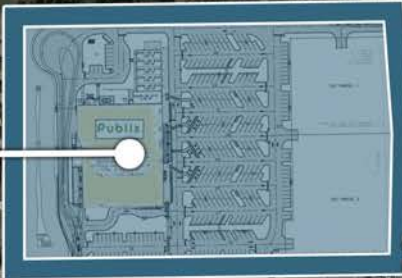




Proposed:



Under Construction:



In Permitting:



Completed: RISE Citrus Ridge 222 Units



Proposed: National Tire User

FOR LEASE / SALE

Prime Retail Pad on US-27

Minute Maid Ramp Rd & US-27 | Davenport, FL



Crescent Rd

Proposed: 350 MF Units (CONSTRUCTION STARTING Q1 2024)

Proposed: 581 MF Units

Sunset View 381 Units

Minute Maid Ramp Rd 1

27

Maid Ramp Rd 2

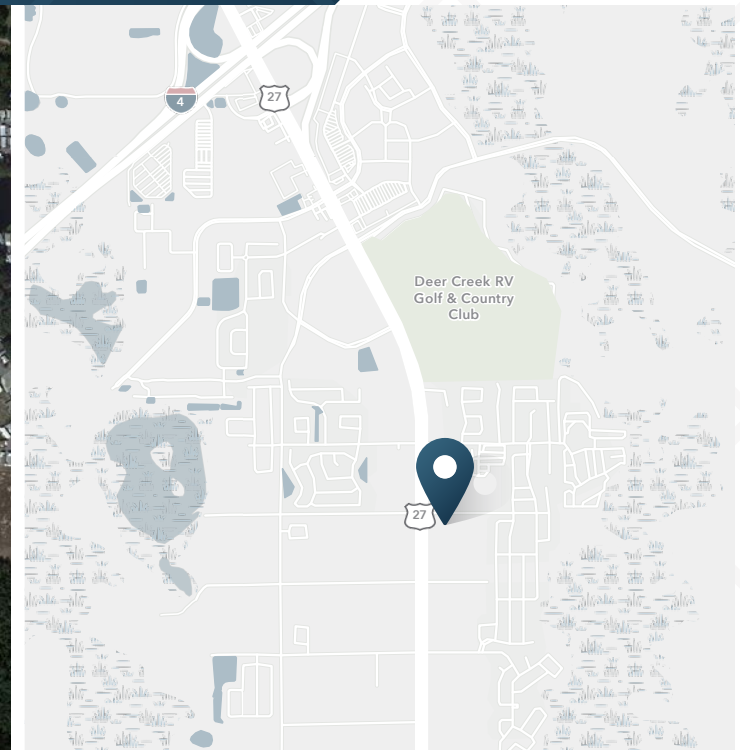
72,576 VPD

Lot A 1.2 ac
Lot B 1.2 ac
Lot National

Proposed: National Coffee U

Prime Retail Pad on US-27

Minute Maid Ramp Rd & US-27 | Davenport, FL 33837



±1.50 AC
AVAILABLE

Contact
Broker
Rate

ABOUT THE PROPERTY

- 1 pad available for ground lease or sale.
- Ideal for any freestanding user.
- Direct frontage with high visibility along US-27 (72,576 AADT).
- Close proximity to Posner Park Shopping Mall, an 80 acre development including Target, PetSmart, Dick's Sporting Goods, Best Buy, Staples, Ross, Michaels, Books-A-Million, Cinopolis IMAX Theater and many more.
- Davenport is located in between Orlando and Tampa and experiencing tremendous commercial growth.
- Over 17,000 new residential units either proposed, under construction or recently completed within 6 miles of the site.

