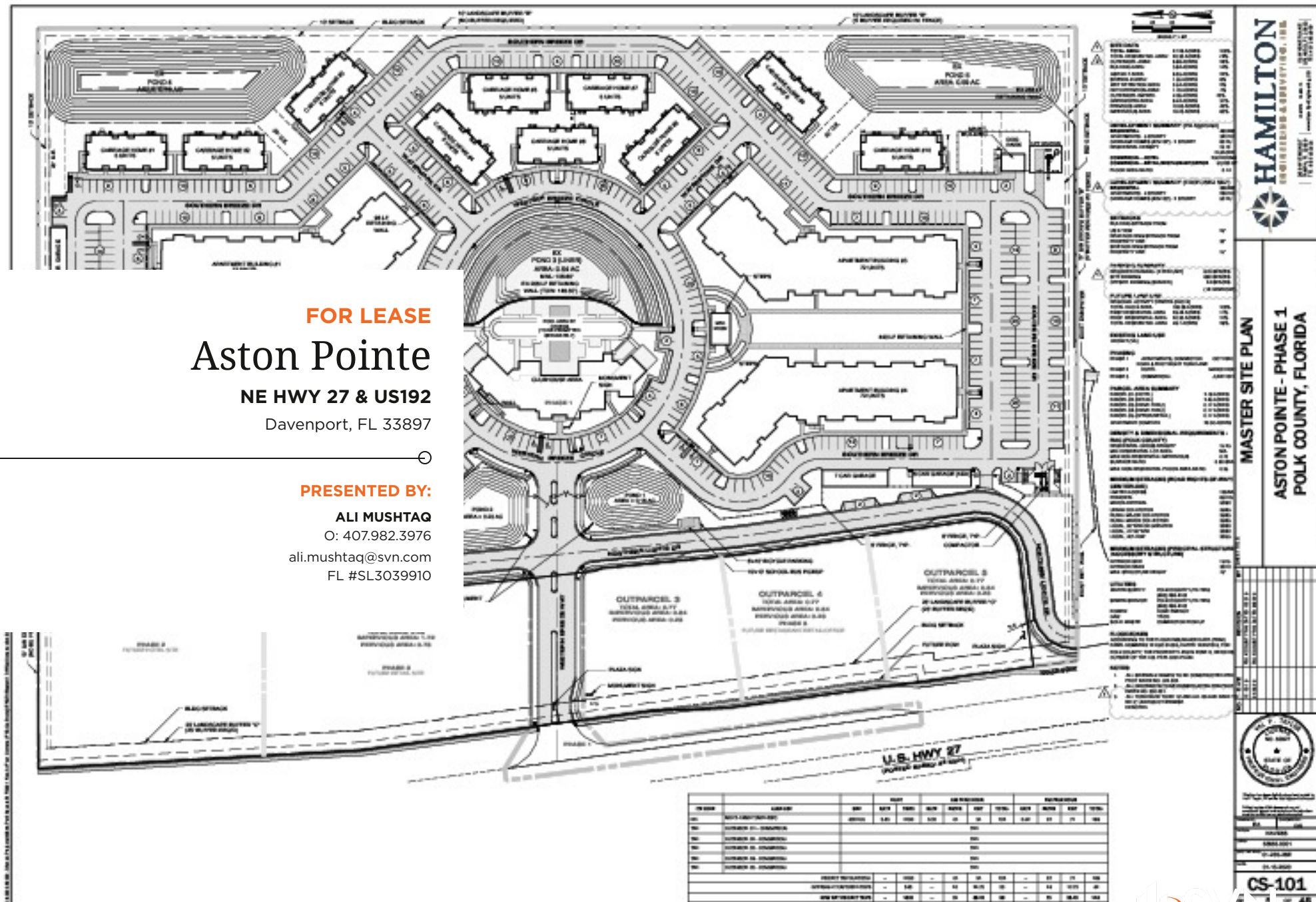
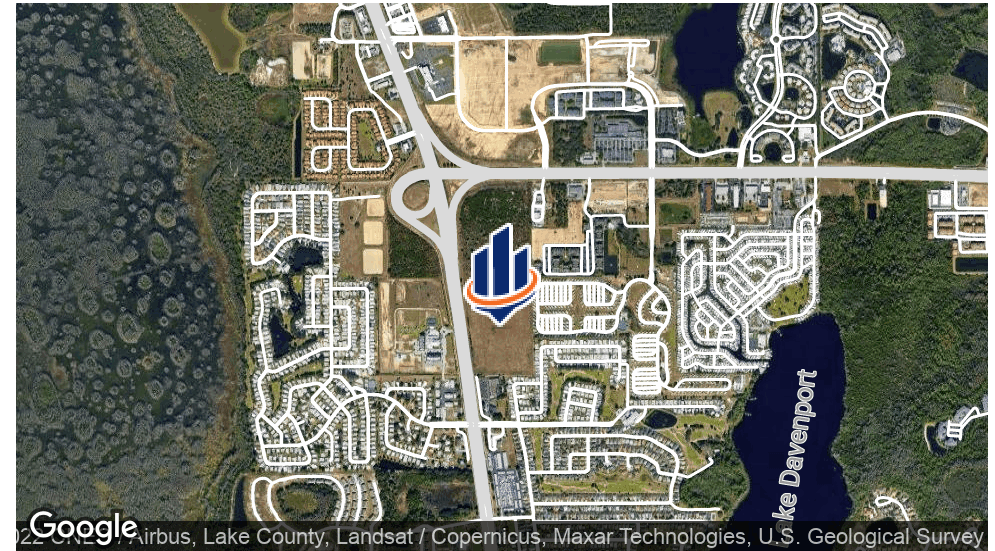
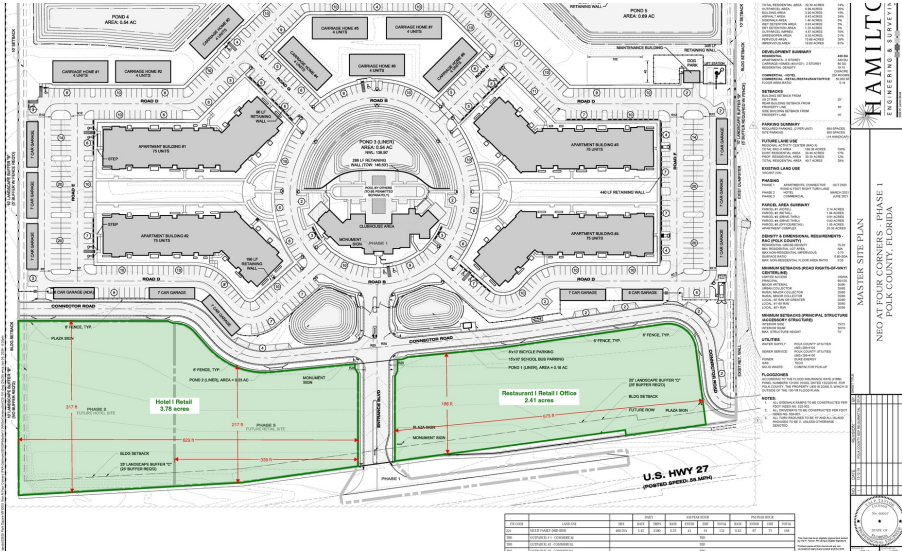


