

# LEGACY SQUARE RETAIL PLAZA

## I-4 OSCEOLA / POLK LINE ROAD

1,400 sf to 4,523 sf  
READY spaces for LEASE

across Starbucks

400 Legacy Village Drive,  
Davenport FL, 33896



**AVAILABLE:**  
1,400 sf to 4,523 sf

**USES:**  
Retail, Office, Medical Office

**LEASE RATE:**  
\$45.00 / psf, NNN

**LOCATION:** The multi retail building is located at the entrance of the Legacy Union Square and situated along CR 532. The site is conveniently accessible to Interstate 4, 429 Expressway, US 27 to the South and US 192 to the North.

**SUMMARY:**  
Our new +/- 2 Acre multitenant development.  
Now Leasing up to **4,523 sf** of **READY** Space



5331 Primrose Lake Cir,  
Suite #110, Tampa, FL 33647

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SPACE FOR LEASE

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### YEAR BUILT / RENOVATED:

2025

### LOT SIZE:

+/- 2 Acres

### PROPERTY INFO:

- CAC Zoning
- AADT 40,000 ±
- Easy Ingress & Egress / High Visibility from Traffic light.
  - A combined 1,990 linear feet of frontage on CR 532
  - This is an Outparcel for apartment complex, Legacy Union Square, which is about 450 apartments, There are 70 townhomes behind apartments. There are about 1,200 units within blocks, walkable distance.



### Current Highlights:

- **Outback** is open on Legacy's Tract A, east of Tract B.
- **Neighborhood Retail:** Starbucks, Ford's Garage, Olive Garden, Longhorn Steakhouse, Texas Steakhouse, Outback, Chillis, Chipotle, Panda Express, Panera, Red Robin, Anytime Fitness, Bojangles etc.
- **Carraba's, Einstein Bagel, Foxtail Coffee and Potbelly** are now **OPEN!**  
**READY spaces to be Delivered!**



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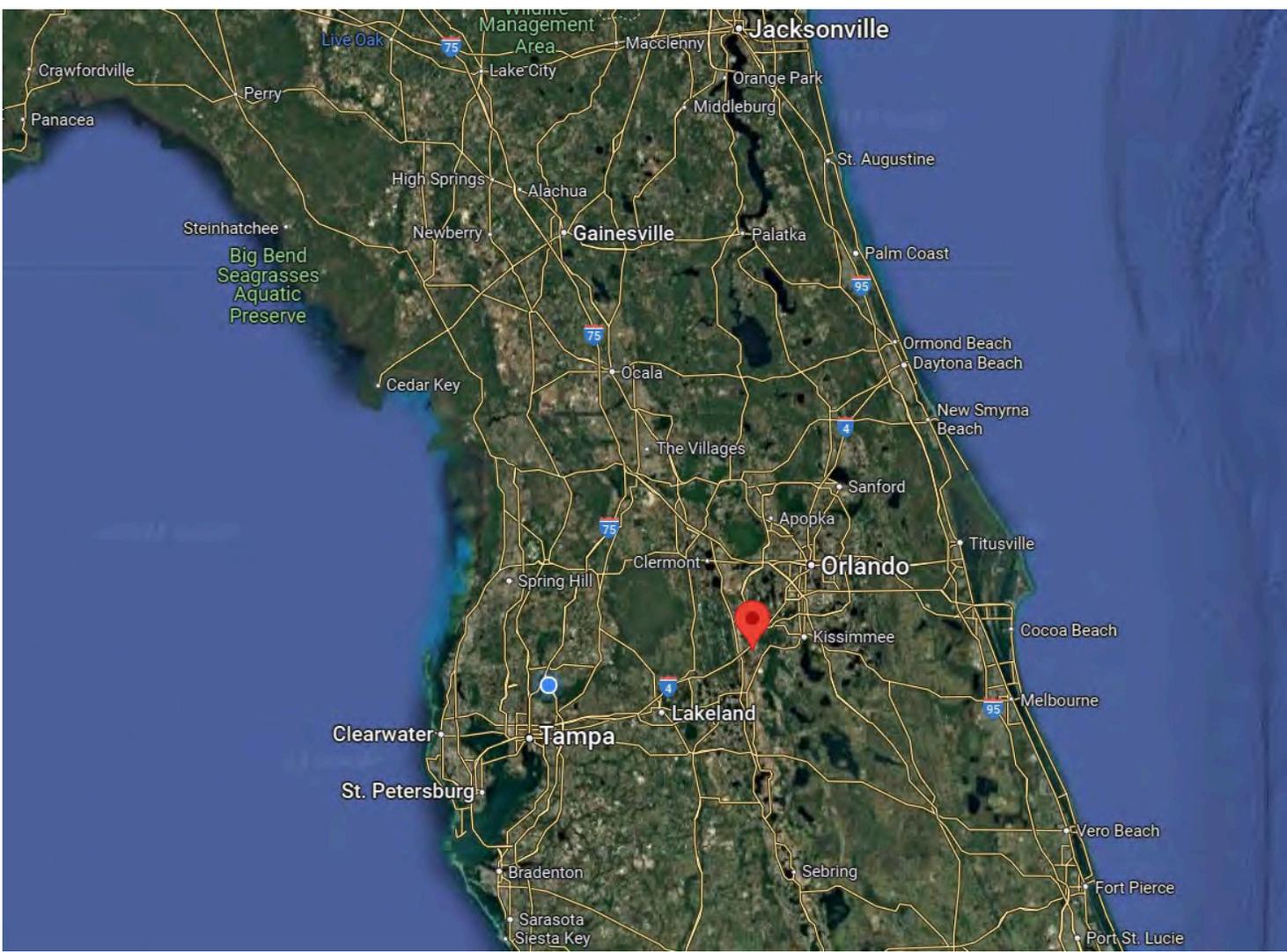
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### LOCATION MAP



