments (proposed)
56. Crescent Rd Multifamily: 560 Apartments (entitled)

**10,807 Residential Units**  
Recently Completed/Existing  
&  
**11,126 Residential Units**  
Proposed/In Permitting/In Progress  
**21,913 Total Residential Units**

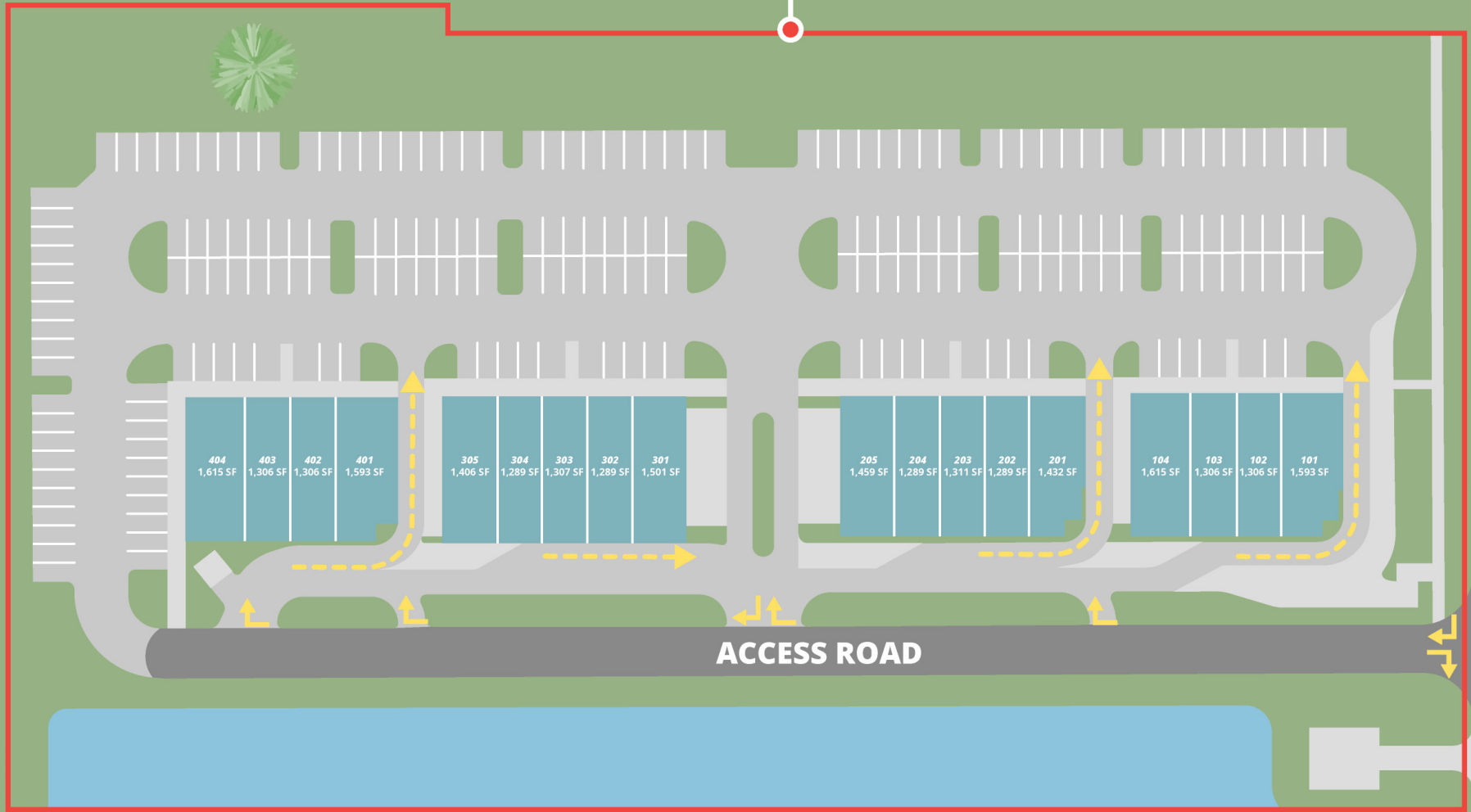


# The Shops At Crescent Road





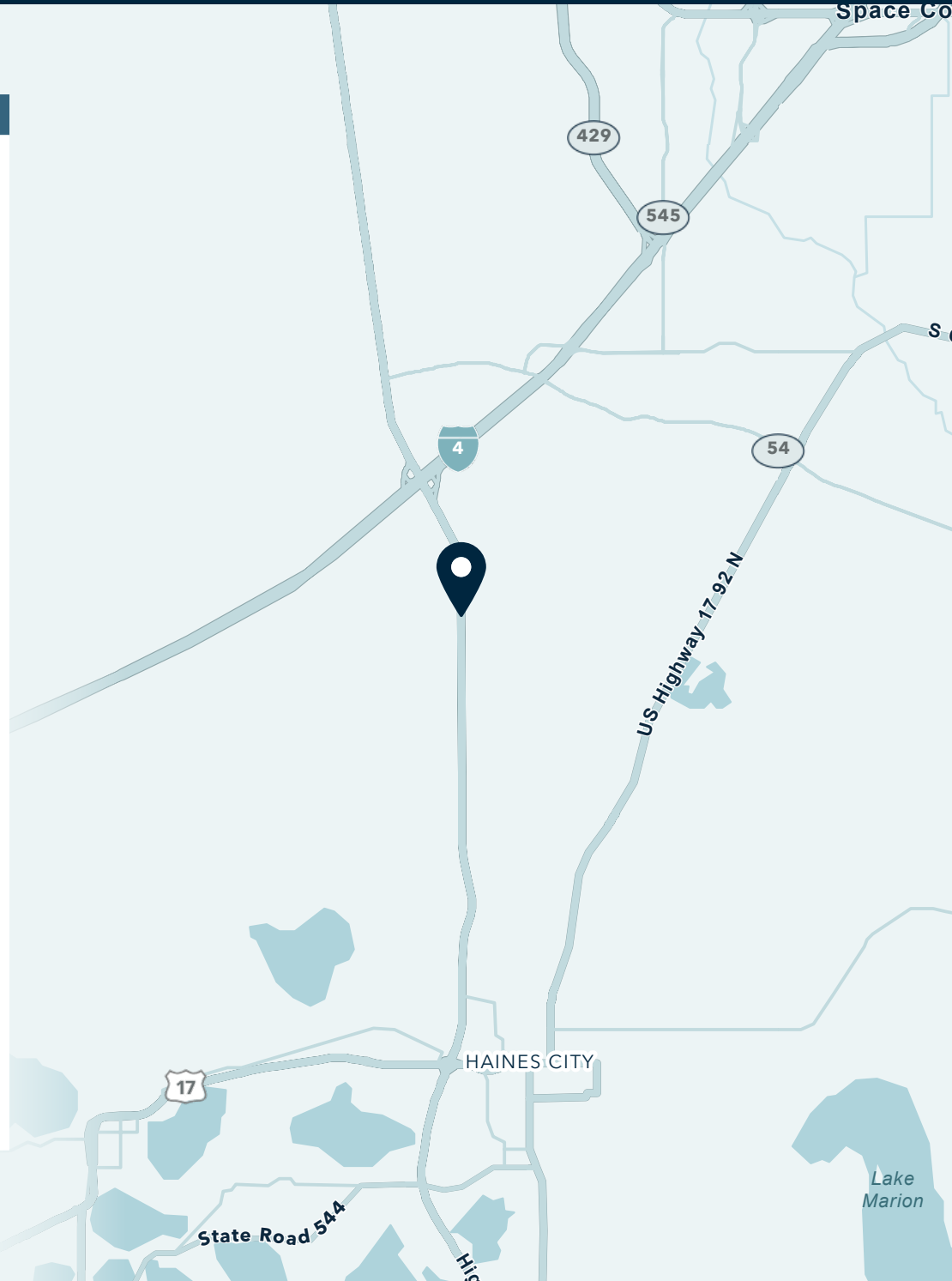
**SITE**





## Area Snapshot

Population	1 MILE	3 MILES	5 MILES
2025 Estimated Population	5,736	30,485	86,428
2030 Projected Population	7,477	37,117	103,040
Proj. Annual Growth 2025 to 2030	5.44%	4.02%	3.58%
<b>Daytime Population</b>			
2025 Daytime Population	4,029	25,249	66,989
Workers	949	7,335	18,636
Residents	3,080	17,914	48,353
<b>Income</b>			
2025 Est. Average Household Income	\$75,122	\$97,540	\$100,293
2025 Est. Median Household Income	\$63,930	\$80,251	\$81,027
<b>Households &amp; Growth</b>			
2025 Estimated Households	2,292	11,588	31,884
2030 Estimated Households	3,011	14,198	38,251
Proj. Annual Growth 2025 to 2030	5.61%	4.15%	3.71%
<b>Race &amp; Ethnicity</b>			
2025 Est. White	49%	50%	49%
2025 Est. Black or African American	10%	10%	11%
2025 Est. Asian or Pacific Islander	2%	2%	3%
2025 Est. American Indian or Native Alaskan	0%	0%	1%
2025 Est. Other Races	39%	37%	37%
2025 Est. Hispanic (Any Race)	44%	44%	44%

