



Minute Maid Hub

SWQ US 27 &
Minute Maid Ramp Rd 1
Davenport, FL

* Retail/restaurant outparcels
available with incredible
frontage along US 27!

Property Specifications

PARCEL SIZE

±0.5 - 8.0 AC

*Property is contiguous and will be subdivided
upon contract closing*



Minute Maid HUB

About the Property

- Available retail/restaurant outparcels at Minute Maid Hub near the signalized SWQ of US 27 & Minute Maid Ramp Rd 1
- Proposed Walmart Supercenter and Sam's Club planned just south of the site
- Strong residential density: 15,320+ residential units within 3 miles, including the proposed 300-unit "Falls at Minute Maid" multifamily community
- Less than 2 miles to I-4 with daily traffic counts of 75,334 VPD on US 27
- Access to natural gas pipeline

Nearby Retailers

Publix

PROPOSED
Walmart
SUPERCENTER

TARGET

PROPOSED
sam's club

AdventHealth

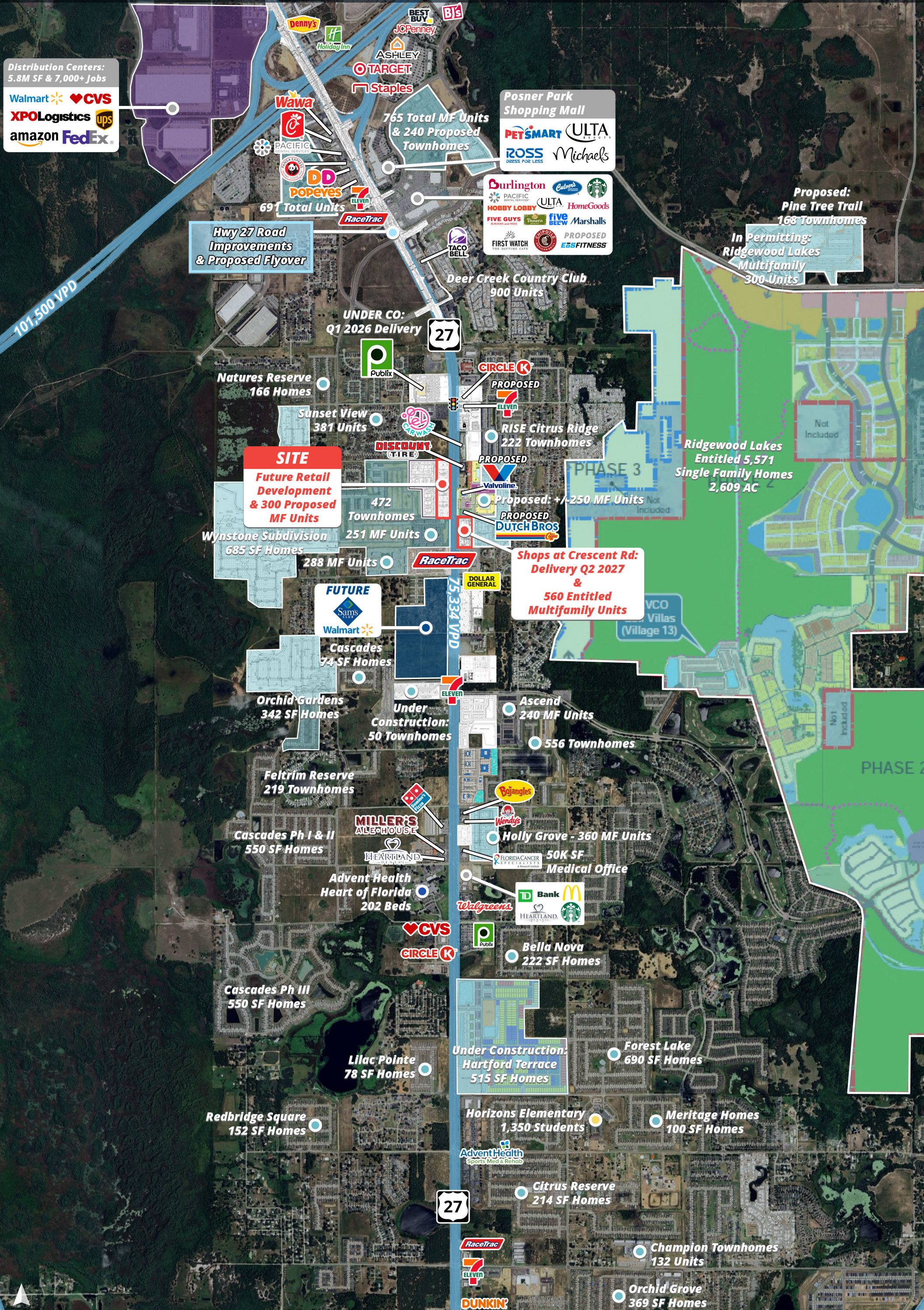
HomeGoods

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US 27 & Minute Maid Ramp Rd | Zoom-Out

