



EXECUTIVE SUMMARY

DENNY'S GROUND LEASE

44111 U.S. 27, DAVENPORT, FL 33897



OFFERING SUMMARY

Ground Lease Rate:	\$200,000.00 per year (NNN)
Available Building Size:	5,561 SF
Lot Size:	0.92 Acres
Year Built:	1987
Zoning:	C-3
Traffic Counts:	33,000 (At Interchange) 47,000 (HWY 27)
Parking Spaces:	70
Estimated Property Tax:	\$15,767.74
APN:	27-26-07-000000- 041020

PROPERTY OVERVIEW

Property is available for a ground lease opportunity in a high-traffic commercial corridor, ideal for retail, medical, or a QSR Development. *All prospective ground lessees and brokers must sign a Confidentiality and Non-Disturbance Agreement ("NDA") prior to receiving marketing materials or viewing property. Please do not alert or contact employees of the current establishment. All showings must be scheduled through the Broker. Contact Brad Parker at (850) 566-2629 with questions.*

LOCATION OVERVIEW

Located on US HWY 27 in Davenport, FL at Interstate 4 and US HWY 27. This busy area is surrounded by retailers including Target, Books-A-Million, Ross, Marshalls, Hobby Lobby, Best Buy, Cracker Barrel, Waffle House, Bob Evans, and more.

Brad Parker

850.566.2629

brad@tlgproperty.com

Trevor Shea

850.866.1132

trevor@tlgproperty.com

TLG REAL ESTATE SERVICES

3520 Thomasville Road, Suite 200, Tallahassee, FL 32309

850.385.6363





ADDITIONAL PHOTOS
DENNY'S GROUND LEASE
 44111 U.S. 27, DAVENPORT, FL 33897



Brad Parker

850.566.2629

brad@tlgproperty.com

Trevor Shea

850.866.1132

trevor@tlgproperty.com

TLG REAL ESTATE SERVICES

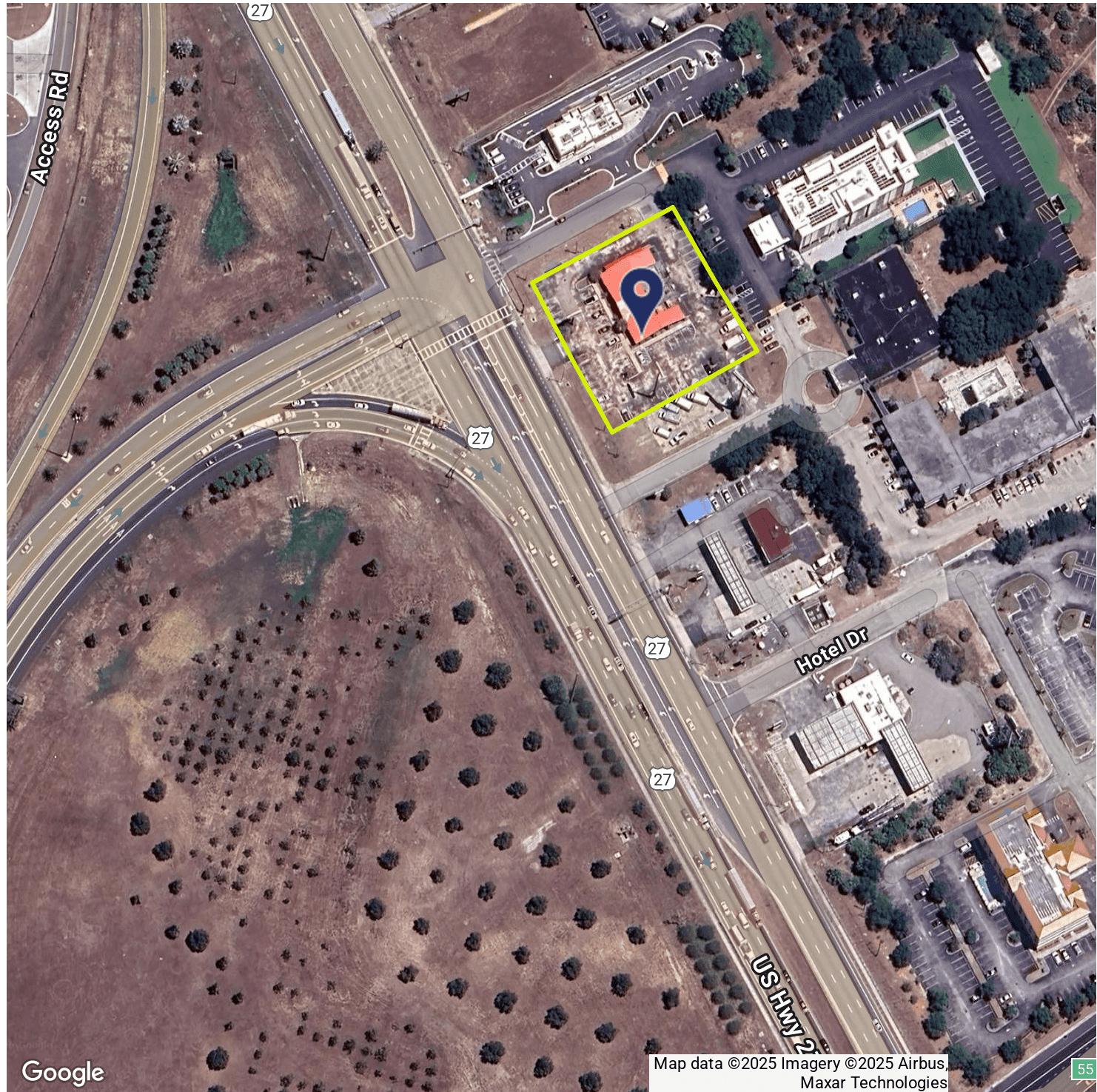
3520 Thomasville Road, Suite 200, Tallahassee, FL 32309

