



● AVAILABLE
 ○ LEASED
 ● AT LEASE

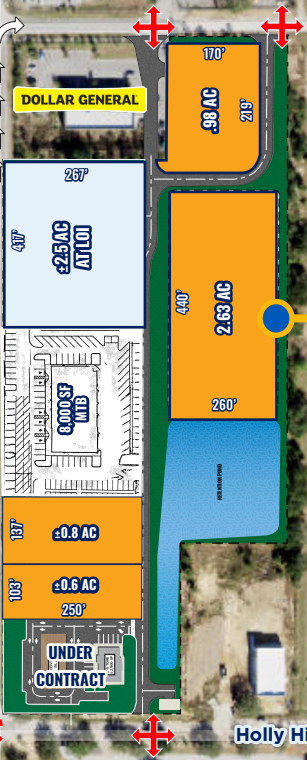
Holly Hill Grove Rd 2

Cottonwood Rd

UNDER CONSTRUCTION



73,694 AADT



SITE



CHAMPIONS CHRISTIAN ACADEMY (K-12)
334 STUDENTS

Holly Hill Grove 1 Rd

SEC OF US-27 & COTTONWOOD RD, DAVENPORT, FL 33896

COTTONWOOD COMMONS

COMMERCIAL DEVELOPMENT | OUTPARCELS FOR LEASE

STACY MILLER MENENDEZ 321.303.0884 SMENENDEZ@ATLANTICRETAIL.COM | COLLIN MACCONNELL 609.709.9209 CMACCONNELL@ATLANTICRETAIL.COM



PROPERTY
DETAILS

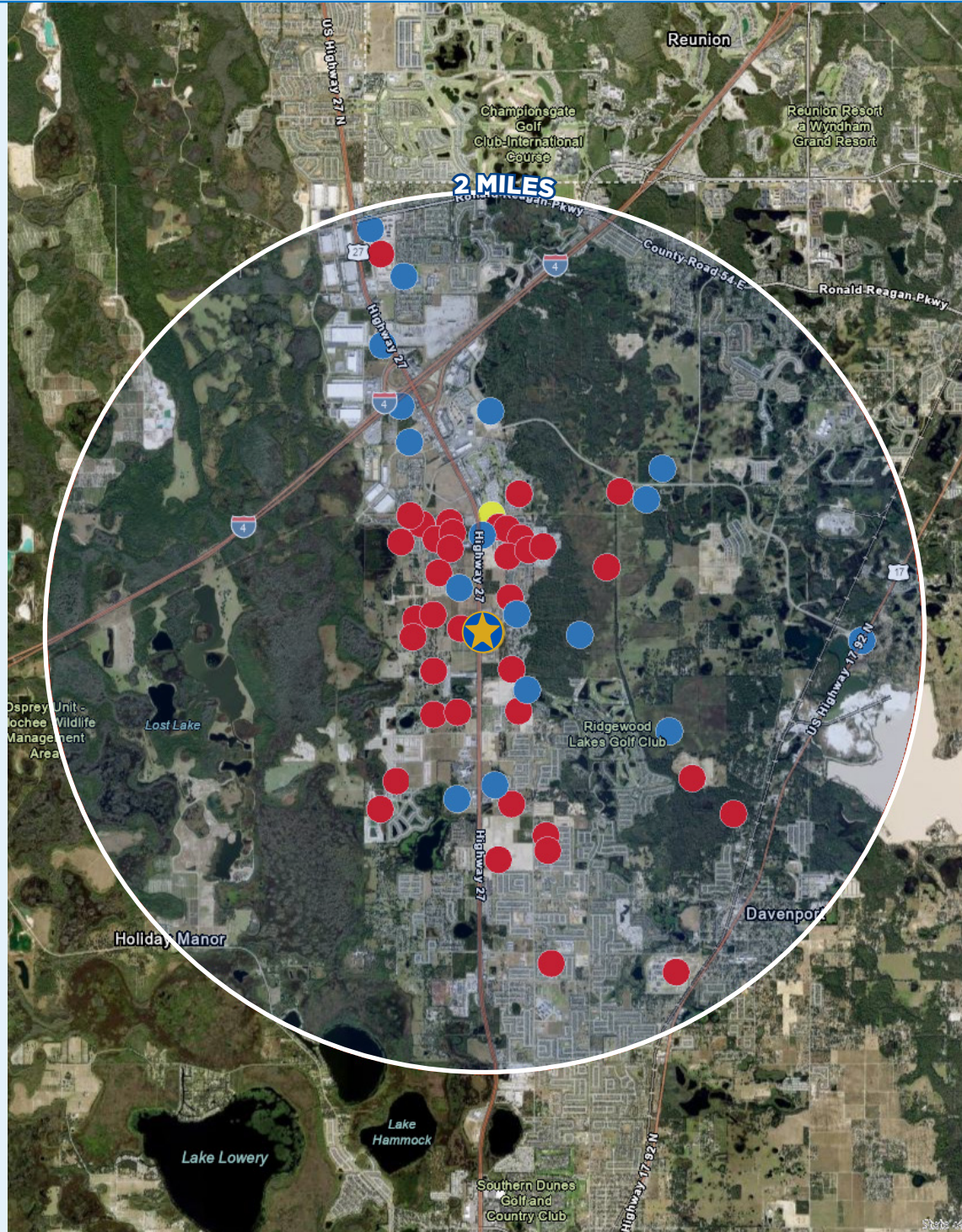
PROPERTY HIGHLIGHTS

- Located at the SEC of the signalized intersection at US-27 & Cottonwood Rd in Davenport, FL
- Shared signal with future Walmart and Sam's Club (under construction)
- 1,048 FT of Frontage on US-27; 12.8 AC total
- Davenport's projected 2025 growth rate of 10.8 % is among the highest in Florida (State growth rate 2.04%), nearly doubling the population since 2020
- Polk Country ranks among the top 10 fastest growing counties in the

RESIDENTIAL STUDY – 2 MILE RADIUS

13,060 UNITS PLANNED & UNDER CONSTRUCTION!

RESIDENTIAL DEVELOPMENT	
Single Family	
Existing	8,447
Under Construction	3,693
Planning	4,600
Total	16,740
Multi-Family	
Existing	619
Under Construction	1,261
Planning	3,506
Total	5,386
Mobile Homes	
Existing	2,238
TOTAL	24,364



RESIDENTIAL GROWTH



SITE PLAN



NEW HOMES
BUILT
2020-2024

ZIP CODE	SFR & MFR UNITS BUILT 2020-2024
33837	9,930
33896	3,657
33897	2,007
15,594 SFR & MFR UNITS BUILT 2020-2024	

33897

33896

65% OF NEW HOUSING IN
33837 ZIP CODE



33837

SOURCE: ESRI

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