Davenport, FL





Q1 2026 Delivery



PROPOSED



Sunset View
381 Units



RISE
Citrus Ridge
222 Townhomes

MINUTE MAID-RAMP RD

Proposed:
300 MF Units



PROPOSED



Proposed:
Citrus Ridge Multifamily
+/- 250 Units



Wynstone
Subdivision
685 SF Homes

Brentwood Townhomes
472 Townhomes

The Brightly
Apartments
251 Units

560 Entitled
Multifamily Units

75,334 VPD



Shops at Crescent Rd
Delivery Q2 2027

Development Legend

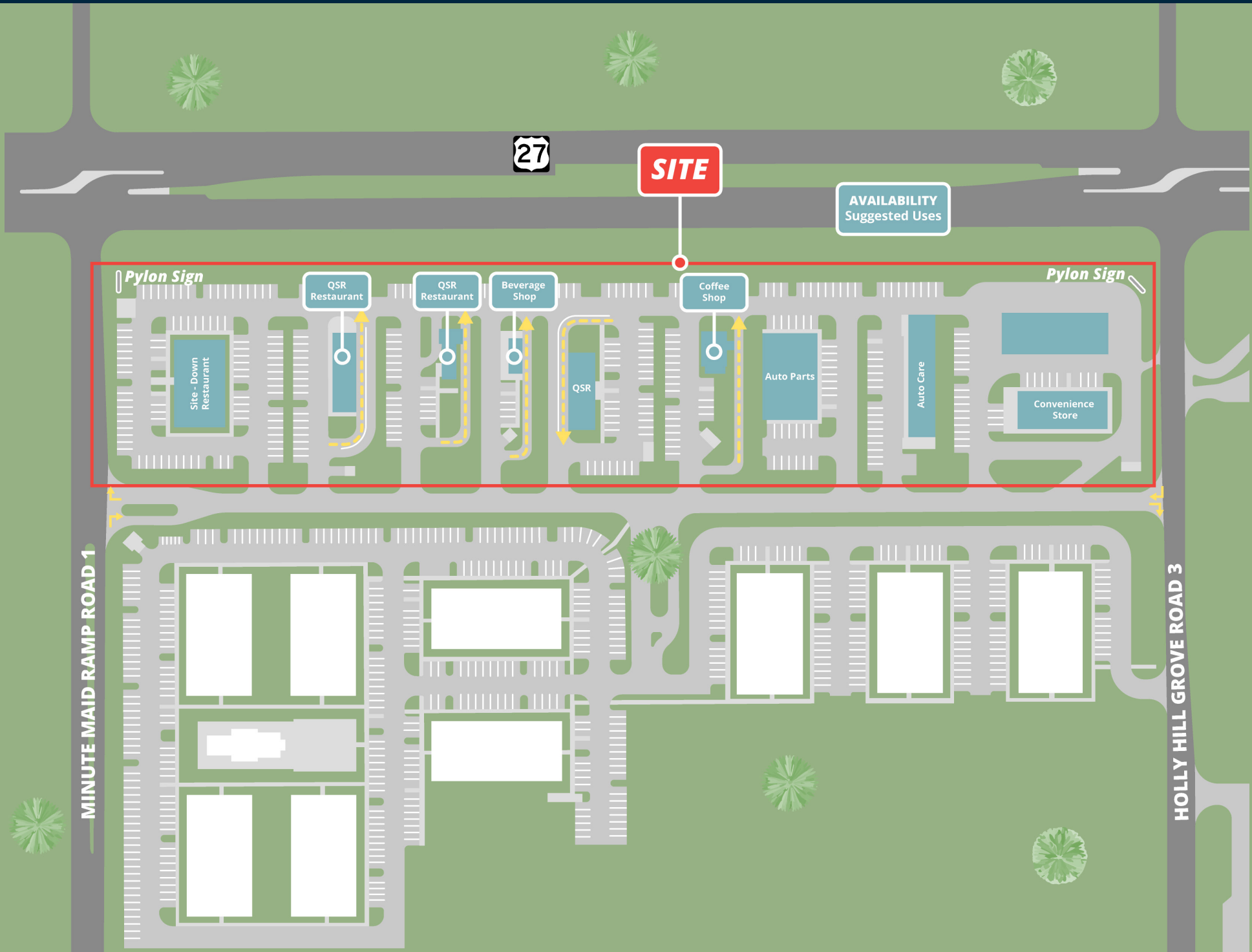
1. *Ridgewood Lakes Multifamily: 300 Apartments (in permitting)*
2. *Pine Tree Trail: 168 Townhomes (in progress)*
3. *Ridgewood Lakes: 5,571 Homes (entitled)*
4. *Springs at Posner Park: 288 Apartments*
5. *Apex at Posner Park: 314 Apartments*
6. *The Pointe at Sienna Ridge: 163 Apartments*
7. *Posner Valley: 240 Townhomes (in progress)*
8. *Deer Creek Country Club: 900 Homes*
9. *RISE Citrus Ridge: 222 Townhomes*
10. *Citrus Ridge Multifamily: +/-250 Apartments (in progress)*
11. *Ascend: 240 Apartments*
12. *Madison Place: 556 Townhomes*
13. *The Forest at Ridgewood: 164 Homes*
14. *High Vista at Ridgewood Lakes: 624 Homes*
15. *Holly Grove: 360 Apartments (in progress)*
16. *Bella Nova: 222 Homes*
17. *Hartford Terrace: 515 Homes (in progress)*
18. *Forest Lake: 690 Homes*
19. *North Ridge Reserve: 173 Homes*
20. *Meritage Homes: 100 Homes*
21. *Citrus Reserve: 214 Homes*
22. *Citrus Isle: 204 Homes*
23. *Champion Townhomes: 132 Townhomes*