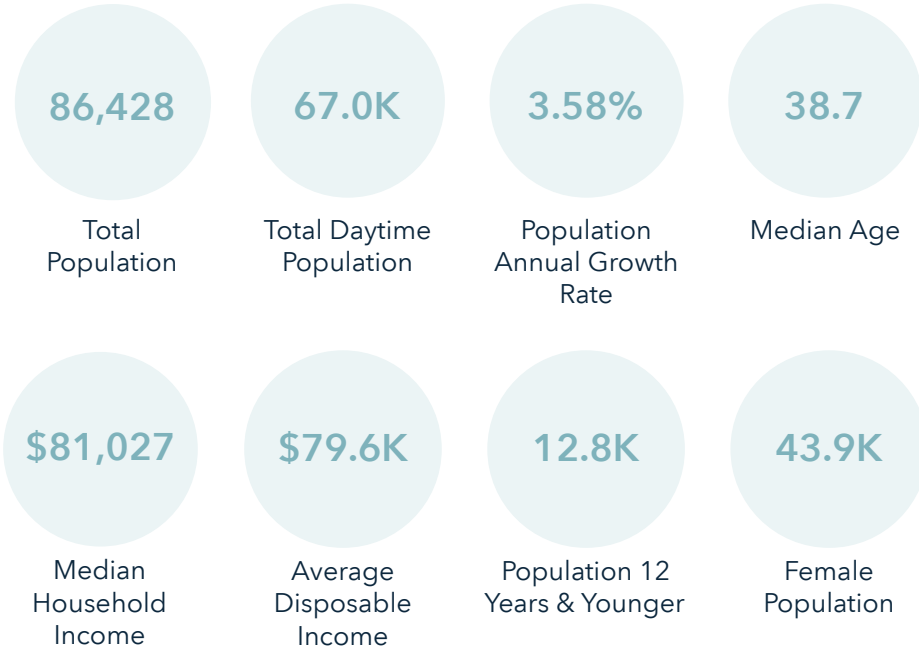


**Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.



## Ring of 5 Mile

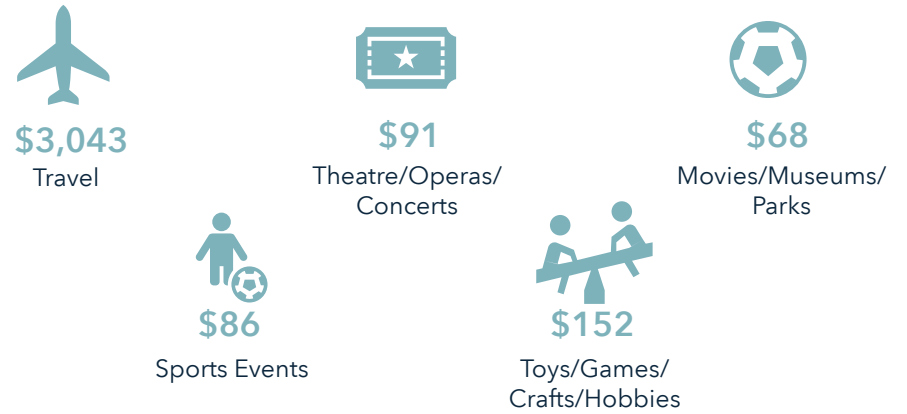
### Key Facts



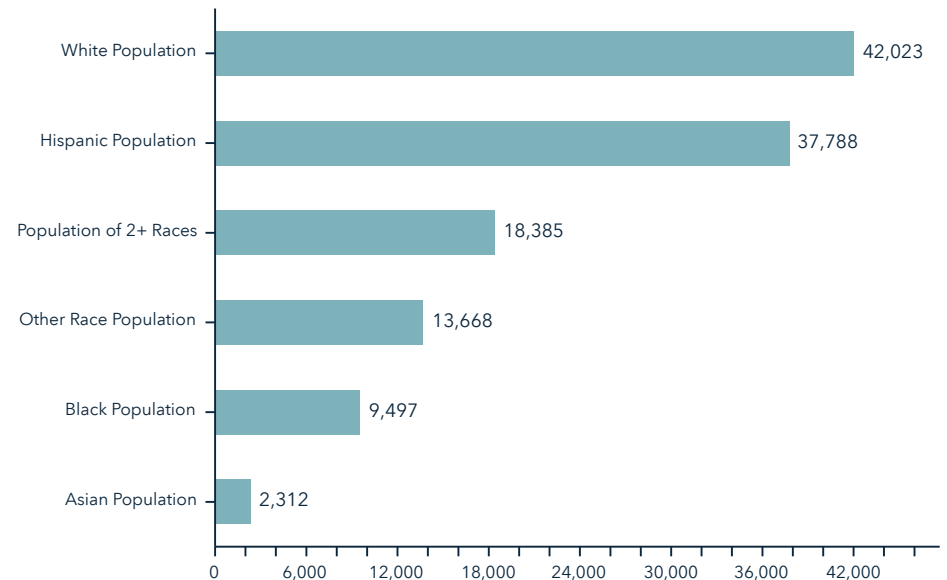
### Annual Household Spending



### Annual Lifestyle Spending



### Race





---

**SRS REAL ESTATE PARTNERS**

---

200 S Orange Ave, Suite 1300  
Orlando, FL 32801  
407.455.5030

**SRSRE.COM**

©2026 SRS. All Rights Reserved.

The information presented was obtained from sources deemed reliable;  
however SRS does not guarantee its completeness or accuracy.