



DAVENPORT, FL 33896

900 HERITAGE PASS

3,500 SF RESTAURANT SPACE AVAILABLE FOR LEASE



PROPERTY DETAILS

900 HERITAGE PASS • DAVENPORT, FL • 3,500 SF RESTAURANT SPACE AVAILABLE FOR LEASE

PROPERTY HIGHLIGHTS

- 3,500 SF former restaurant space available for lease
- Located in a growing retail hub alongside Carrabba's, Outback Steakhouse, and Orlando Health.
- High-visibility site with direct access to Osceola Polk Line Rd (19,100 AADT) and I-4 (142,500 AADT), making it easy to reach from surrounding areas.
- Just 15 miles from Walt Disney World Resort, attracting over 58 million annual visitors.
- Prime location in Champions Gate, a thriving destination in Central Florida.

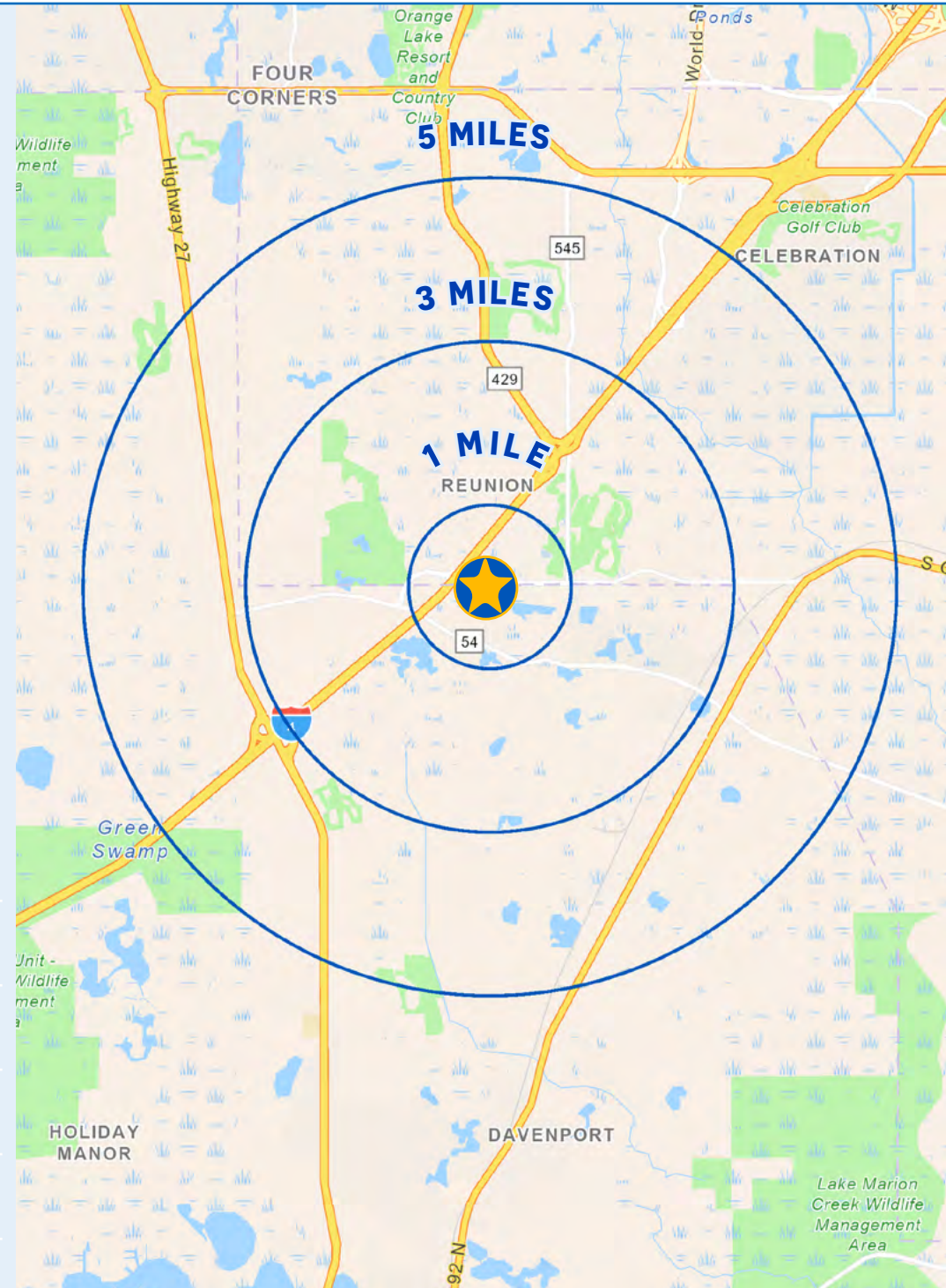
TOURIST ATTRACTIONS



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	9,215	36,850	85,373
DAYTIME POPULATION	8,564	28,607	63,438
MEDIAN HH INCOME	\$65,360	\$82,194	\$81,977
TOTAL HOUSEHOLDS	3,621	13,858	31,035

