

Available 7.20± Acre Commercial Site

Davenport, FL



Prime Davenport Land



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Introduction

This **±7.2-acre commercial development site** is strategically positioned at the signalized intersection of **US Highway 17-92** and the future **Power Line Road** in **Davenport, Florida**, offering exceptional visibility, access, and long-term development potential. As the new Power Line Road nears completion, the property is expected to benefit from enhanced connectivity and increased traffic exposure within one of Central Florida's fastest-growing submarkets. **Zoned C-2 (Highway Commercial)** in Polk County, the site accommodates a broad range of commercial uses including retail, restaurants, medical, office, hospitality, automotive, self-storage, and other commercial developments. Surrounded by significant residential growth and continued commercial investment, this property presents an outstanding opportunity for developers, owner-users, and investors seeking a highly visible commercial location.

PROPERTY HIGHLIGHTS

7.2± ACRES OF COMMERCIAL LAND

FOR SALE, GROUND LEASE OR BTS

**FRONTAGE ALONG
US HIGHWAY 17-92**

SIGNALIZED CORNER LOCATION

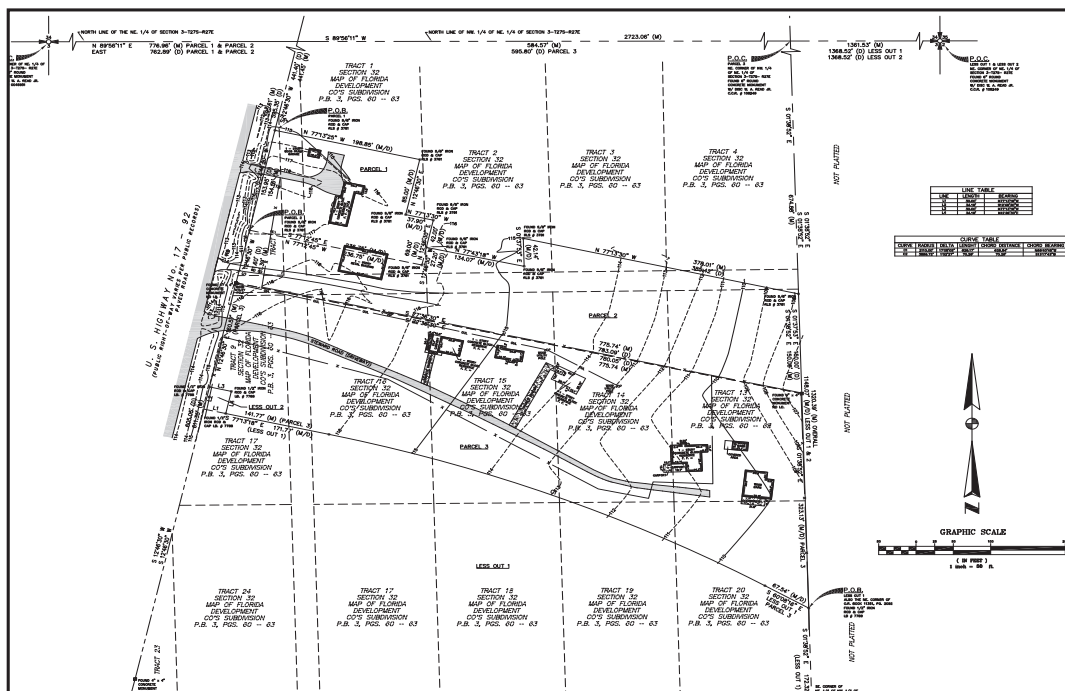
BROAD RANGE OF PERMITTED USES

**1-MILE AVERAGE HOUSEHOLD INCOME:
\$91,000**

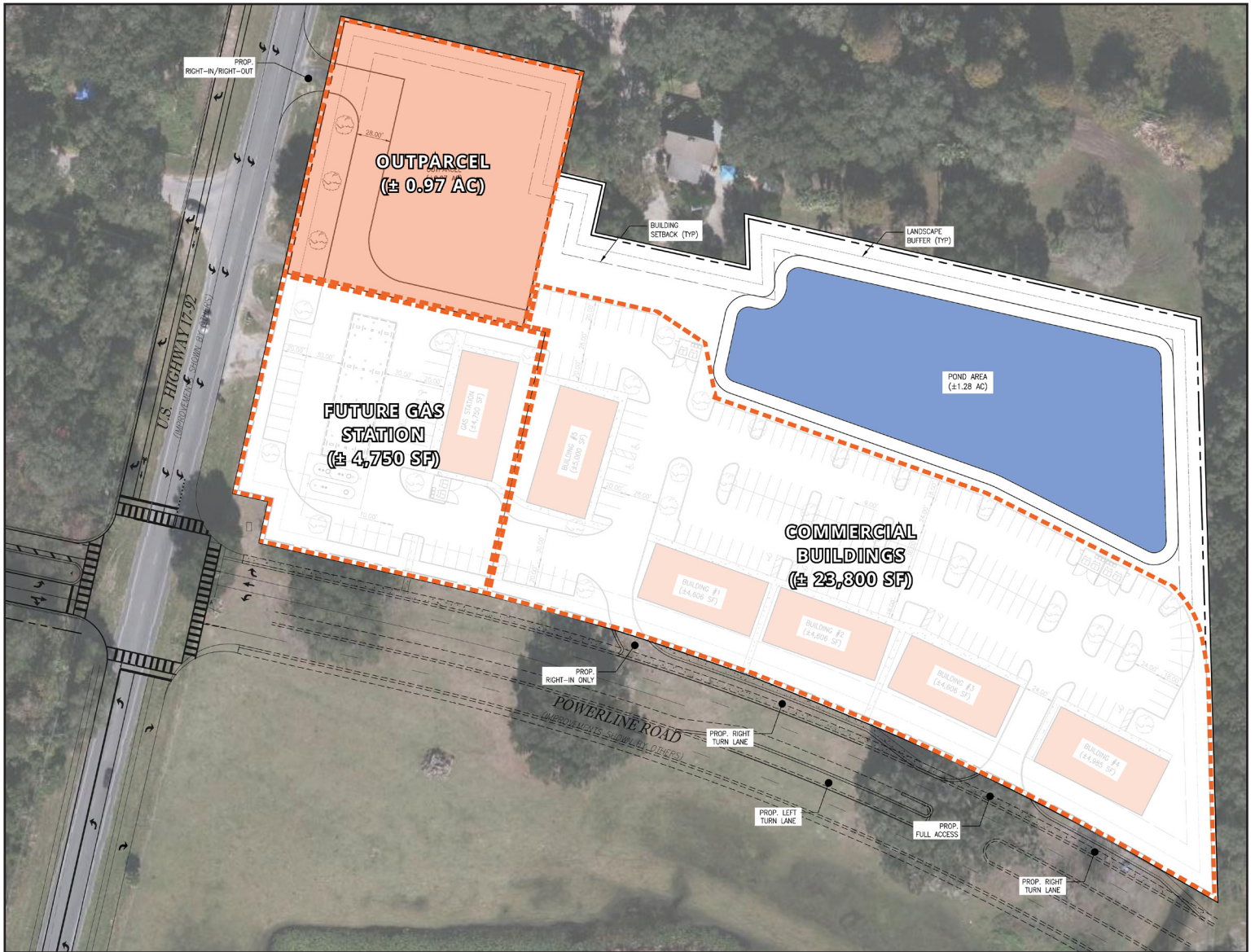
C-2 COMMERCIAL ZONING

**STRONG RESIDENTIAL AND
COMMERCIAL GROWTH**

