

CITRUS RIDGE 7-ELEVEN

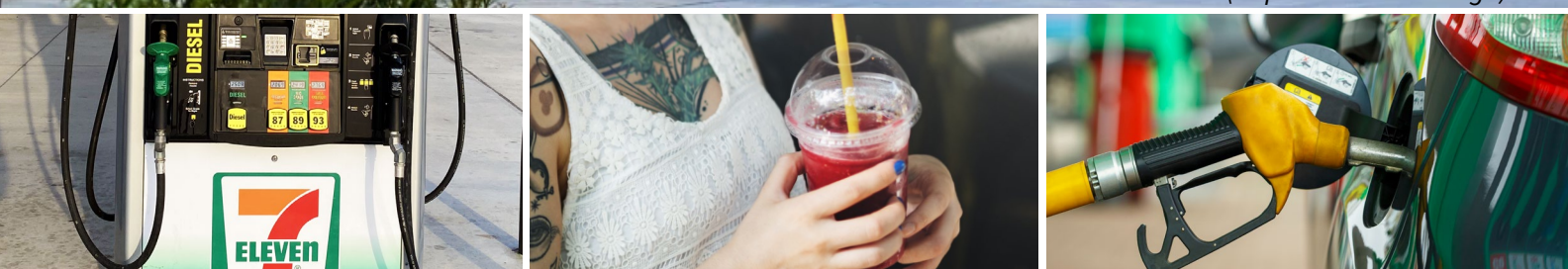
Southeast Corner of
HIGHWAY 27 & CITRUS RIDGE DRIVE
Davenport, FL 33837

**New
Construction
2023
Delivery**

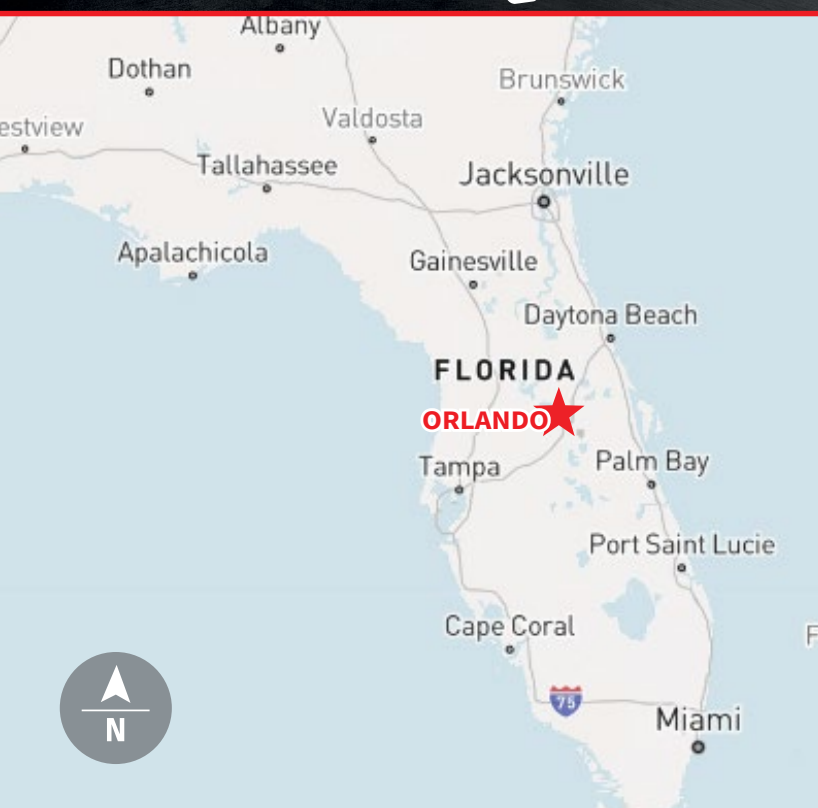
PRICE: \$9,506,000

CAP RATE: 4.25%

(Representative Image)



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PROPERTY SUMMARY

GLA	4,650SF
SITE ACREAGE	1.92 AC
YEAR BUILT	2023
TRAFFIC COUNT	<ul style="list-style-type: none"> • US Hwy 27: 71,368 VPD • Orange Blossom Trail: 16,900 VPD • I-4: 138,500 VPD

**INVESTMENT
SALES ADVISORY**

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Investment Highlights

- New construction: Gas Station & Car Wash to be delivered 2023 with state-of-the-art technology and design on US Highway 27 – one of the fastest growing development corridors in the area. Great opportunity for Bonus Depreciation!
- 7-Eleven, Inc. has a corporate guarantee on the lease which is backed by an investment grade credit rating (S&P: AA-) with over 78,000 stores worldwide and growing.
- There are 12 residential and multi-family developments that are currently underway or soon to be started in the immediate vicinity. This activity demonstrates the vast amount of growth that is occurring in the Davenport area with a population growth of over 150% from the 2010 census to present day.
- 7-Eleven is conveniently located 1.5 miles away from the Interstate-4 and US Highway 27 interchange, which benefits from nearly 140,000 average cars per day connecting Orlando to Tampa and less than 10 miles to the Walt Disney World Resort area.