24. *Orchid Grove: 369 Homes*
25. *Highland Meadows: 222 Homes*
26. *Olsen Road Townhomes: 129 Townhomes (in progress)*
27. *Geneva Landings: 257 Homes*
28. *Southern Crossings: 43 Homes*
29. *Bridgeford Crossing: 148 Homes*
30. *Sallie Grove Subdivision: 339 Homes (in permitting)*
31. *Palms at Ridgewood Lake: 565 Homes (in progress)*
32. *Temples Crossing: 198 Townhomes (in progress)*
33. *Rollins Court: 62 Homes + 15 Townhome buildings (in permitting)*
34. *Redridge Square: 152 Homes*
35. *Lilac Pointe: 78 Homes*
36. *Cascades Phase III: 550 Homes*
37. *Cascades Phases I & II: 550 Homes*
38. *Feltrim Reserve: 219 Townhomes*
39. *Ridgewood Lakes Townhomes: 50 Townhomes (in progress)*
40. *Cascades: 74 Homes*
41. *Orchid Gardens: 342 Homes (in progress)*
42. *Holly Hill Grove Multifamily: no unit count provided (proposed)*
43. *Aventon Grove: 288 Apartments*
44. *The Brightly Apartments: 251 Apartments*
45. *Brentwood Townhomes: 472 Townhomes (in progress)*
46. *Wynstone Subdivision: 685 Homes (in progress)*
47. *Sunset View: 381 Homes*
48. *Nature's Reserve: 166 Homes*
49. *Alta Citron: 324 Apartments*
50. *Hadley: 367 Apartments*
51. *Dunson Grove: 319 Apartments*
52. *Marlowe Ridgeview: 288 Apartments*
53. *Indigo Champions Ridge: 300 Apartments*
54. *The Ridge at Champions: 330 Apartments*
55. *Minute Maid Multi-family: 300 Apartments (proposed)*
56. *Crescent Rd Multifamily: 580 Apartments (proposed)*