Survey

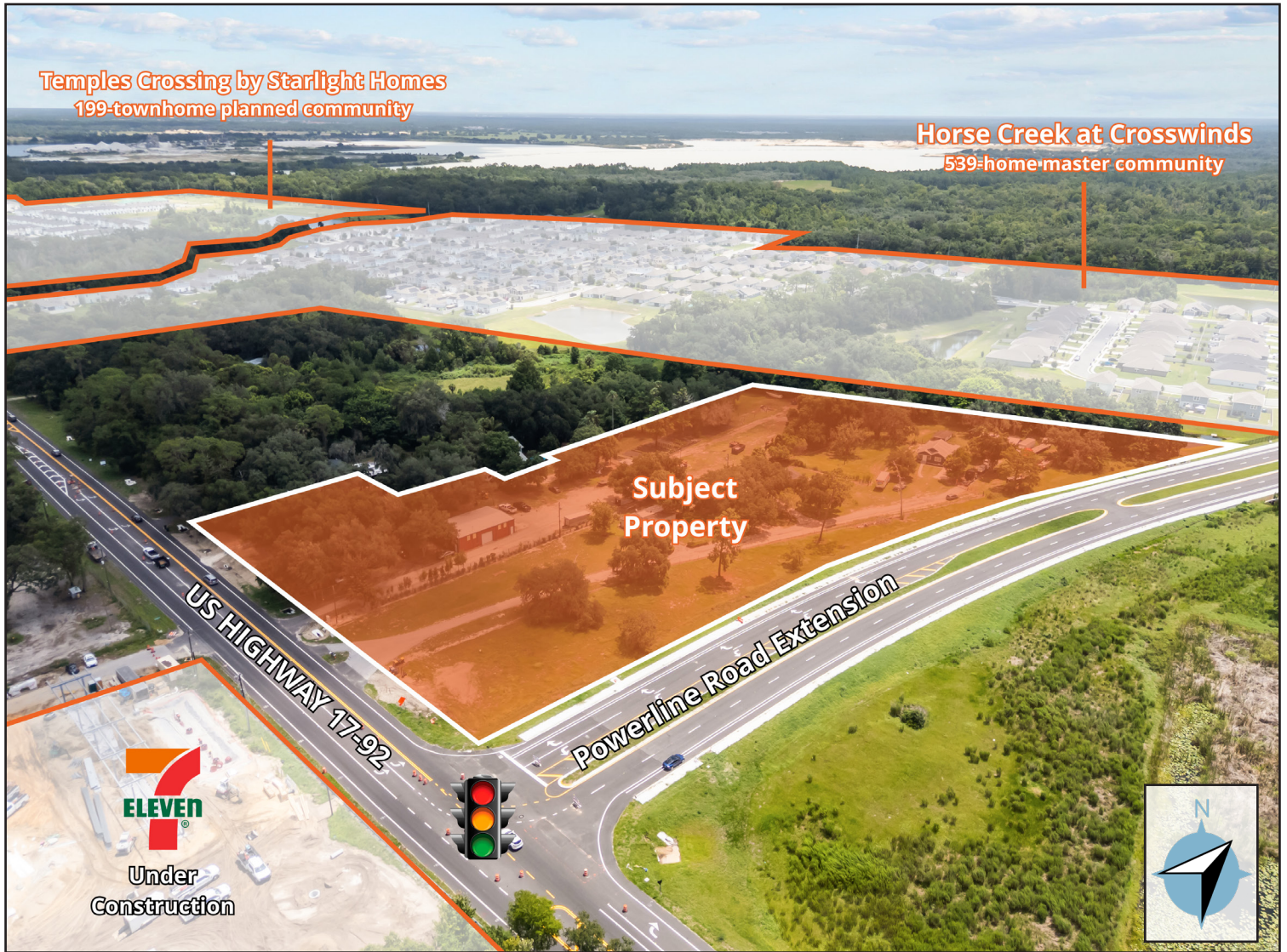


Conceptual Site Plan*



*Conceptual site plan. subject to final planning, zoning, engineering, and governmental approvals.

Northeast Aerial



Southeast Aerial



Southwest Aerial



Demographics - 3 Miles



46,425

POPULATION



\$341,513

MEDIAN HOME
VALUE



\$105,265

AVERAGE
HH INCOME



910

TOTAL BUSINESSES



3,346

RENTER-OCCUPIED
UNITS



12,670

OWNER-OCCUPIED
UNITS



3,533

TOTAL EMPLOYEES



38

MEDIAN AGE

Demographics - 5 Miles



86,766

POPULATION



\$307,526

MEDIAN HOME
VALUE



\$96,145

AVERAGE
HH INCOME



2,071

TOTAL BUSINESSES



7,773

RENTER-OCCUPIED
UNITS



22,426

OWNER-OCCUPIED
UNITS



9,328

TOTAL EMPLOYEES



37

MEDIAN AGE