SOURCE: ESRI 2024



SITE
AERIAL

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Reunion Village Blvd

19,100 AADT

Osceola Polk Line Rd



GOStoreIt
SELF STORAGE

ORLANDO HEALTH

OUTBACK
STEAKHOUSE

CARRABBA'S
ITALIAN GRILL



Heritage Pass

Legacy Union Square Apartments
460 Units

SITE
OVERVIEW

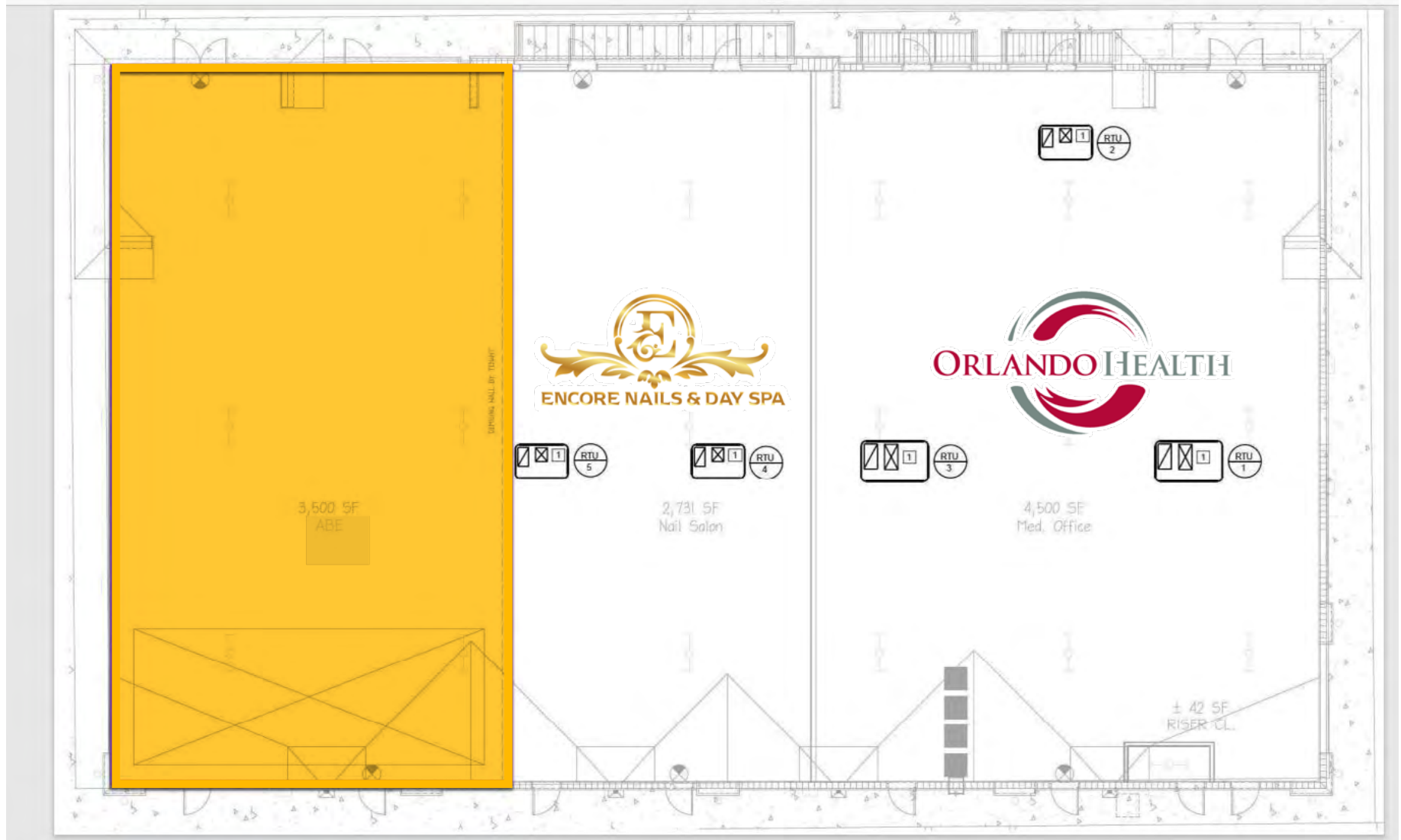
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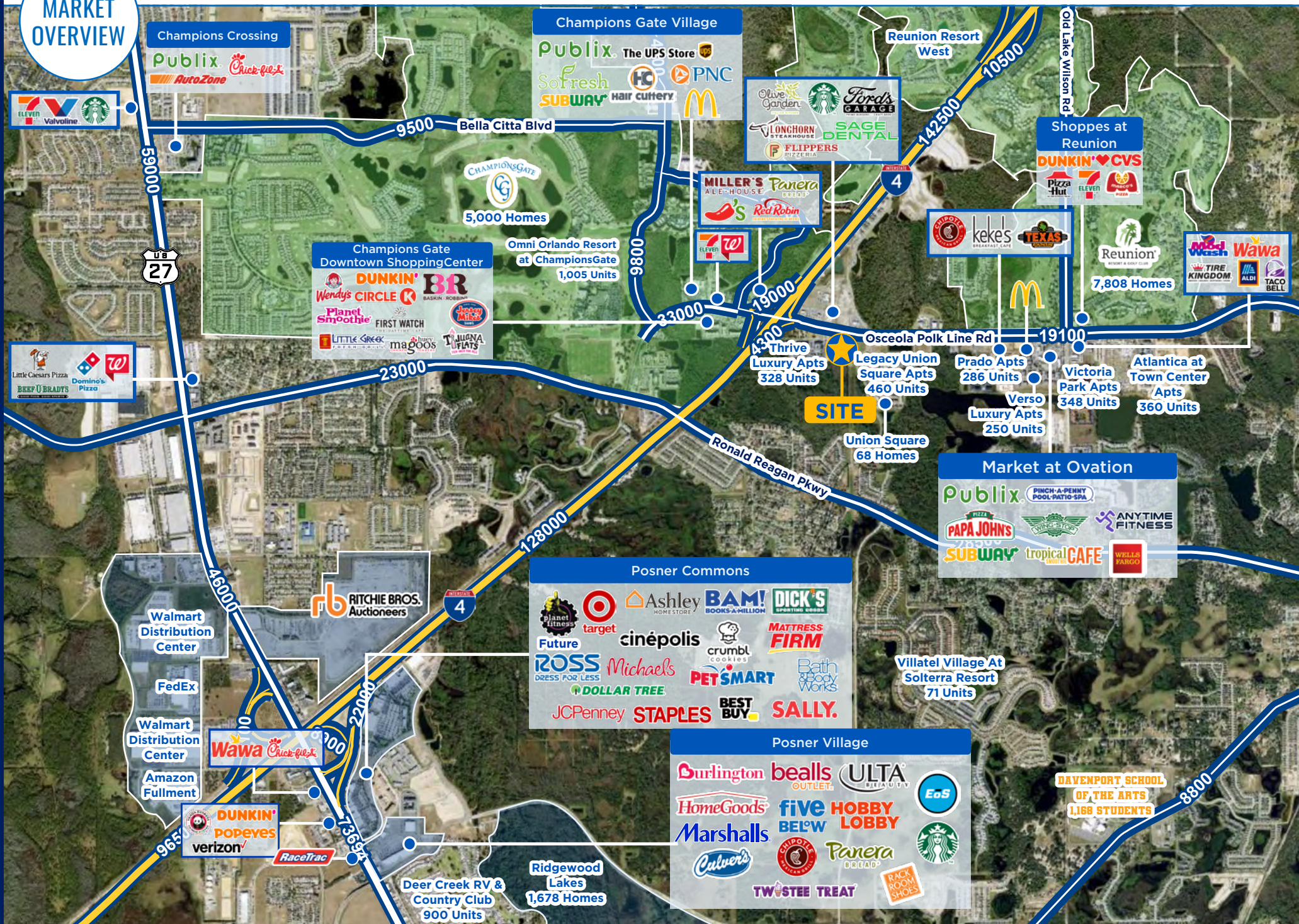
SITE
PLAN

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AVAILABLE
3,500 SF



MARKET OVERVIEW



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