10,807 Residential Units
 Recently Completed/Existing
 &
11,126 Residential Units
 Proposed/In Permitting/In Progress
21,933 Total Residential Units



Minute Maid HUB

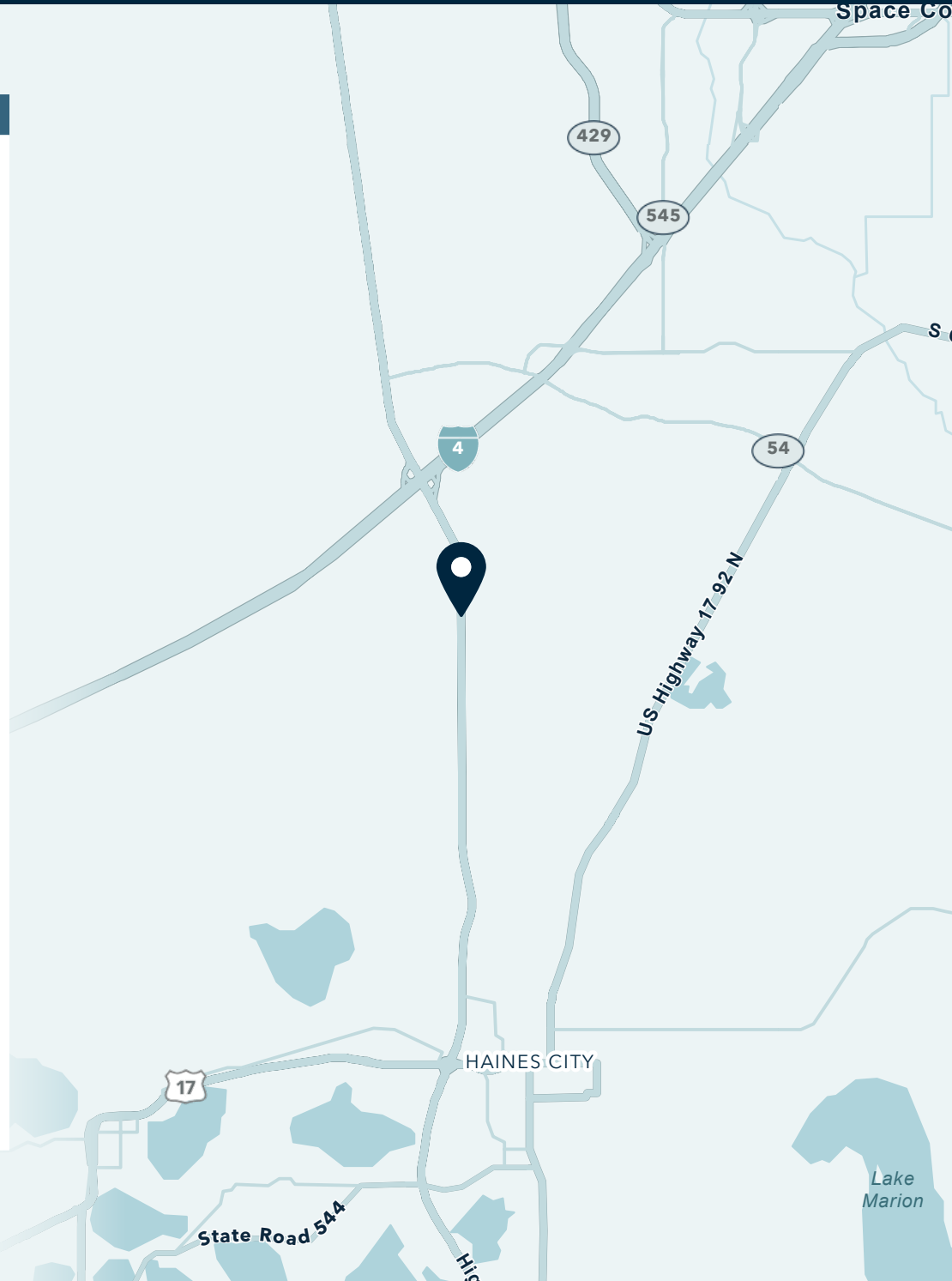






Area Snapshot

Population	1 MILE	3 MILES	5 MILES
2025 Estimated Population	5,736	30,485	86,428
2030 Projected Population	7,477	37,117	103,040
Proj. Annual Growth 2025 to 2030	5.44%	4.02%	3.58%
Daytime Population			
2025 Daytime Population	4,029	25,249	66,989
Workers	949	7,335	18,636
Residents	3,080	17,914	48,353
Income			
2025 Est. Average Household Income	\$75,122	\$97,540	\$100,293