850.385.6363





RETAILER MAP
DENNY'S GROUND LEASE
44111 U.S. 27, DAVENPORT, FL 33897



Brad Parker

850.566.2629

brad@tlgproperty.com

Trevor Shea

850.866.1132

trevor@tlgproperty.com

TLG REAL ESTATE SERVICES

3520 Thomasville Road, Suite 200, Tallahassee, FL 32309

850.385.6363



TLG

RETAILER MAP

DENNY'S GROUND LEASE

44111 U.S. 27, DAVENPORT, FL 33897



Brad Parker

850.566.2629

brad@tlgproperty.com

Trevor Shea

850.866.1132

trevor@tlgproperty.com

TLG REAL ESTATE SERVICES

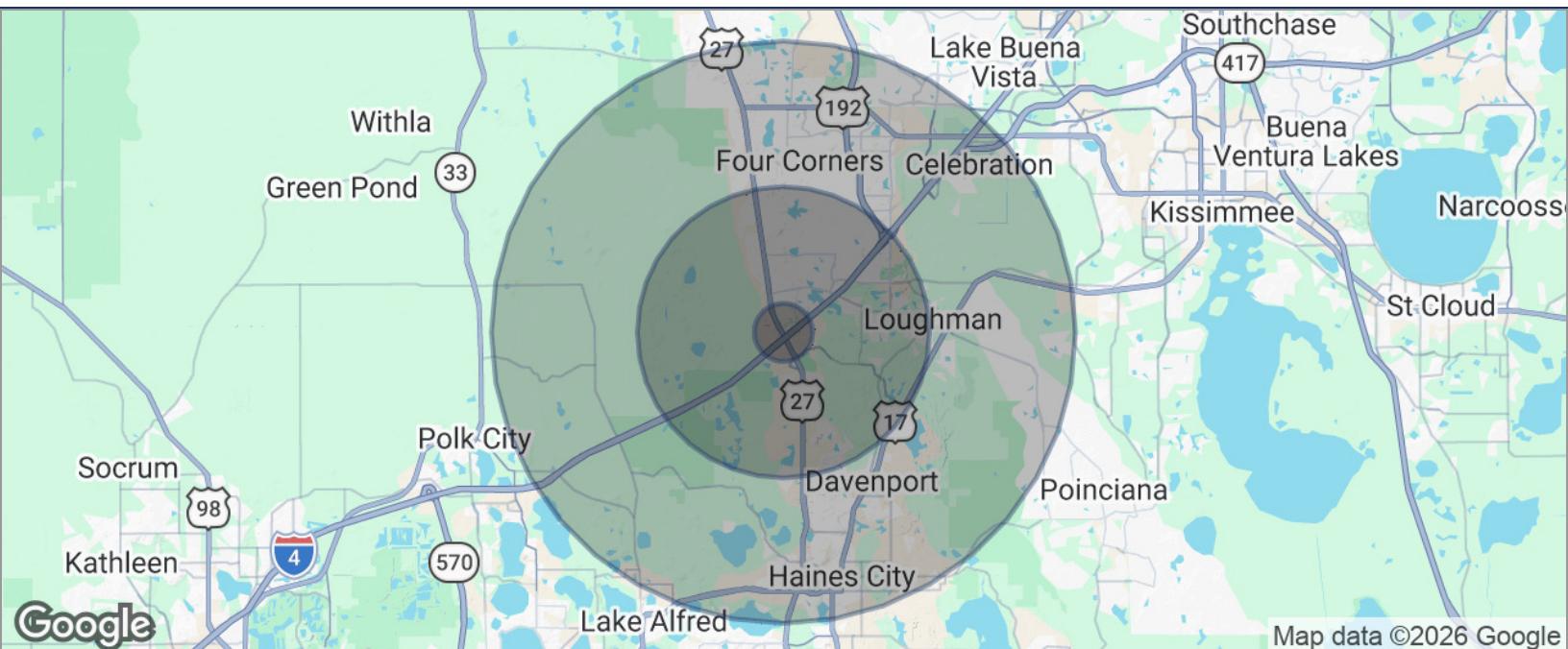
3520 Thomasville Road, Suite 200, Tallahassee, FL 32309

850.385.6363





DEMOGRAPHICS MAP DENNY'S GROUND LEASE 44111 U.S. 27, DAVENPORT, FL 33897

**POPULATION**

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	2,113	64,240	184,224
MEDIAN AGE	41	40	40
MEDIAN AGE (MALE)	39	40	39
MEDIAN AGE (FEMALE)	42	41	41

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	783	23,483	66,276
# OF PERSONS PER HH	2.7	2.7	2.8
AVERAGE HH INCOME	\$96,092	\$92,676	\$89,711
AVERAGE HOUSE VALUE	\$361,727	\$351,591	\$352,003

* Demographic data derived from 2020 ACS - US Census

Brad Parker

850.566.2629

brad@tlgproperty.com

Trevor Shea

850.866.1132

trevor@tlgproperty.com

TLG REAL ESTATE SERVICES

3520 Thomasville Road, Suite 200, Tallahassee, FL 32309

850.385.6363

