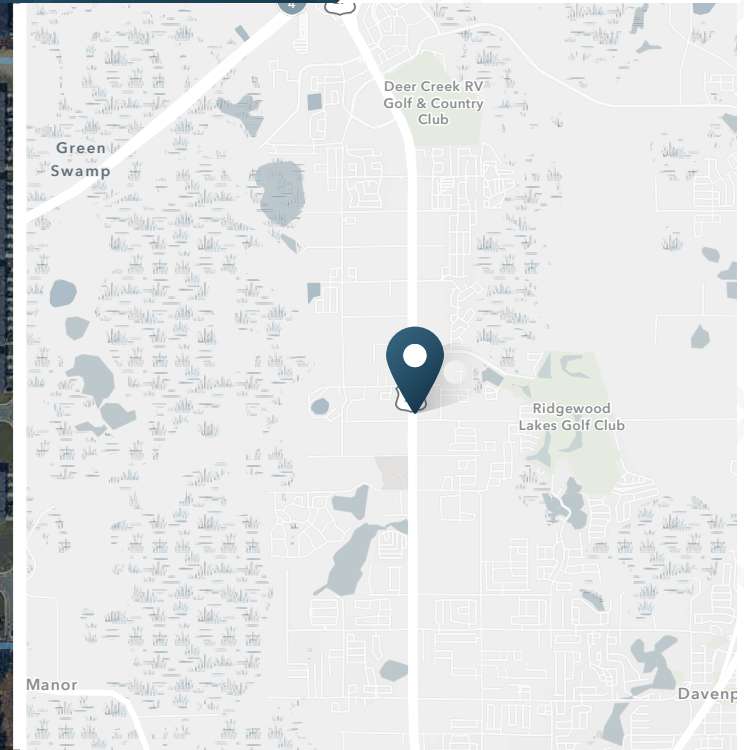


New Retail Development

US Hwy. 27 & Holly Hill Tank Rd. | Davenport, FL



7-Eleven

Outparcel 1

±1.24 AC

Outparcel 2

±2.57 AC

Outparcel 3 (Can Sub-Divide)

±1.07 AC

Outparcel 4 (PSA Negotiations)

ABOUT THE PROPERTY

- ±6.68 AC (combined outparcels)
- The property spans a full block with a 3/4 access point at Holly Hill Tank Rd. and a proposed light at Florida Development Rd.
- In place land use allows for a variety of commercial and retail uses.
- Outparcel and anchor opportunities available.
- Surrounded by explosive residential growth with 17,509 residential units proposed, under construction or recently completed within 6 miles of site.
- Booming retail growth from Walmart, Sam's Club, McDonald's, Miller's Ale House and Heartland Dental.