FOR LEASE
Aston Pointe
 NE HWY 27 & US192
 Davenport, FL 33897

PRESENTED BY:
ALI MUSHTAQ
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 ali.mushtaq@svn.com
 FL #SL3039910



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Negotiable
BUILDING SIZE:	180,000 SF
AVAILABLE SF:	0.77 - 2.45 Acres
LOT SIZE:	6.95 Acres
YEAR BUILT:	2023
ZONING:	PD
MARKET:	Davenport
SUBMARKET:	Kissimmee Tourist

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PROPERTY OVERVIEW

SVN is proud to once again exclusively bring a brand new development located on NE of Hwy 27 & just south of US 192, Four Corners Area. 5 parcels for use in retail, restaurant, fast casual, QSRs, carwash, banks, medical, dentist, urgent care, auto parts or service.

Aston Pointe consists of 400 apartments under construction including out-parcels site work.

OP #1 - Hotel parcel with 250 rooms entitlements, on 2.19 acres for sale!

OP #2 2.45 acres for restaurants ground lease or 2 pads ground lease

OP #3 .77 acre for single pad ground lease

OP #4 .77 acre for single pad ground lease

OP #5 .77 acre for single pad ground lease

PROPERTY HIGHLIGHTS

- Located on Hwy 27 Davenport, FL
- 1 of the hottest markets in development!

Traffic Counts Hwy 27 46,000 & US192 48,500 AADT

LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,673	30,464	46,299
AVERAGE AGE	58.4	39.3	38.9
AVERAGE AGE (MALE)	56.6	37.5	37.7
AVERAGE AGE (FEMALE)	58.7	40.2	39.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,056	16,257	30,078
# OF PERSONS PER HH	1.6	1.9	1.5
AVERAGE HH INCOME	\$45,586	\$41,632	\$36,857
AVERAGE HOUSE VALUE	\$148,534	\$174,754	\$192,454

TRAFFIC COUNTS

HWY 27	46,000 /day
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** Demographic data derived from 2020 ACS - US Census*

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