JOIN THESE RETAILERS



PROPOSED

TRAFFIC COUNTS

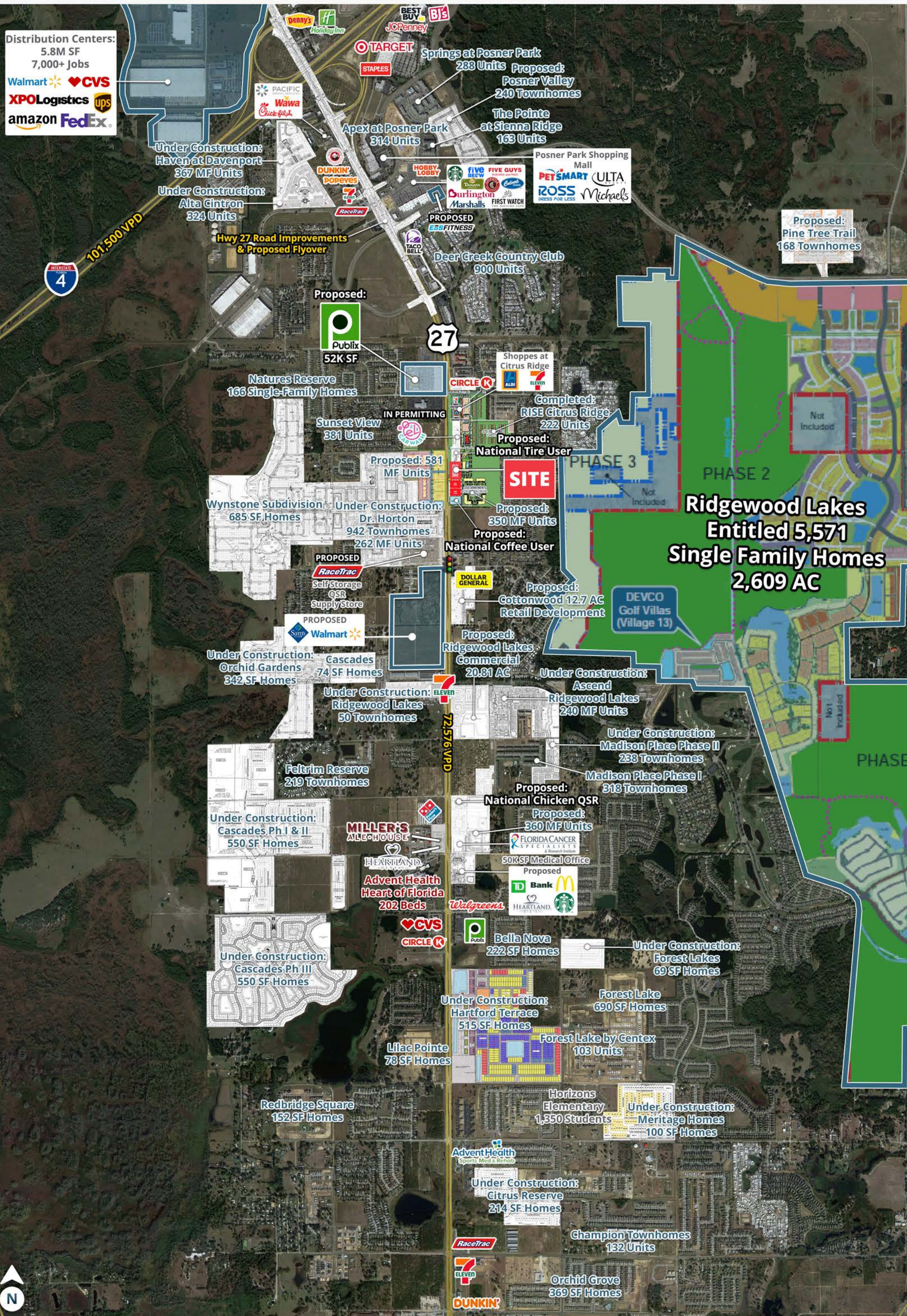
I-4

138,500 VPD

US-27

72,576 VPD

Year: 2023 | Source: FDOT



Distribution Centers:
5.8M SF
7,000+ Jobs
Walmart CVS
XPO Logistics UPS
amazon FedEx

Under Construction:
Haven at Davenport
367 MF Units
Under Construction:
Alta Cintron
324 Units

Springes at Posner Park
288 Units Proposed:
Posner Valley
240 Townhomes
The Pointe at Sienna Ridge
163 Units