2025 Est. Median Household Income	\$63,930	\$80,251	\$81,027
Households & Growth			
2025 Estimated Households	2,292	11,588	31,884
2030 Estimated Households	3,011	14,198	38,251
Proj. Annual Growth 2025 to 2030	5.61%	4.15%	3.71%
Race & Ethnicity			
2025 Est. White	49%	50%	49%
2025 Est. Black or African American	10%	10%	11%
2025 Est. Asian or Pacific Islander	2%	2%	3%
2025 Est. American Indian or Native Alaskan	0%	0%	1%
2025 Est. Other Races	39%	37%	37%
2025 Est. Hispanic (Any Race)	44%	44%	44%



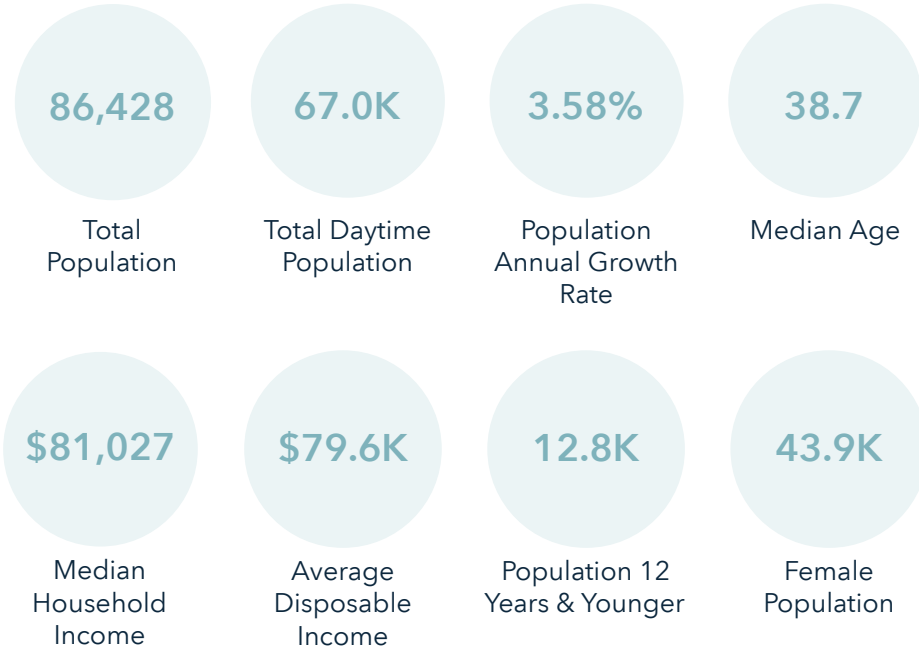
Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE esri



