

DAVENPORT, FL

NWC US HWY 27 & HOLLY HILL GROVE RD 2

OUTPARCEL PADS AVAILABLE



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PROJECT DETAILS

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PROPERTY HIGHLIGHTS

- Shared signalized access with proposed Wal-Mart & Sam's Club
- 73,000 ADT passing the site daily
- 1 acre pad fronting 27
- Approved 122,000 SF self-storage site
- Additional retail acreage

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
 TOTAL POPULATION	6,593	29,976	80,426
 MEDIAN HH INCOME	\$64,547	\$73,745	\$75,902
 POPULATION GROWTH	7.47%	4.30%	4.08%



SITE AERIAL OVERLAY

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SITE

UNDER CONSTRUCTION
DR HORTON
942 TOWNHOMES
262 MF UNITS

1 ACRE PAD

1 ACRE PAD

3 STORY
122,400 SF SELF
STORAGE PAD

RETENTION

1 ACRE PAD

27

73,694 ADT

PROPOSED

RaceTrac

Cottonwood Rd

DOLLAR GENERAL

PROPOSED

Walmart
Sam's Club
Savings Made Simple

PROPOSED
COTTONWOOD 12.7 ACRES
RETAIL DEVELOPMENT

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REALTY
RESOURCES