Apex at Posner Park
314 Units
Deer Creek Country Club
900 Units

Posner Park Shopping Mall
PET SMART ULTA
ROSS DRESS FOR LESS Michaels

Proposed:
Pine Tree Trail
168 Townhomes

Proposed:
Publix
52K SF
Natures Reserve
166 Single-Family Homes
Sunset View
381 Units
Wynstone Subdivision
685 SF Homes
Under Construction:
Dr. Horton
942 Townhomes
262 MF Units

PHASE 3
Not Included
PHASE 2
Ridgewood Lakes
Entitled 5,571
Single Family Homes
2,609 AC
Not Included

Proposed:
581 MF Units
IN PERMITTING
Proposed:
National Tire User
Proposed:
350 MF Units
Proposed:
National Coffee User
Proposed:
RaceTrac
Self Storage
QSR
Supply Store
Proposed:
Walmart

Shoppes at Citrus Ridge
Completed:
RISE Citrus Ridge
222 Units
Proposed:
Cottonwood 12.7 AC
Retail Development
Proposed:
Ridgewood Lakes
Commercial
20.31 AC
DEVCO Golf Villas (Village 13)
Not Included

Under Construction:
Orchid Gardens
342 SF Homes
Under Construction:
Ridgewood Lakes
50 Townhomes
Under Construction:
Ascend
Ridgewood Lakes
240 MF Units

Under Construction:
Madison Place Phase II
238 Townhomes
Madison Place Phase I
318 Townhomes

Feltrim Reserve
219 Townhomes
Under Construction:
Cascades Ph I & II
550 SF Homes
Proposed:
National Chicken QSR
Proposed:
360 MF Units
Proposed:
FLORIDA CANCER SPECIALISTS
50KSF Medical Office
Proposed:
TD Bank
McDonald's
HEARTLAND
Starbucks

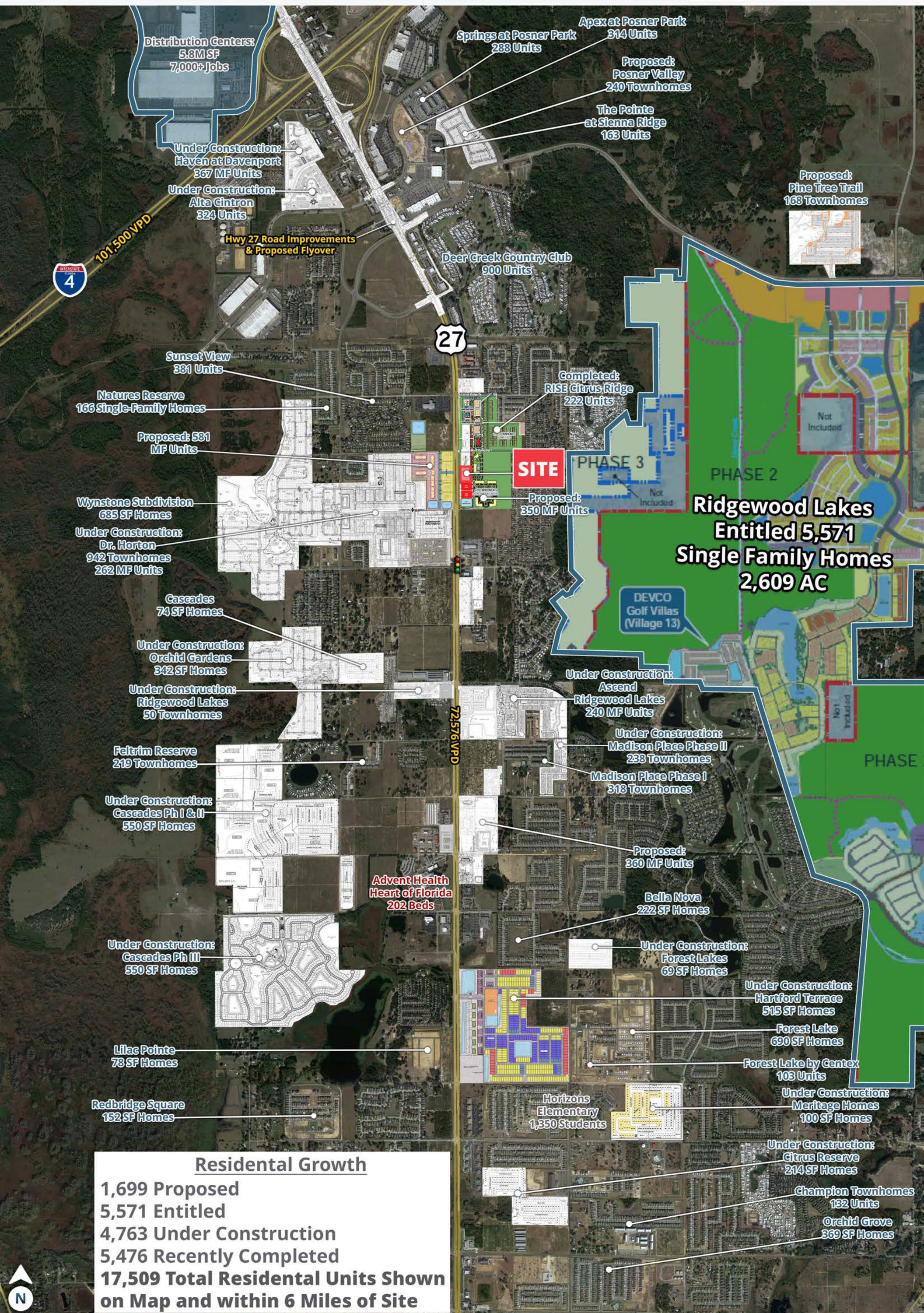
Under Construction:
Forest Lakes
69 SF Homes
Forest Lake
690 SF Homes
Forest Lake by Centex
103 Units