JOIN THESE RETAILERS



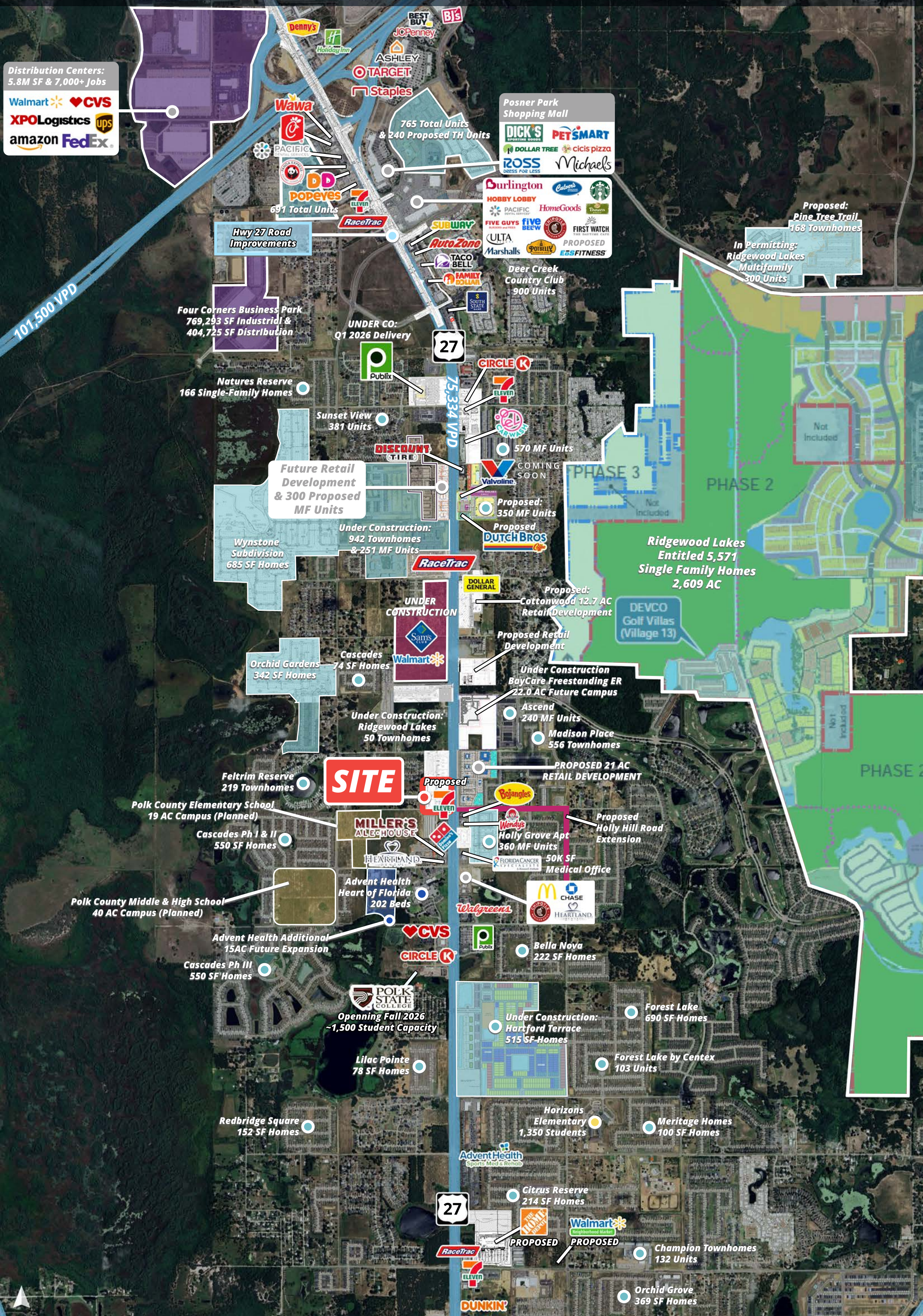
TRAFFIC COUNTS

US Hwy 27
I-4

Source: FDOT

75,334 VPD
101,500 VPD

Davenport, FL



Natures Reserve
166 Single-Family Homes

Sunset View
381 Units

Future Retail
Development
& 300 Proposed
MF Units

Wynstone
Subdivision
685 SF Homes

Under Construction:
942 Townhomes
& 251 MF Units

Orchid Gardens
342 SF Homes

Cascades
74 SF Homes

Under Construction:
Ridgewood Lakes
50 Townhomes

Feltrim Reserve
219 Townhomes

Cascades Ph I & II
550 SF Homes

MILLER'S
ALE HOUSE

HEARTLAND
DENTAL

Advent Health
Heart of Florida
202 Beds

DISCOUNT
TIRE

RaceTrac

UNDER
CONSTRUCTION

Sams
CLUB

Walmart

SITE

Proposed

ELEVEN

Dominos
Pizza

CIRCLE K

ELEVEN

CARWASH

Valvoline

Proposed:
350 MF Units

DUTCH BROS
Coffee

DOLLAR
GENERAL

Proposed:
Cottonwood 12.7 AC
Retail Development

Proposed Retail
Development

Under Construction
BayCare Freestanding ER
22.0 AC Future Campus

Ascend
240 MF Units

Madison Place
556 Townhomes

Proposed
21.0 AC
RETAIL
DEVELOPMENT

Bojangles

Wendy's

360 MF Units

FLORIDA CANCER
SPECIALISTS
& Research Institute

50K SF
Medical Office

Walgreens

HEARTLAND
DENTAL

Ridgewood Lakes
Entitled 5,571
Single Family Homes
2,609 AC

DEVCO
Golf Villas
(Village 13)

