

Wynstone Subdivision 685 SF Homes

Under Construction: Ridgewood Lakes 50 Townhomes

Proposed

Walmart 
SUPERCENTER

Under Construction:
Dr. Horton
942 Townhomes
262 MF Units

Proposed: 58 MF Units

PROPOSED:

Under Construction

 eL CAR WASH

DISCOUNT
(TIRE)

Completed:
RISE Citrus Ridge
222 Units

**Proposed:
350 MF Units**

**Proposed:
Gottonwood 12.7 AC
Retail Development**

Proposed Retail Development

Proposed:
Edgewood Lakes
Commercial
20.81 AC

**Under Construction:
Ascend
Ridgewood Lakes
240 MF Units**

**Under Construction:
Madison Place Phase II
— 238 Townhomes**

SITE



Madison Place Phase I
318 Townhomes



Prose Multifamily
360 MF Units

Under Construction

Bojangles'
Famous Chicken & Biscuits

Wendy's

FLORIDA CANCER
SPECIALISTS
& Research Institute

Central Florida
cancer
institute



MILLER'S
ALE HOUSE



PROPOSED



Highway 27

73,694 VPD



**In Planning:
Elementary School
19 AC**

AdventHealth
Heart of Florida
40.3K Visits/Yr and 202 Beds,
& 15 AC Future Expansion
.27 Mi from Site



**Fall 2026 Opening
1,500 Anticipated
Enrollment**

FOR GROUND LEASE OR BTS

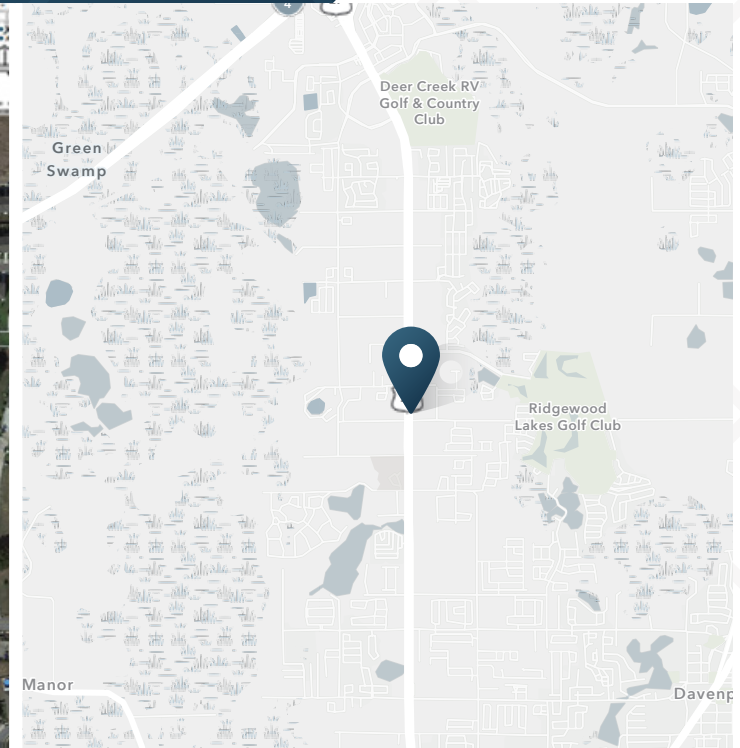
New Retail Development

40101-40645 Hwy 27 | Davenport, FL



New Retail Development

40101-40645 Hwy 27 | Davenport, FL 33837



ABOUT THE PROPERTY

- ±20.92 AC with ±1,300 feet of frontage on Hwy 27 (72,000 AADT).
- The property spans a full block with a 3/4 access point at LBJ Ln and a full access point at Florida Development Rd.
- In place land use allows for a variety of commercial and retail uses.
- Outparcel and anchor opportunities available.
- Surrounded by explosive residential growth with 17,509 residential units proposed, under construction or recently completed within 6 miles of site.
- Booming retail growth from Walmart, Sam's Club, McDonald's, Miller's Ale House and Heartland Dental.

