



## EXECUTIVE SUMMARY

## DENNY'S GROUND LEASE

44111 U.S. 27, DAVENPORT, FL 33897



## OFFERING SUMMARY

<b>Ground Lease Rate:</b>	\$200,000.00 per year (NNN)
<b>Available Building Size:</b>	5,561 SF
<b>Lot Size:</b>	0.92 Acres
<b>Year Built:</b>	1987
<b>Zoning:</b>	C-3
<b>Traffic Counts:</b>	33,000 (At Interchange) 47,000 (HWY 27)
<b>Parking Spaces:</b>	70
<b>Estimated Property Tax:</b>	\$15,767.74
<b>APN:</b>	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  
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**TLG REAL ESTATE SERVICES**  
3520 Thomasville Road, Suite 200, Tallahassee, FL 32309  
850.385.6363





ADDITIONAL PHOTOS

## DENNY'S GROUND LEASE

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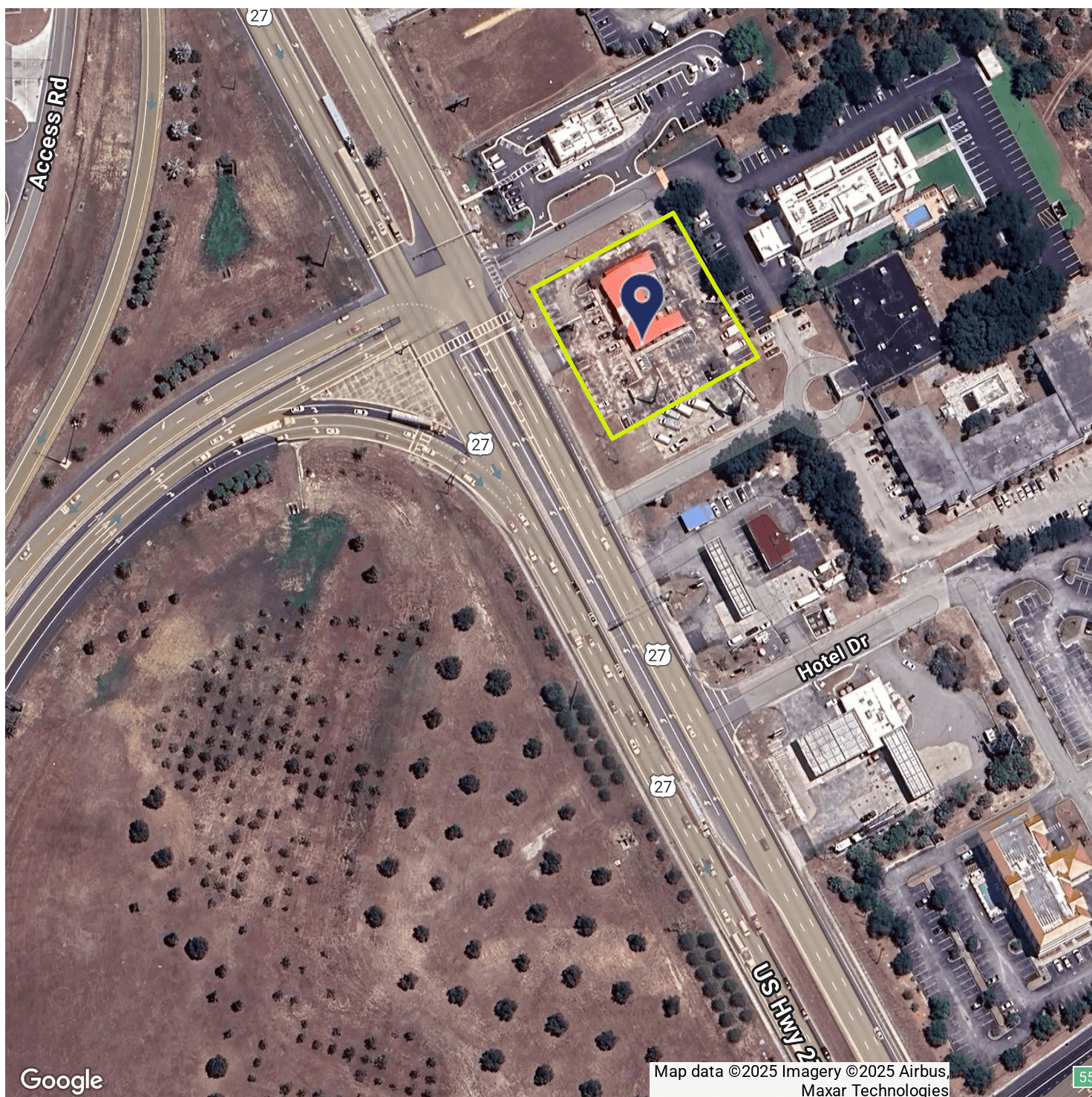