Proposed
Holly Hill Road
Extension

Not
Included

Not
Included

PHASE 2

UNDER CONSTRUCTION
BAYCARE FREESTANDING ER
22.0 AC FUTURE CAMPUS

SAND HILL RD

UNDER CONSTRUCTION
SELF STORAGE

75,334 VPD

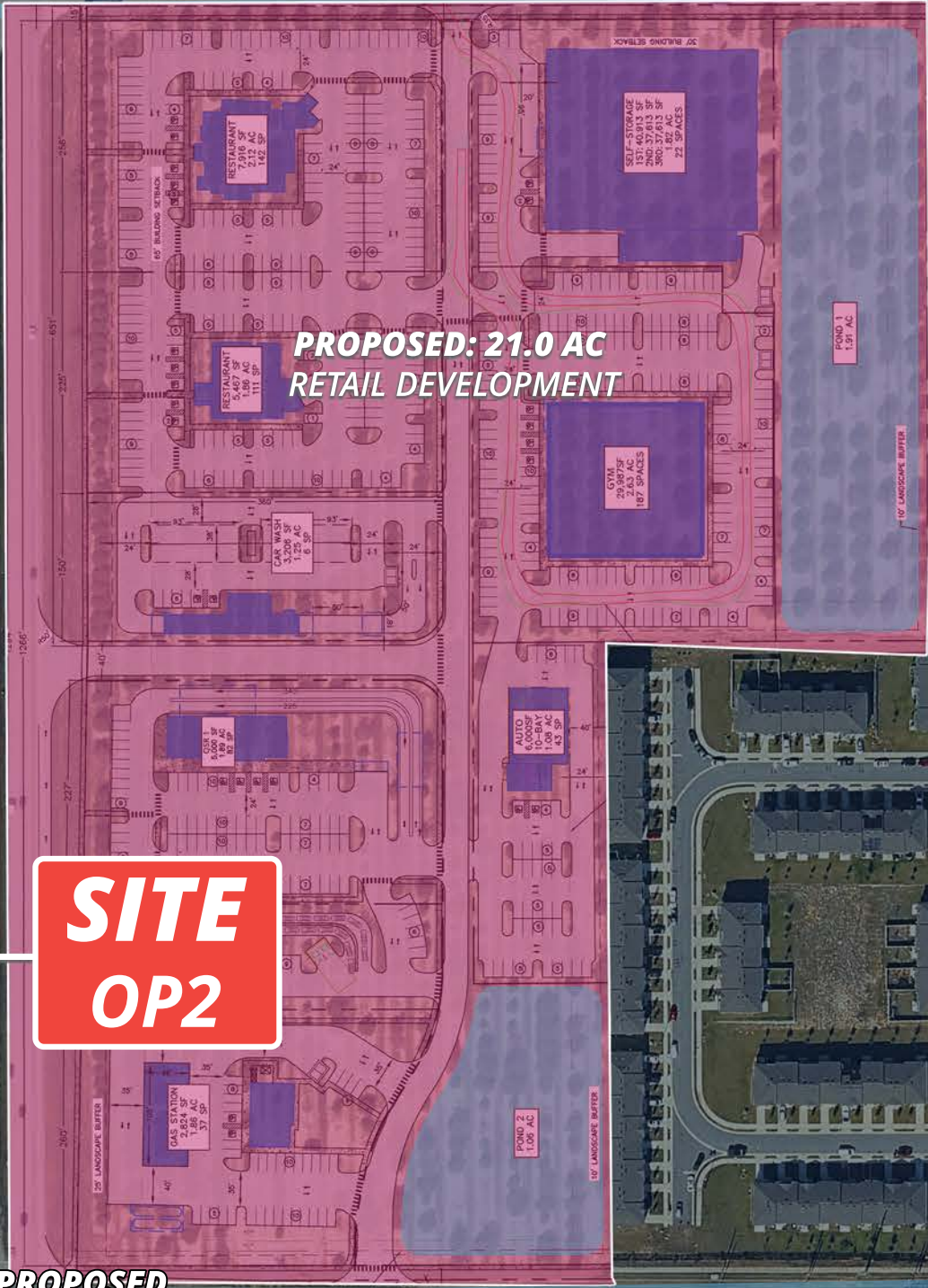
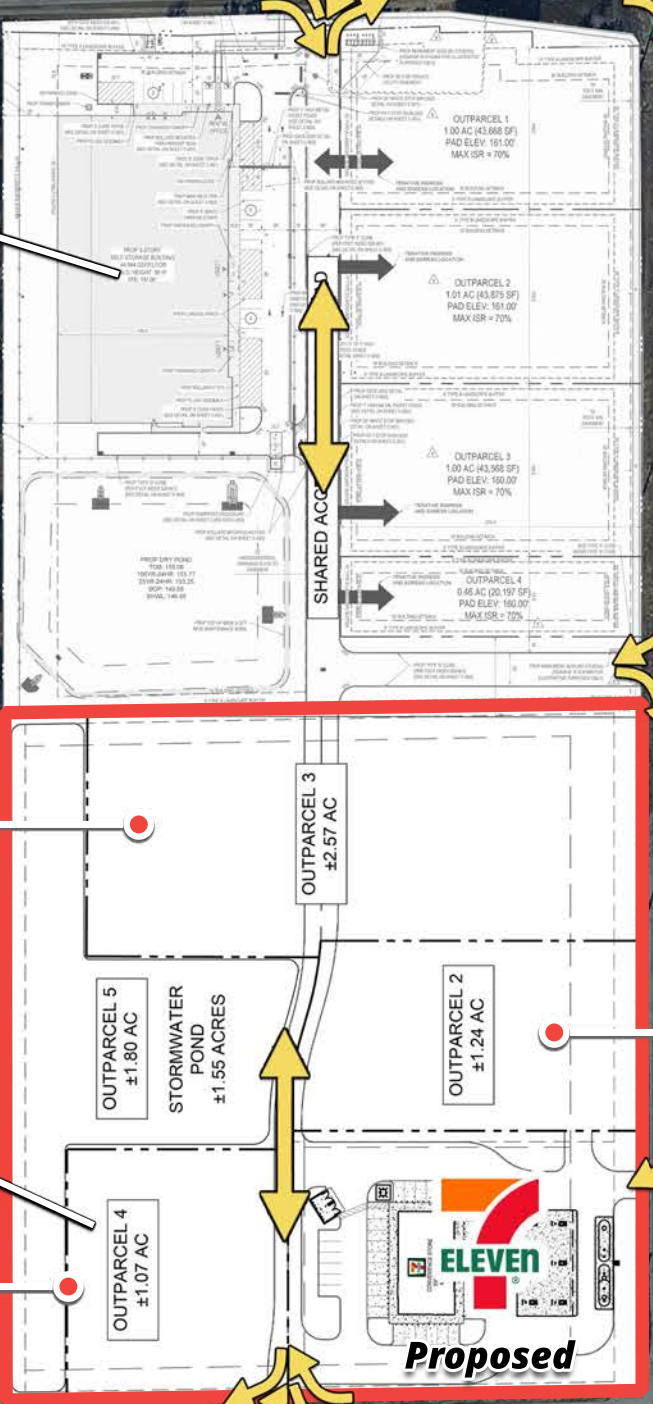