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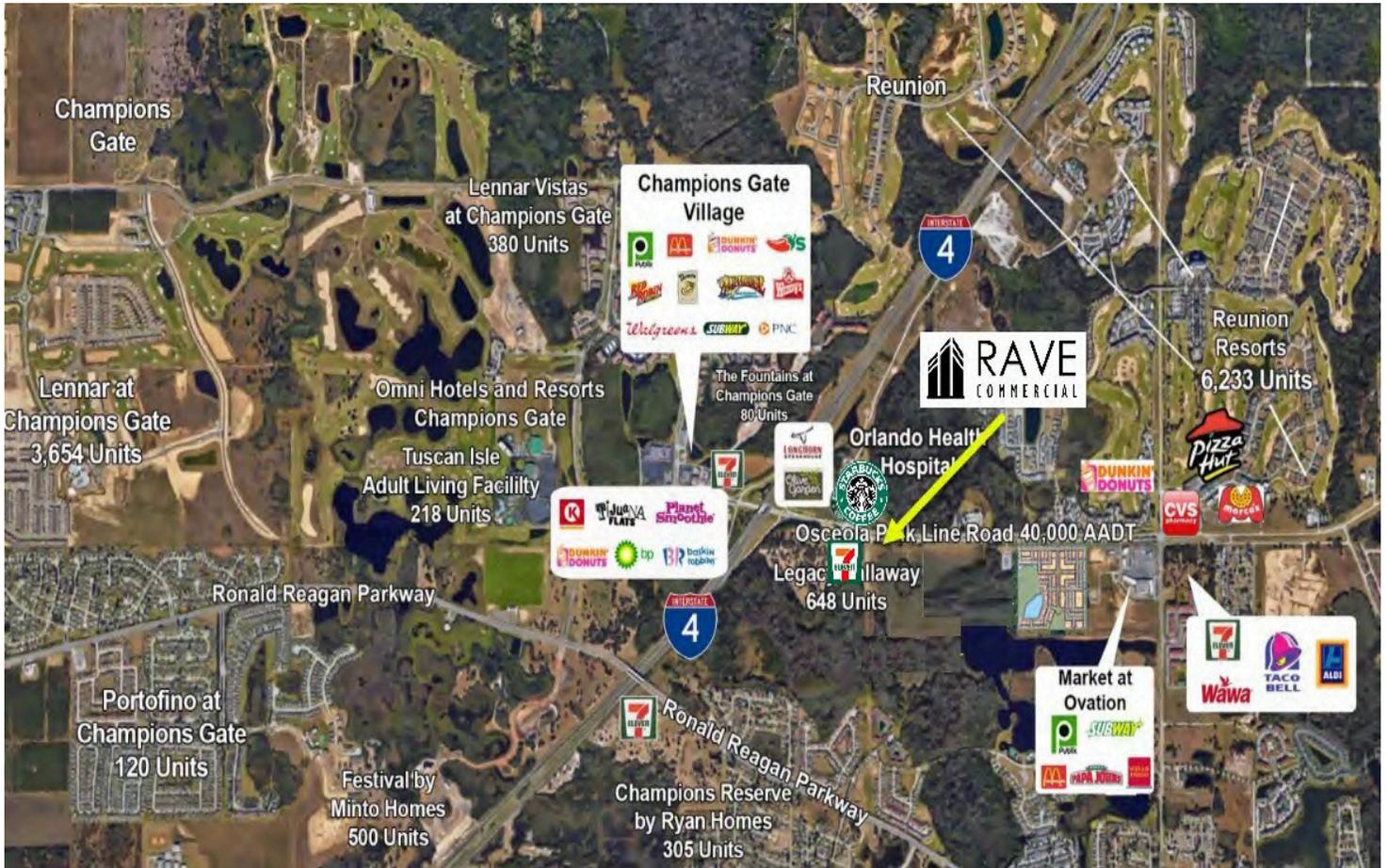
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### DEMOGRAPHICS



Demographics	1 Mile	3 Miles	5 Miles
<u>Population</u>	23,470	50,296	101,159
<u>Business</u>	152	791	2,168
<u>HH Income</u>	\$101,959	\$112,610	\$118,323
<u>Employees</u>	2,134	5,159	13,842



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