

SHOPPES AT CITRUS RIDGE



For Lease

Property Highlights:

- Now pre-leasing ±8,100 SF multi-tenant building - Q1 2027 delivery
- 3 parcels available ranging from ±1.2 to ±2.0 acres
- New mixed use development with ±222 townhomes completed and ±250 apartment units proposed
- Join 7-Eleven, El Car Wash, Discount Tire, Valvoline Oil Change, Terrace Storage Center, TownePlace Suites by Marriott and Dutch Bros Coffee
- Visibility and access on US 27 (73,694 AADT)
- Adjacent to Ridgewood Lakes (5,571 new residential units – approved) across US 27 from Brentwood development (942 units - approved) and Multifamily development (581 units - proposed)

SHOPPES AT CITRUS RIDGE

US Highway 27 • Davenport, Florida 33837

Demographics

3 Miles (2025)



31,546
TOTAL
POPULATION



\$97,457
AVERAGE HH
INCOME



12,117
TOTAL
HOUSEHOLDS



40.8
MEDIAN
AGE



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Site Plan & Renderings



CONTACT US



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Demographics

(ESRI 2025)

POPULATION			AVERAGE HH INCOME		
	1 MI.	4,995		1 MI.	\$73,272
	3 MI.	31,546		3 MI.	\$97,457
	5 MI.	86,375		5 MI.	\$100,000
HOUSEHOLDS			MEDIAN AGE		
	1 MI.	2,009		1 MI.	41.7
	3 MI.	12,117		3 MI.	40.8
	5 MI.	31,847		5 MI.	38.7

6+ MILLION SF INDUSTRIAL PARK

- 2,500+ employees
- Distribution for Amazon, Walmart, FedEx and many more

AMAZON
Distribution Center

Walmart
Save money. Live better.
Distribution Center
FedEx

rb RITCHIE BROS.
Auctioneers

Waffle House

McDonald's
Wendy's

Burger King

Denny's

Wawa

Chick-fil-A

Maggy Crab

Panda Express

Dunkin'

Popeyes

7-Eleven

Posner Park



Posner Village



RETAILER Aerial

±2.0 ACRES

MULTI-TENANT
BUILDING AVAILABLE
8,100 s.f. (60' x 135')

Public
(COMING SOON)

(NOT OWNED)

DISCOUNT
STORE
(NOT OWNED)

Valvoline
(COMING SOON)

Dutch Bros
(COMING SOON)

RISE
CITRUS RIDGE
(~222 TOWNHOMES)

Terrace Storage Center
(COMING SOON)

TOWNEPLACE SUITES
MARRIOTT
(COMING SOON)

±250 APARTMENTS
(PROPOSED)

sam's club
& BIG BOX RETAILER
(PROPOSED)

RESIDENTIAL DEVELOPMENT

Aerial



- Single-Family
- Multi-Family
- Townhomes
- Apartments