



# Freestanding Retail For Sublease

44304 US Highway 27  
Davenport, FL 33897

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- 2,786 SF available on 0.76 acres
- Restaurant space with a drive thru
- Located on US Highway 27 right off of I-4
- Very high traffic counts of 47,000 cars per day and a dynamic and expanding retail and residential market
- Average household income of \$104,979 within 1-mile
- Very robust industrial market with hubs for Amazon, Walmart, and FedEx located directly behind the site

## Site Plan



## Area Demographics



### Total Population

1-Mile: 5,457  
3-Mile: 28,578  
5-Mile: 69,573



### Daytime Population

1-Mile: 4,513  
3-Mile: 25,146  
5-Mile: 52,627



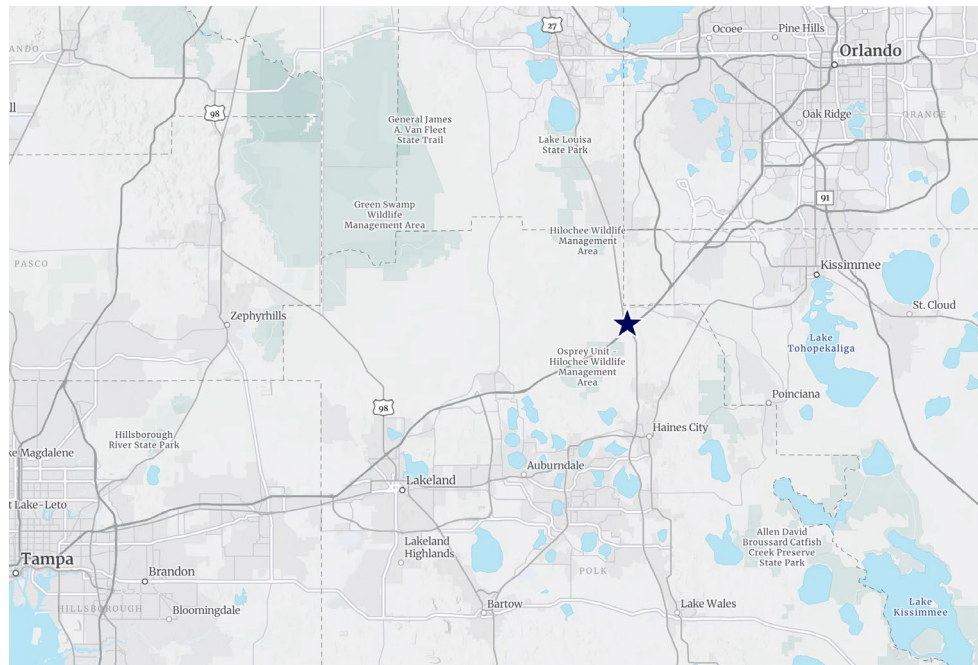
### Average HH Income

1-Mile: \$104,979  
3-Mile: \$101,155  
5-Mile: \$94,672



### Households

1-Mile: 1,962  
3-Mile: 10,812  
5-Mile: 25,507



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