±20.92 AC
Lot Size

0.5 - 10 AC
Outparcel Size

NEARBY RETAILERS

PROPOSED



PROPOSED



TRAFFIC COUNTS

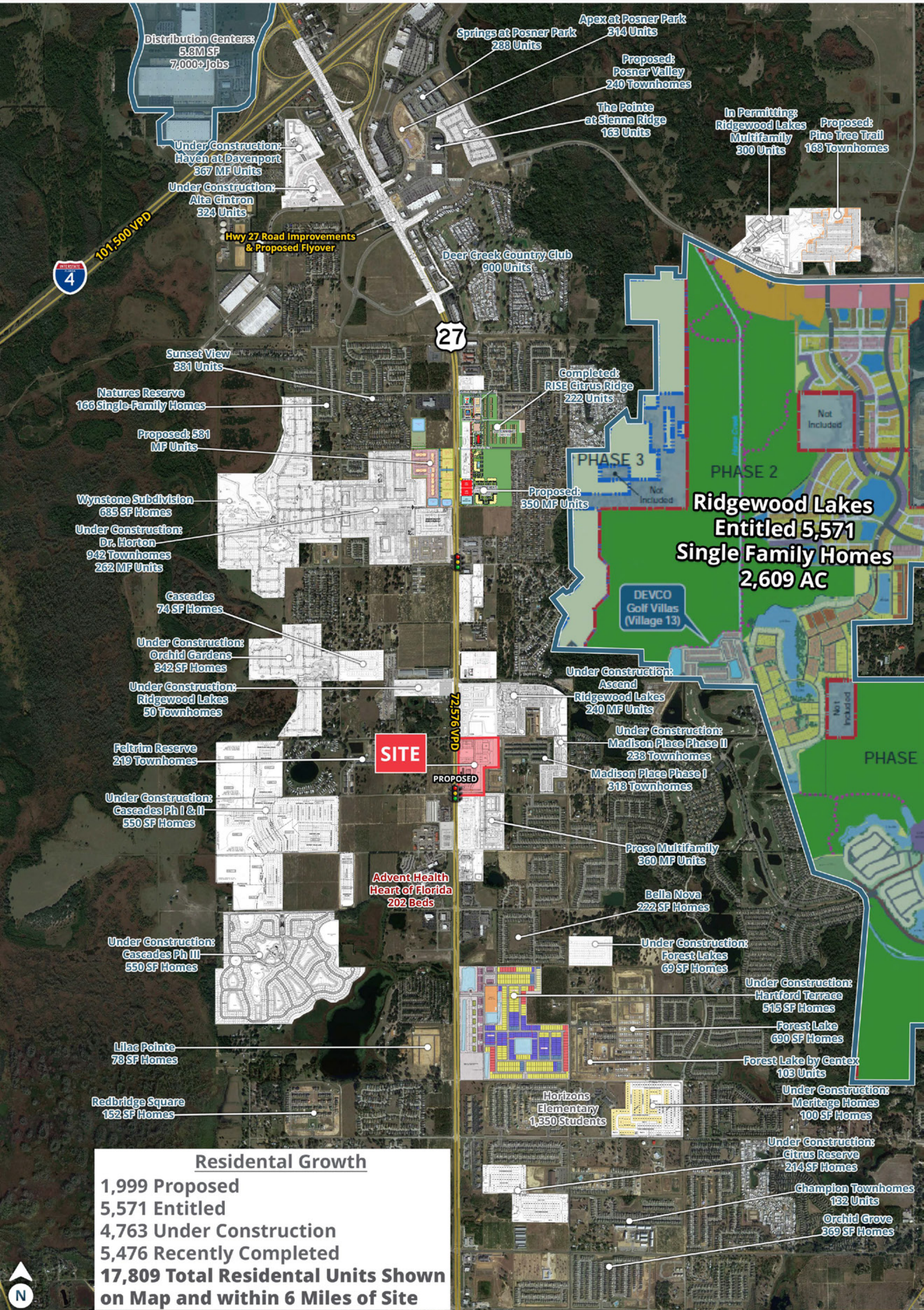
US Hwy 27
I-4

Year: 2023 | Source: FDOT

72,576 VPD
101,500 VPD

Davenport, FL