RETAILER MAP

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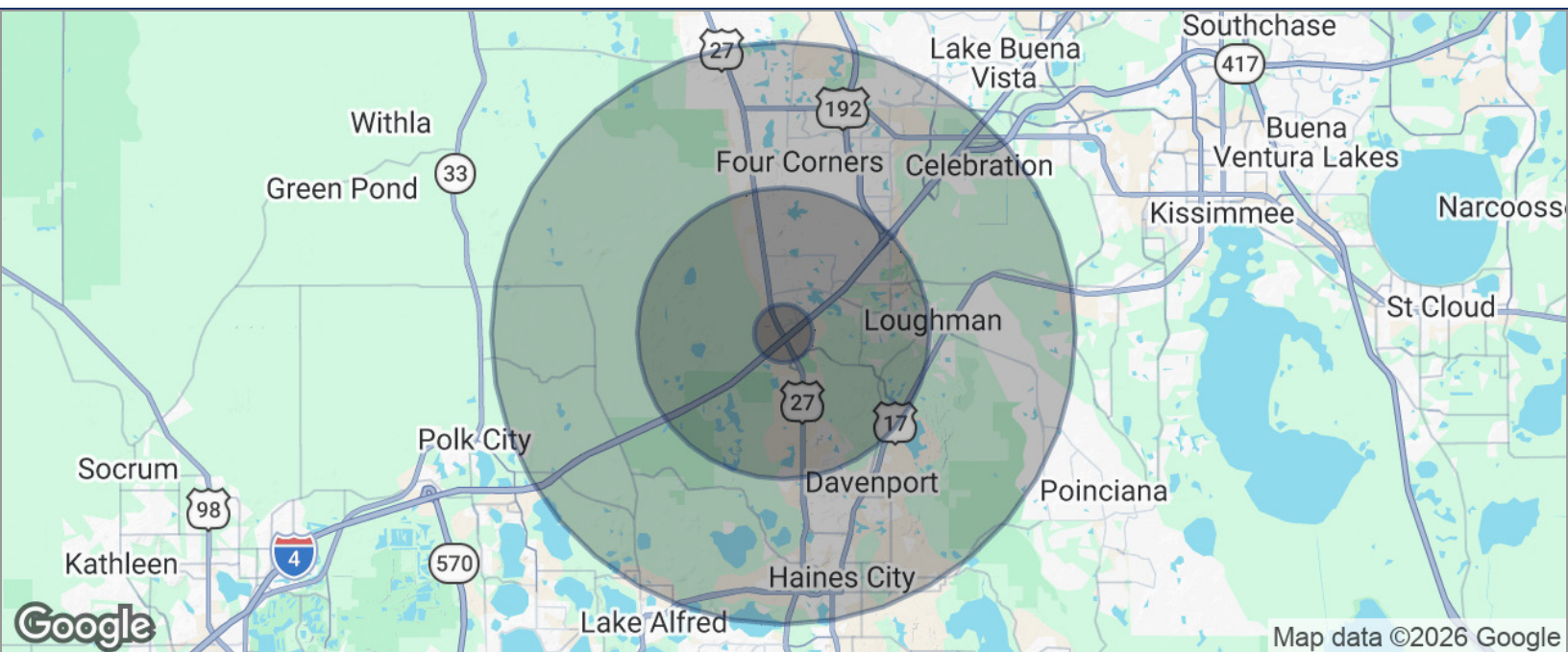




## DEMOGRAPHICS MAP

## DENNY'S GROUND LEASE

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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
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
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
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

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