

New Retail Development

Situated in the high growth area of Davenport, FL

SWC of US Hwy 27 & Sand Hill Rd
Davenport, FL 33837
www.cbre.com/orlando



Property Overview

- + Available for ground lease:
 - Outparcel 1: 1.00± AC
 - Outparcel 2: 1.01± AC
 - Outparcel 3: 1.00± AC
 - Outparcel 4: 0.46± AC
- + Co-tenancy with Public Storage
- + Ideal for gas station, casual dining restaurants, QSR, medical, financial institutions, car wash
- + 2.94% projected population growth rate within 1 mile
- + Situated 3 miles south of Interstate 4 (128,500 AADT) and 0.050 miles north of AdventHealth Heart of Florida ER
- + Excellent visibility along highly trafficked US Hwy 27 (72,576 AADT)

Join Nearby Retailers:



1 Mile Radius

\$78,963

Average Household Income



2.94%

Population Growth Rate



40.6

Median Age



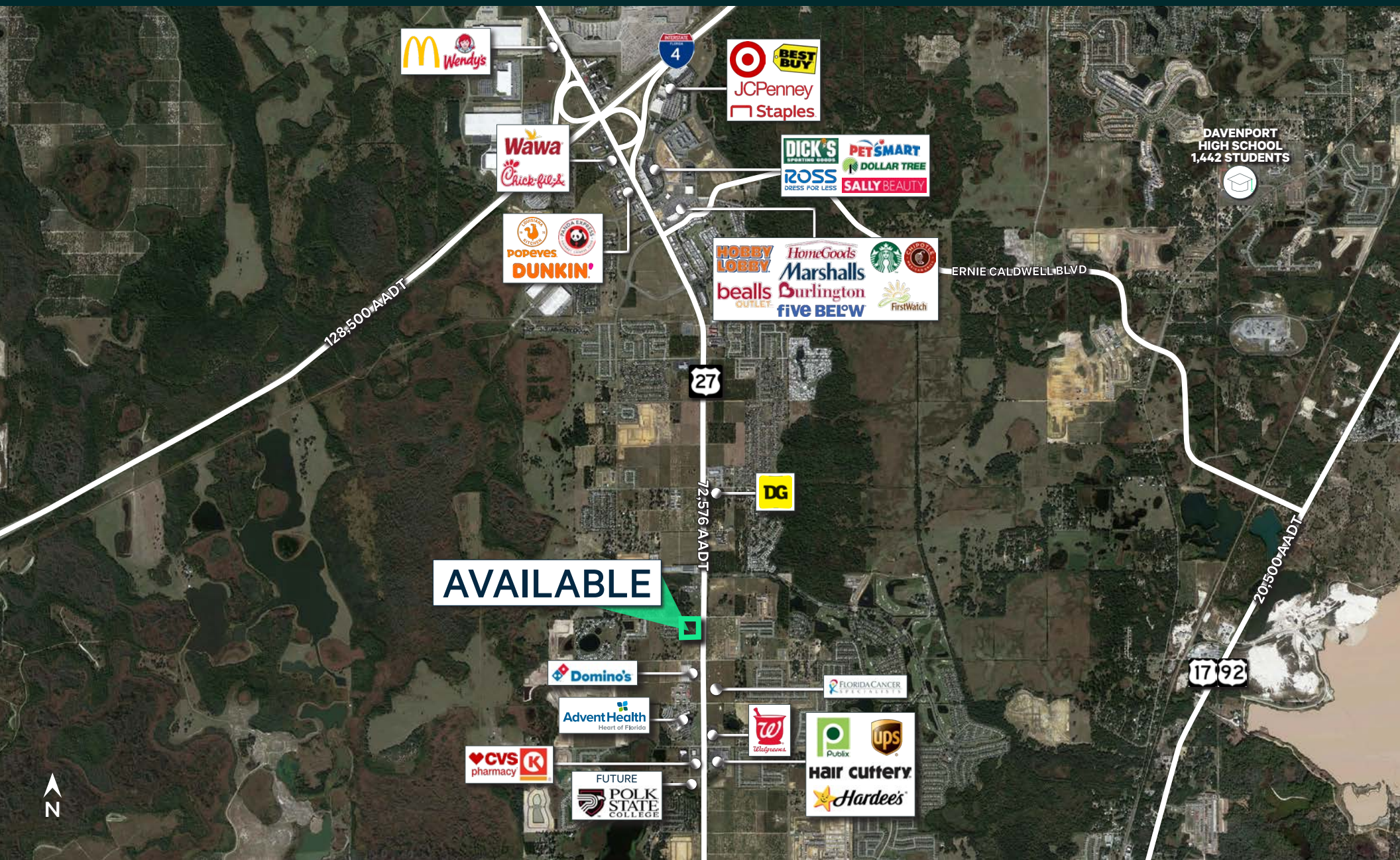
Conceptual Site Plan