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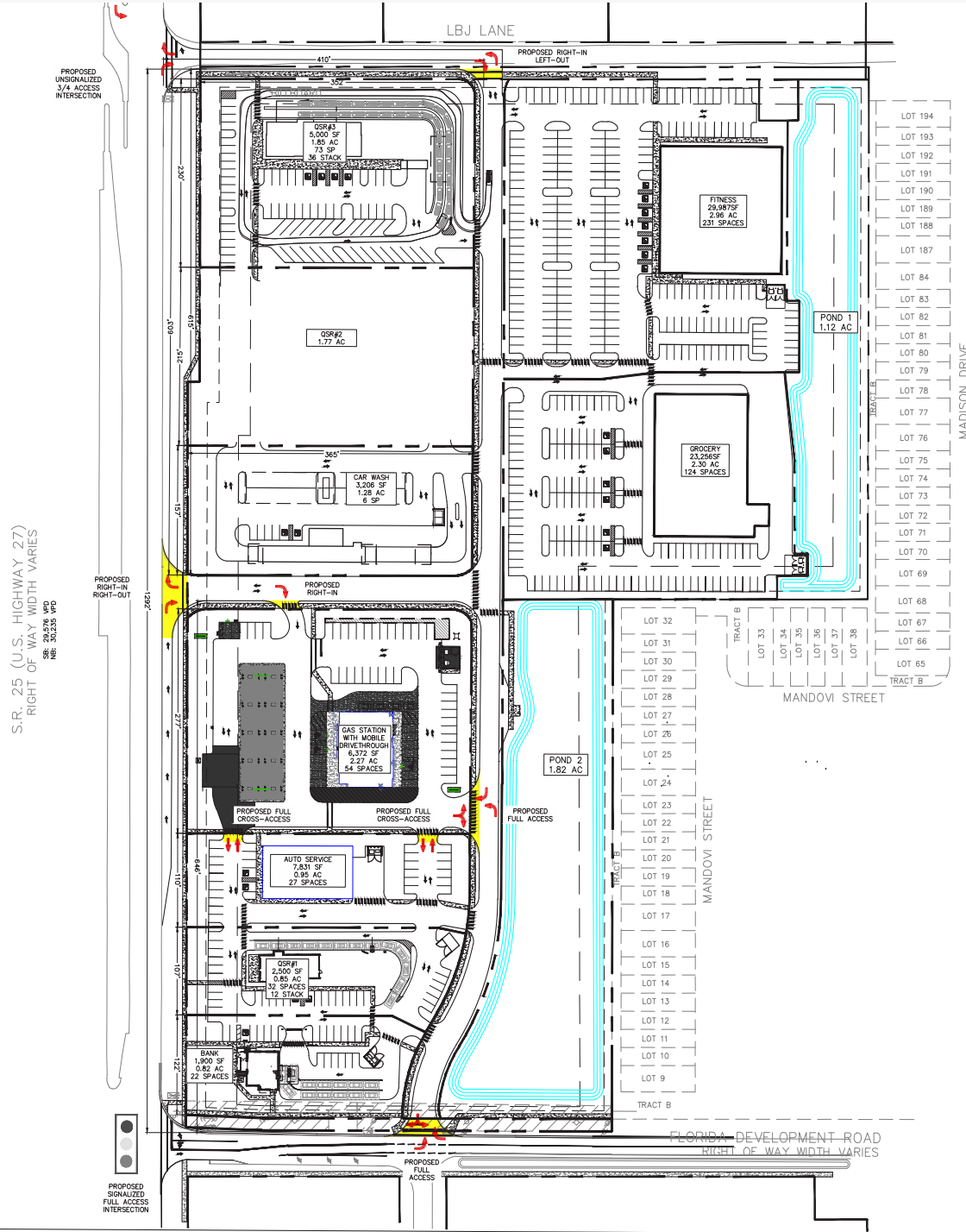
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DEMOGRAPHIC HIGHLIGHTS

1 MILE

6,277	5,755	\$86,290	2,302
Population	Total Daytime Population	Average Household Income	Total Households