SITE
OP3

NEGOTIATING PSA:
NATIONAL AUTOMOTIVE

SITE
OP4

HOLLY HILL TANK ROAD



PROPOSED: 21.0 AC
RETAIL DEVELOPMENT

SITE
OP2

PROPOSED

Bojangles

360 MF Units

Drone Photo Facing SW Overview

US Hwy. 27 & Holly Hill Tank Rd.



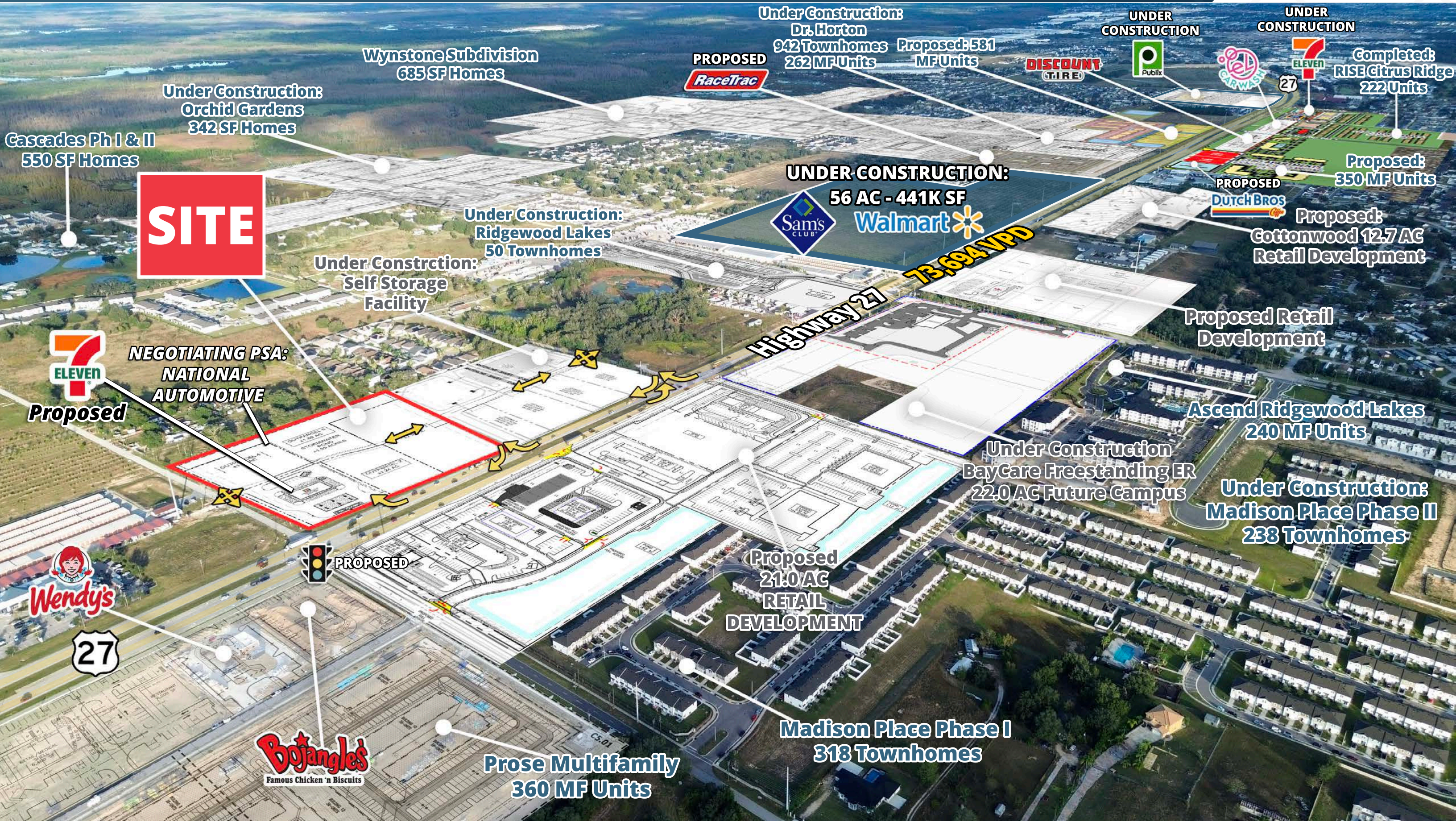
Drone Photo Facing West Overview

US Hwy. 27 & Holly Hill Tank Rd.



Drone Photo Facing NW Overview

US Hwy. 27 & Holly Hill Tank Rd.



Drone Photo Looking North

US Hwy. 27 & Holly Hill Tank Rd.



New Retail Development

US Hwy. 27 & Holly Hill Tank Rd.