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For Ground Lease

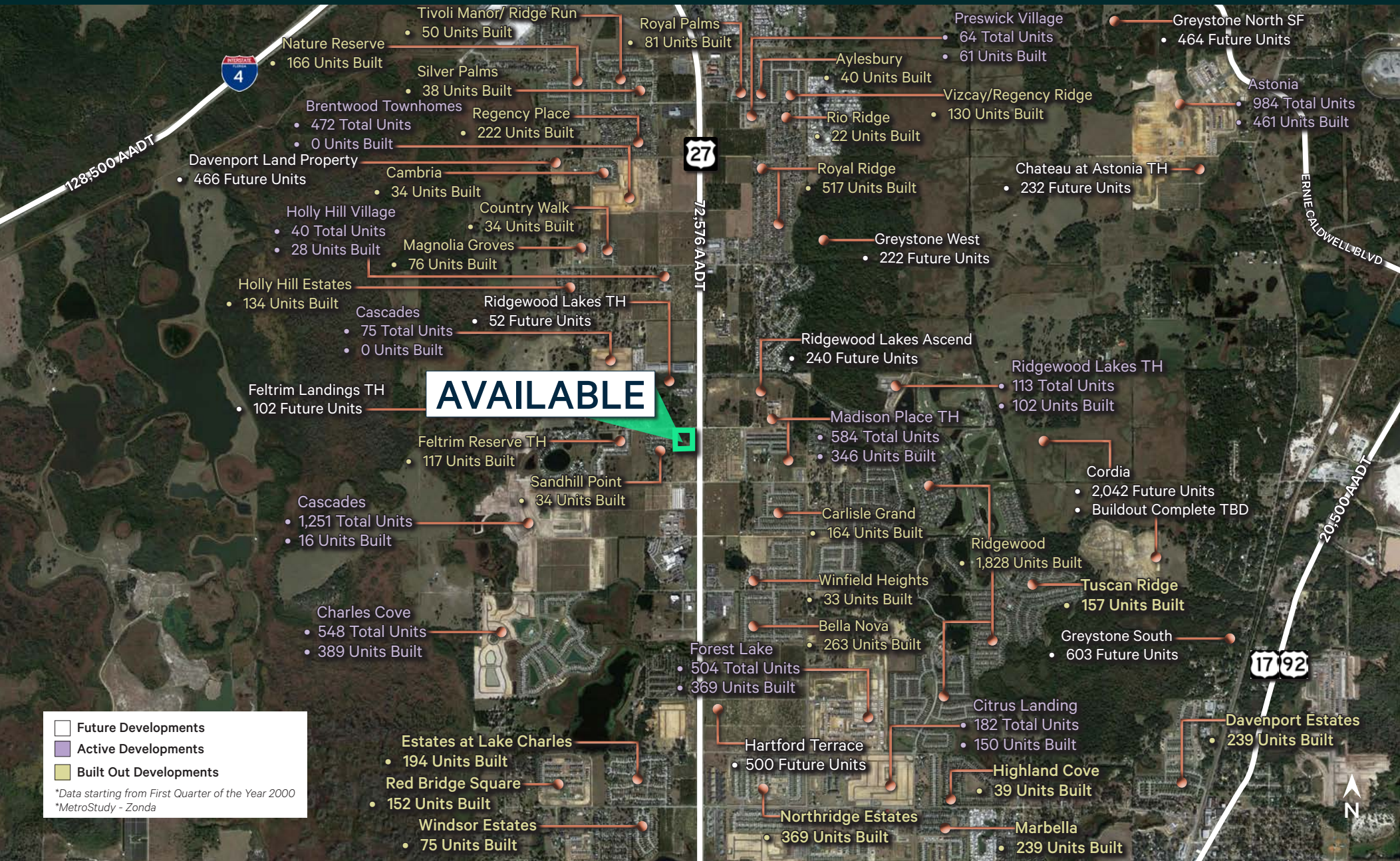
Aerial | Trade Area



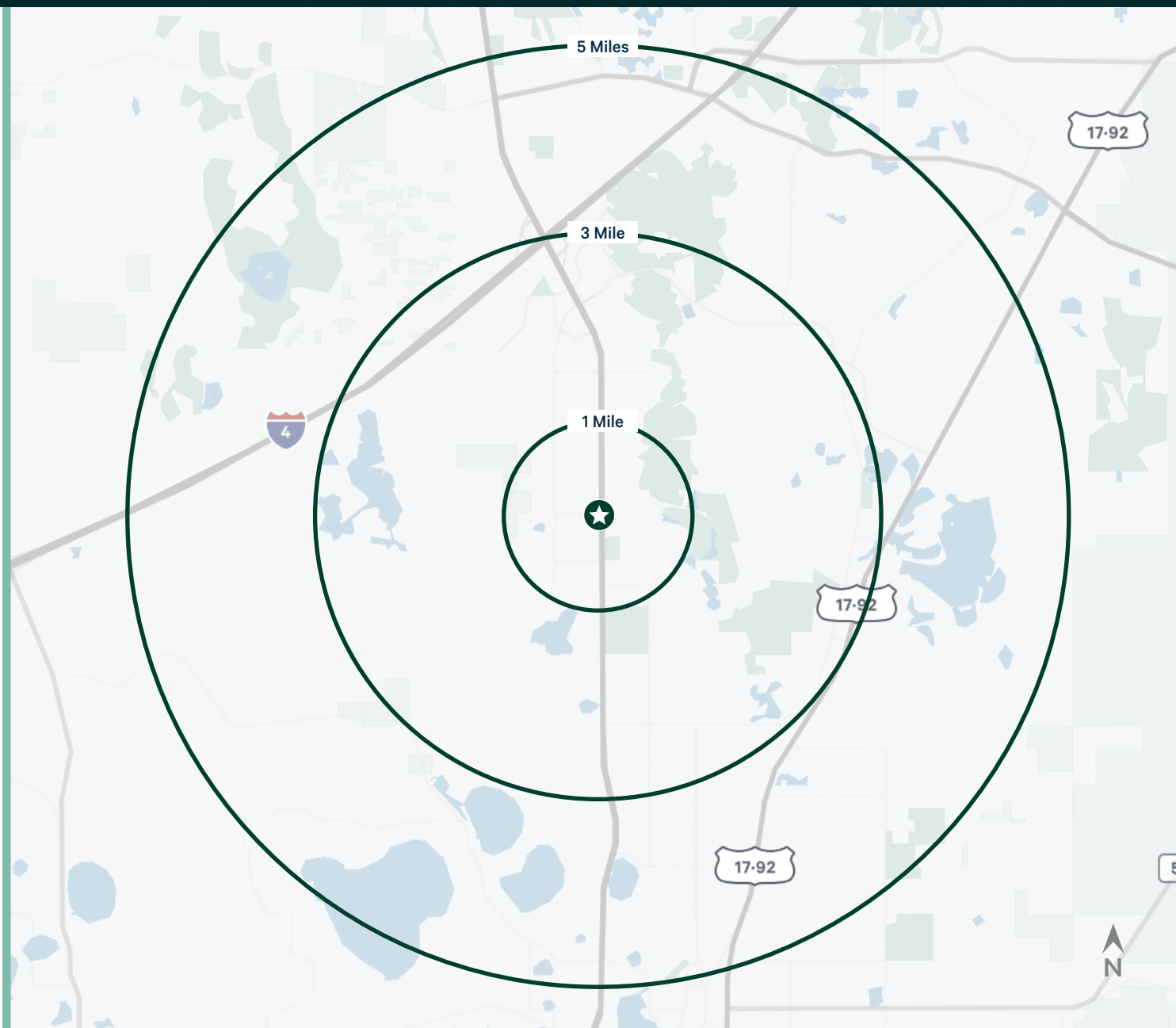
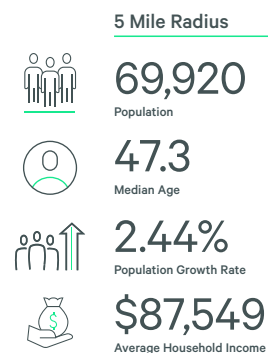
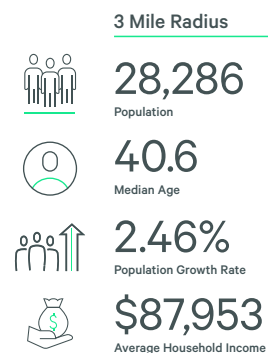
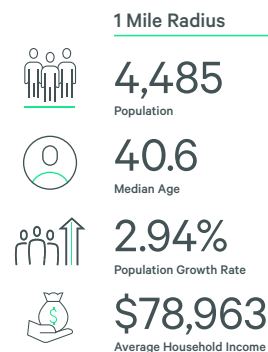
Future Retail Growth



Residential Growth



2023 Estimated Demographics





For more
information
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