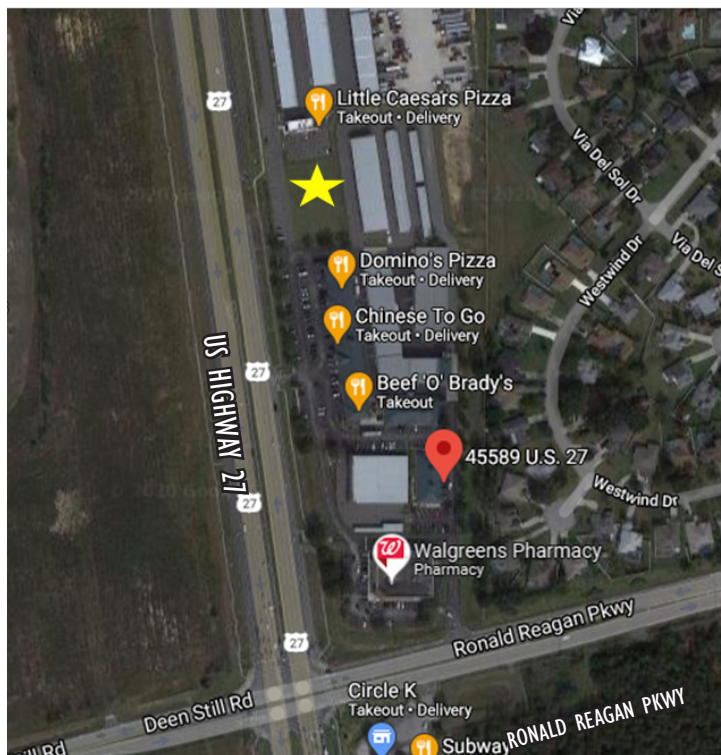


### PROPERTY HIGHLIGHTS

- Pad ready site
- Now Pre-Leasing for new construction
- High growth trade area in the Four Corners/ Davenport market
- Great access and visibility to Highway 27
- Located at Ronald Reagan Parkway intersection 1.5 miles north of Interstate 4
- From 1,200 SF up to 6,000 SF available
- Flexible Development Options (see reverse side):
  - Build-to-suit
  - In-Line Retail
  - Office/Medical
  - Drive-Through Options

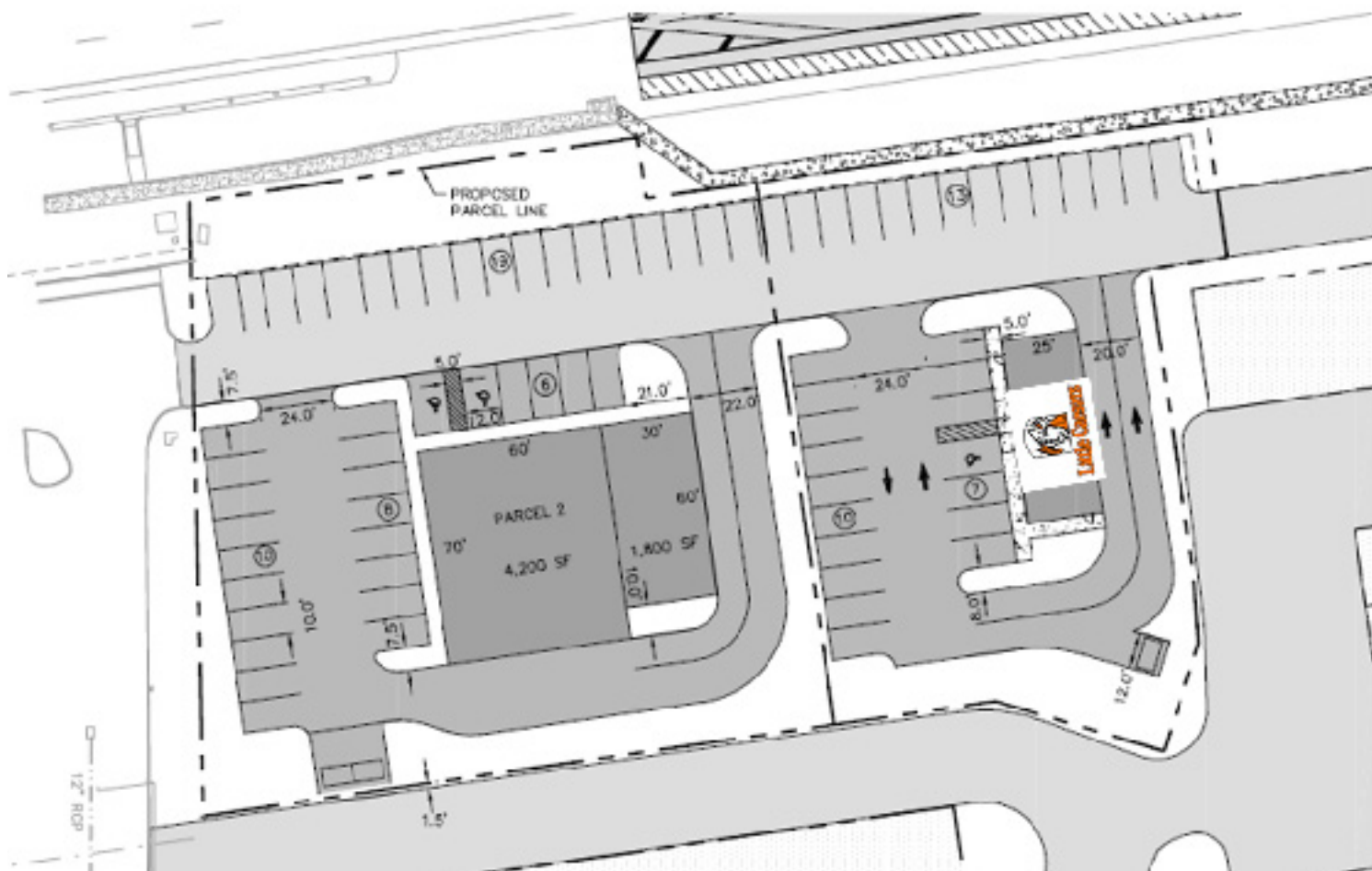


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LEASING REPRESENTATIVE  
(863) 647-1581 X 215 | [natalie@centuryretail.com](mailto:natalie@centuryretail.com)  
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UP TO 4,200 SF OF BUILT-TO-SUIT SPACE



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### DEMOGRAPHICS

1-MILE

3-MILE

5-MILE

Avg. HH Income	\$80,792	\$78,486	\$76,264
# Households	2,417	10,054	22,618
Population	6,937	28,457	63,574
Daytime Population (Tot. Employees)	892	6,437	10,728
Median Age	39	39	39

Traffic Counts: 43,000 (2020 FDOT)

Source: Costar 2020

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