Under Construction:
Cascades Ph III
550 SF Homes
MILLER'S ALE HOUSE
HEARTLAND
Advent Health Heart of Florida
202 Beds
Walgreens
CVS
CIRCLE K
Publix
Bella Nova
222 SF Homes
Under Construction:
Hartford Terrace
515 SF Homes
Lilac Pointe
78 SF Homes

Under Construction:
Meritage Homes
100 SF Homes
Horizons Elementary
1,350 Students
Under Construction:
Citrus Reserve
214 SF Homes
Champion Townhomes
132 Units
Orchid Grove
369 SF Homes

Redbridge Square
152 SF Homes
Advent Health Sports Med & Rehab
Under Construction:
Citrus Reserve
214 SF Homes
RaceTrac
7 ELEVEN
DUNKIN'





Residential Growth

1,699 Proposed
5,571 Entitled
4,763 Under Construction
5,476 Recently Completed
17,509 Total Residential Units Shown on Map and within 6 Miles of Site

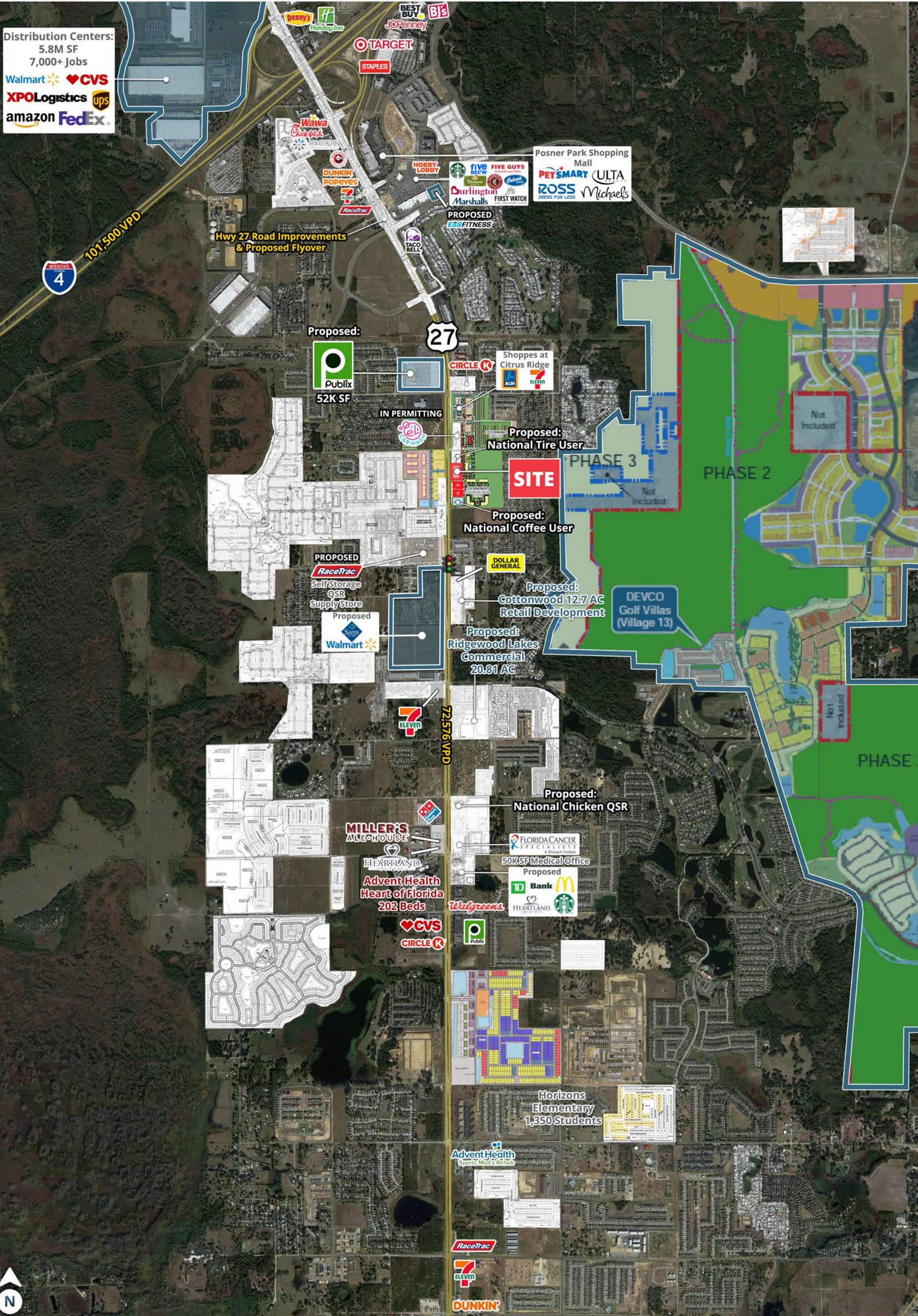


US-27 Trade Area - Retail Growth