3 MILES

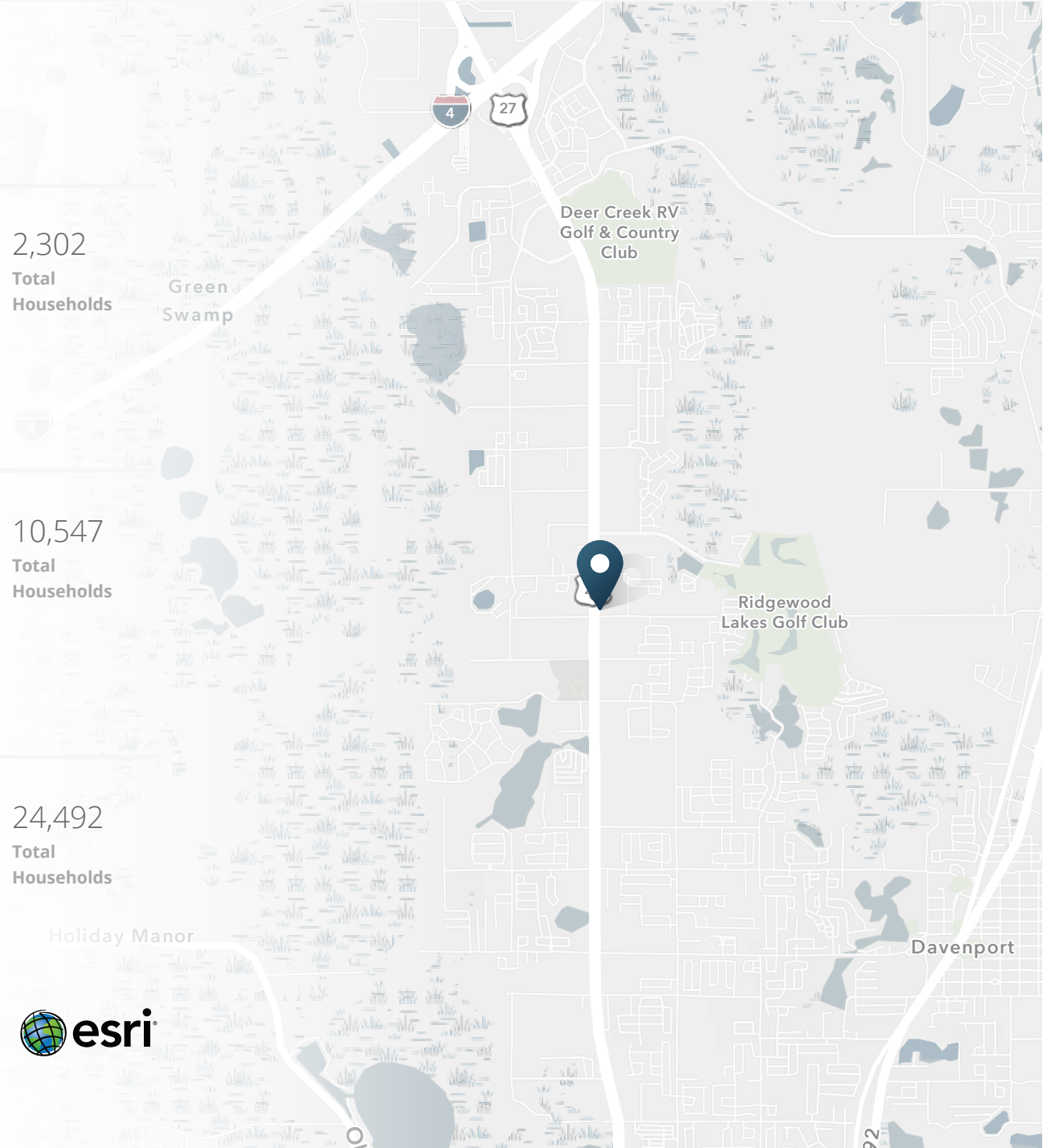
28,873	22,369	\$87,938	10,547
Population	Total Daytime Population	Average Household Income	Total Households

5 MILES

69,374	52,522	\$86,726	24,492
Population	Total Daytime Population	Average Household Income	Total Households

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

SOURCE





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