Ring of 5 Mile

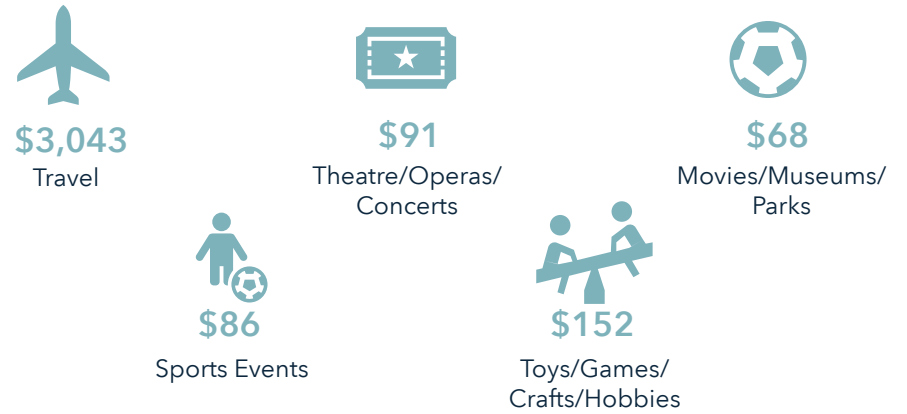
Key Facts



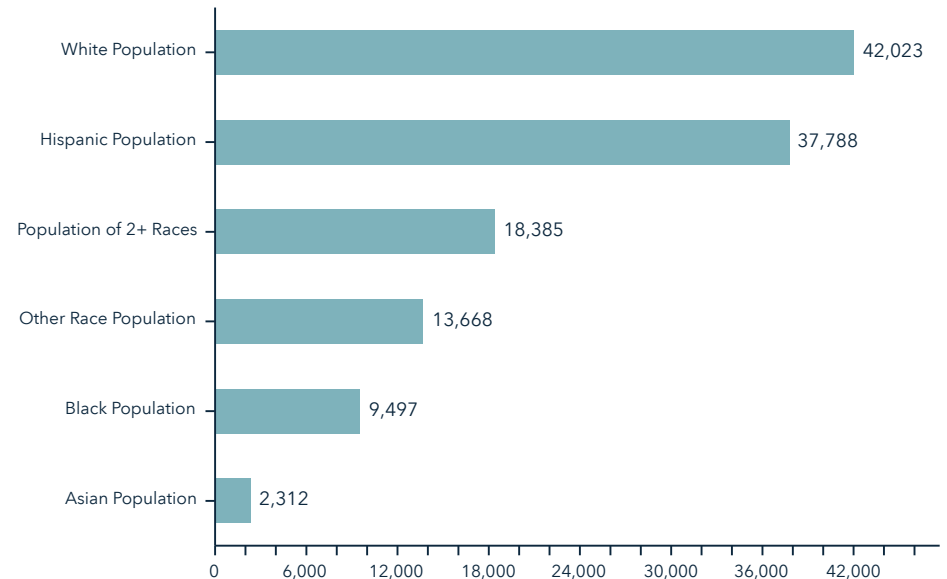
Annual Household Spending



Annual Lifestyle Spending



Race





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