Davenport, FL



Distribution Centers:
5.8M SF
7,000+ Jobs
Walmart CVS
XPO Logistics UPS
amazon FedEx

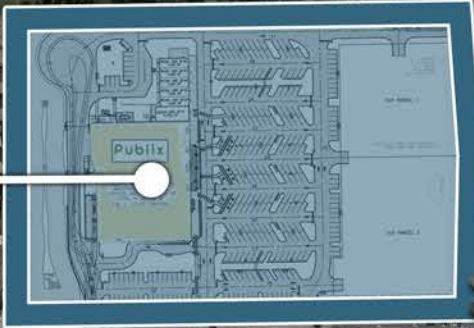


Minute Maid Ramp Rd Zoom In

Davenport, FL



Proposed:



Under Construction:



In Permitting:



Completed:
RISE Citrus Ridge
222 Units

Proposed:
National Tire User



Proposed: 581 MF Units

Proposed:
350 MF Units
(CONSTRUCTION STARTING
Q1 2024)

Proposed:
National Coffee User

Crescent Rd

Wynstone Subdivision
685 SF Homes

Under Construction:
Dr. Horton
942 Townhomes
262 MF Units



72,576 VPD



Prime Retail Pad on US-27

Minute Maid Ramp Rd & US-27 | Davenport, FL 33837



DEMOGRAPHIC HIGHLIGHTS

1 MILE

5,924 Population	3,783 Total Daytime Population	\$85,236 Average Household Income	2,376 Total Households
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3 MILES