DEMOGRAPHIC HIGHLIGHTS

1 MILE

6,894	6,597	\$97,442	2,492
Population	Total Daytime Population	Average Household Income	Total Households

3 MILES

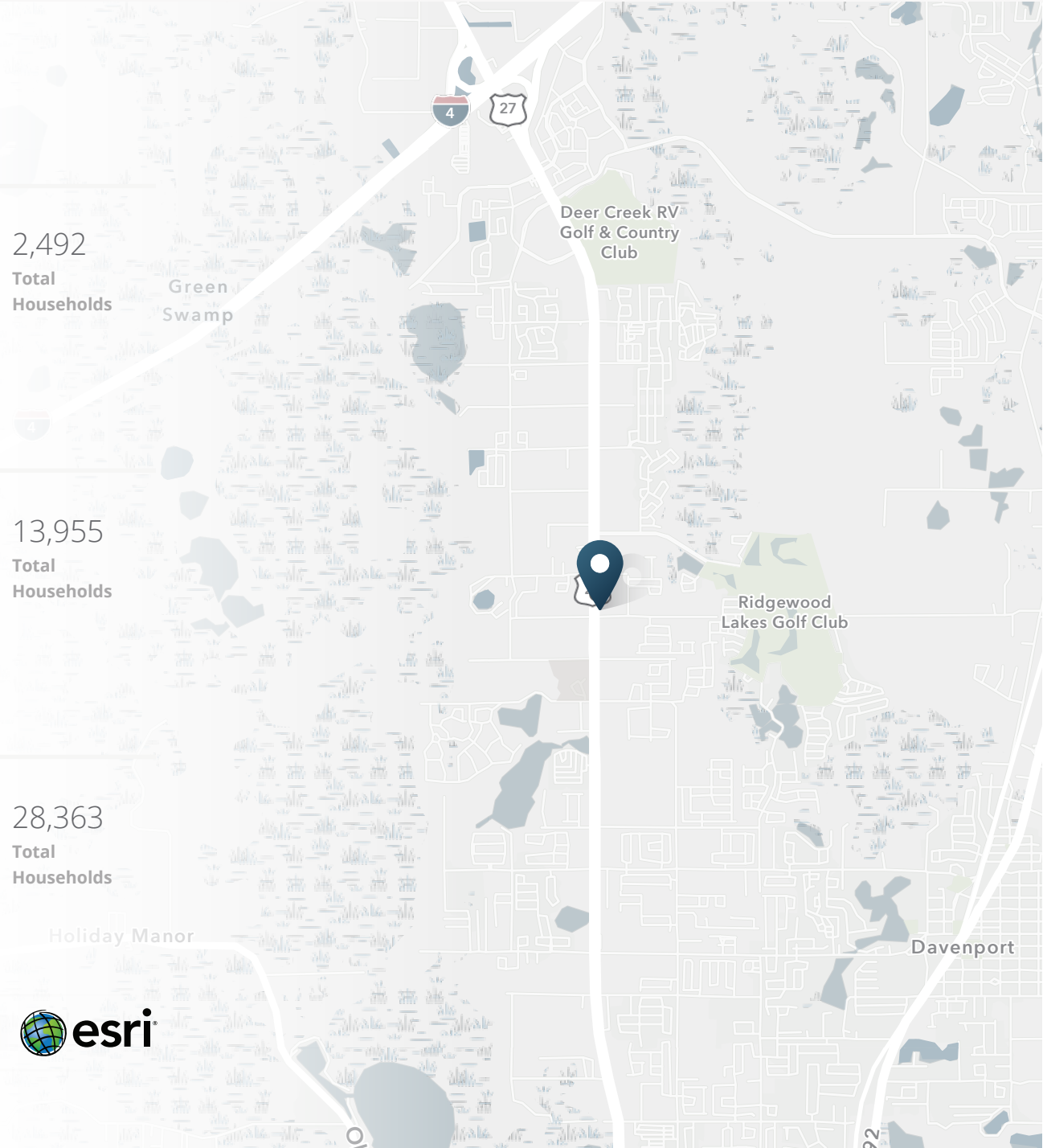
38,085	30,157	\$93,455	13,955
Population	Total Daytime Population	Average Household Income	Total Households

5 MILES

79,695	62,561	\$94,661	28,363
Population	Total Daytime Population	Average Household Income	Total Households

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

SOURCE





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