

# FOUR CORNERS

101 TUSCAN HILLS BLVD. | DAVENPORT, FL 33897

## LAND FOR SALE OR LEASE



### PROPERTY DETAILS

- **1.99 Commercial Acres for sale or lease**
- Site is located at the signalized intersection of Highway 27 and Florence Villa Grove Road, two miles south of US 192
- Traffic count of more than 38,000 vehicles per day on Hwy 27
- Davenport is a rapidly growing city with a population growth rate of 153% over the last decade
- Close proximity to Walt Disney World theme parks, Margaritaville, and ChampionsGate
- Nearby retailers include Publix, Applebee's Bar and Grill, CVS, and Dollar General

### DEMOGRAPHICS

#### POPULATION



1 Mile 9,393  
3 Mile 31,884  
5 Mile 61,613

#### HOUSEHOLDS



1 Mile 3,658  
3 Mile 12,455  
5 Mile 23,008

#### AVERAGE HH INCOME



1 Mile \$72,188  
3 Mile \$69,430  
5 Mile \$62,936

#### DAYTIME POPULATION



1 Mile 4,557  
3 Mile 15,063  
5 Mile 35,851

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