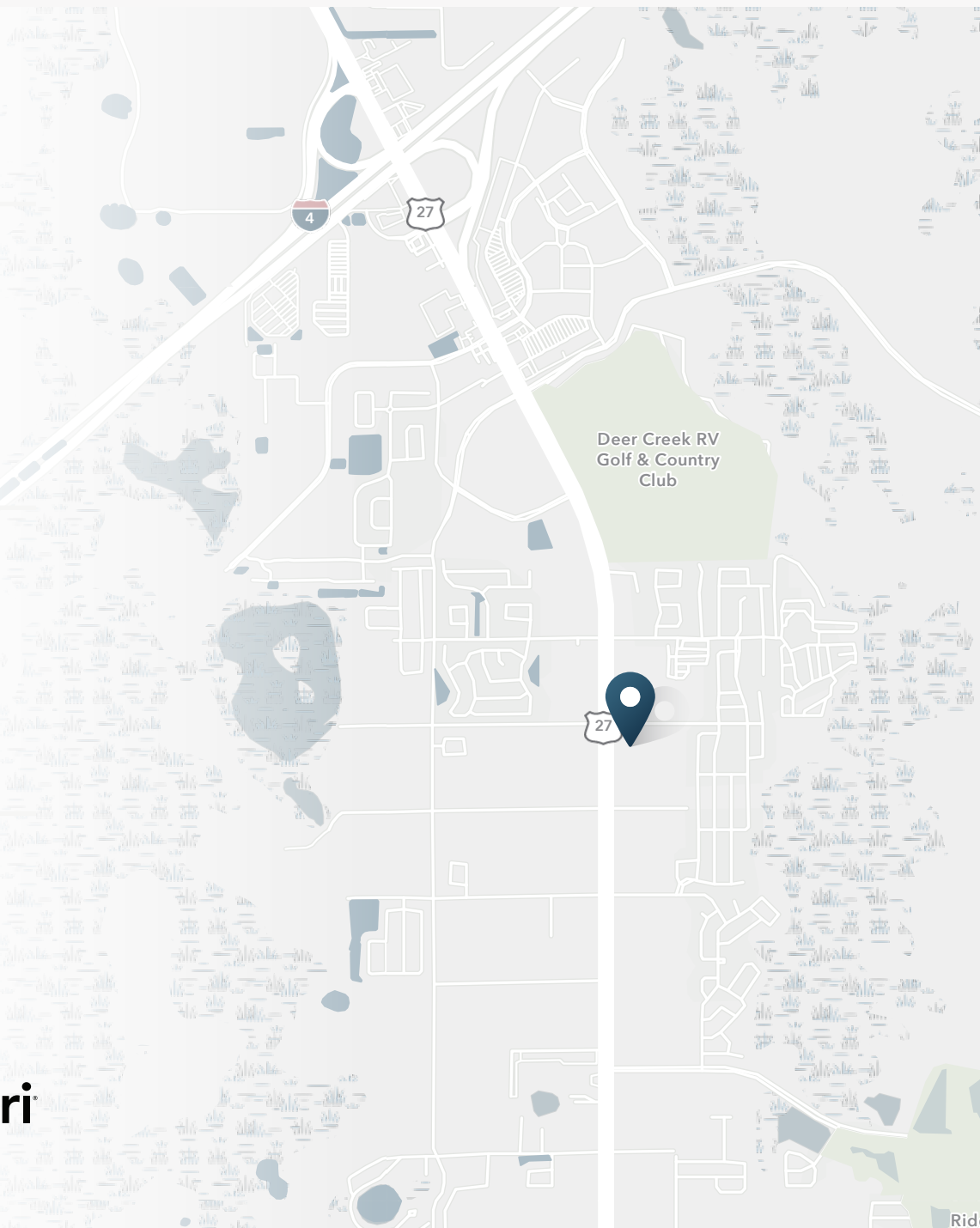
24,923 Population	20,416 Total Daytime Population	\$92,436 Average Household Income	9,419 Total Households
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5 MILES

74,074 Population	56,472 Total Daytime Population	\$92,257 Average Household Income	26,842 Total Households
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> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE 



MOBILE DATA & FOOT TRAFFIC INSIGHTS

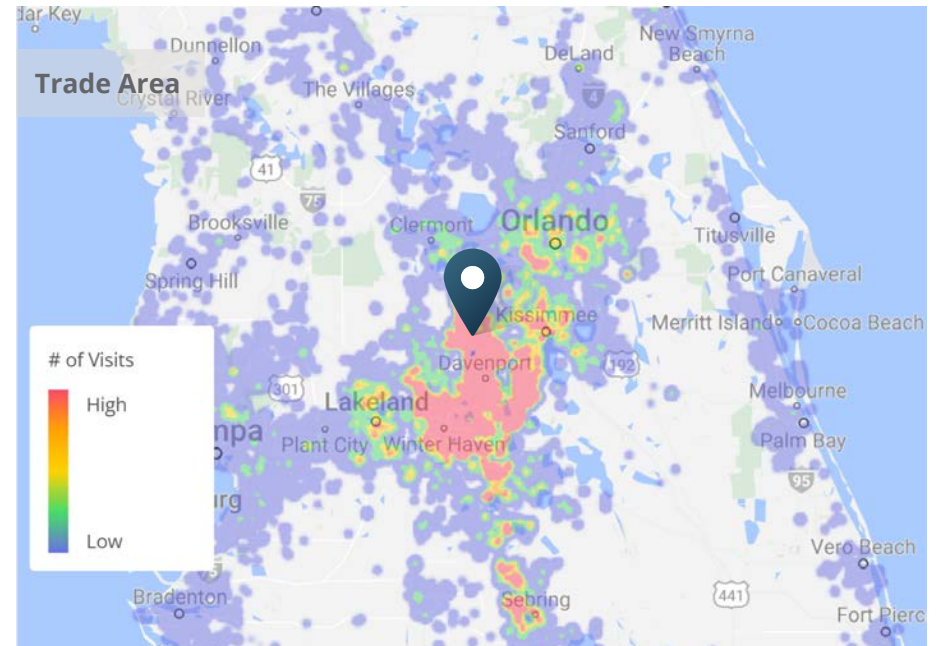
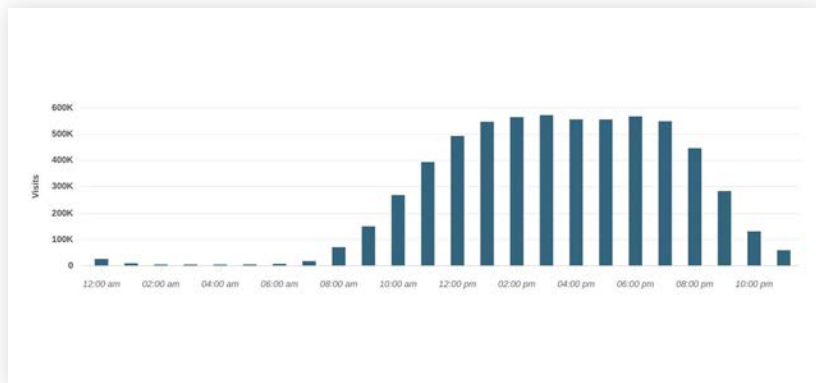
Estimated Annual Visits 01/01/2023 - 12/31/2023

Estimated # of Customers	Estimated # of Visits	Average Visits/Customer
854.9K	3M	3.55

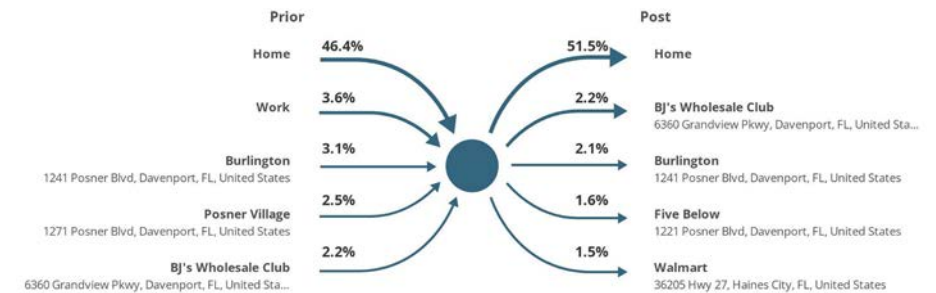
Daily Visits



Hourly Visits



Customer Journey



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



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