

For Sale, Lease or BTS

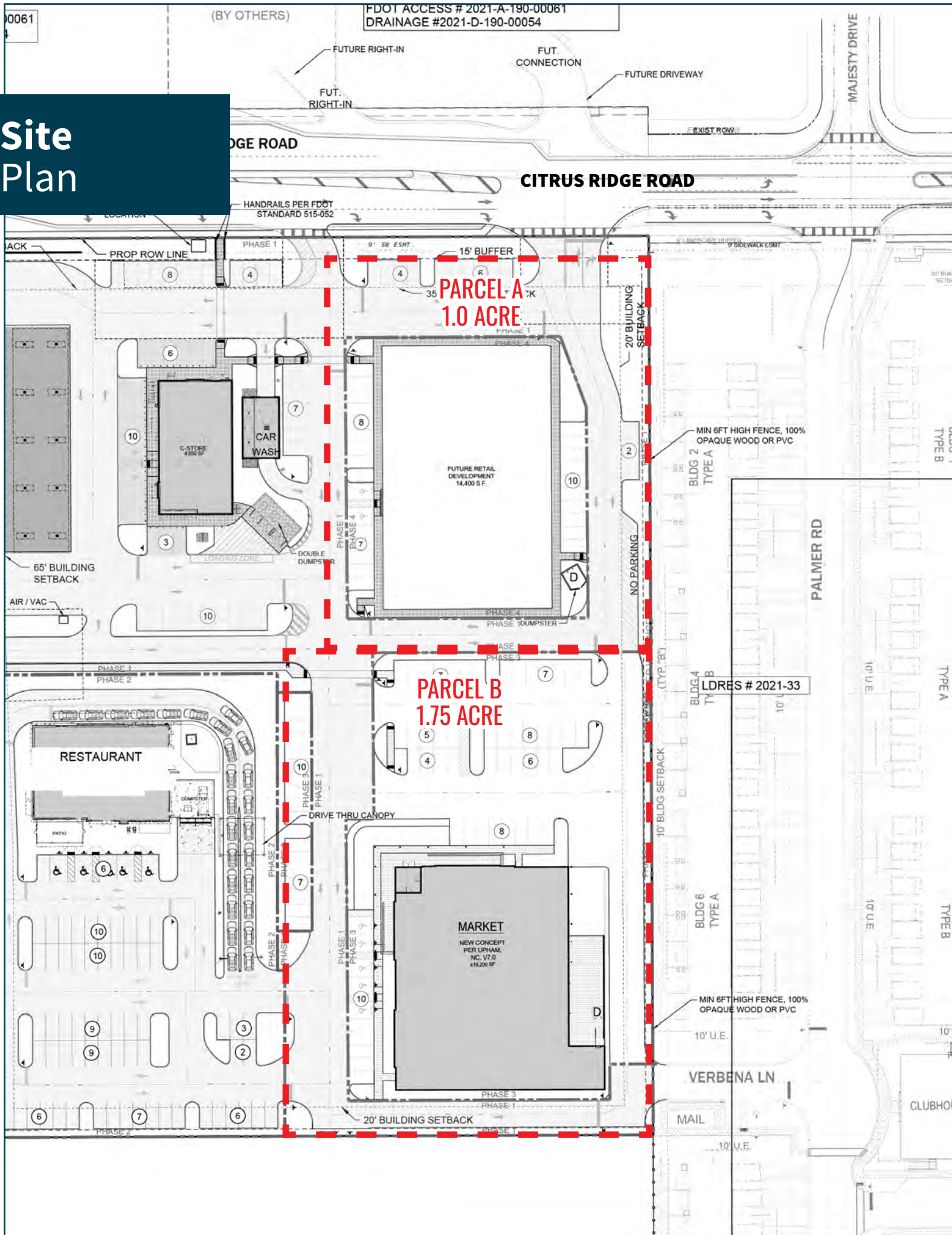
Citrus Ridge Medical Land

Two parcels available

US Highway 27 • Davenport, FL 33837

FDOT ACCESS # 2021-A-190-00061
DRAINAGE #2021-D-190-00054

Site Plan



Retailers Aerial

Demographics

(ESRI 2024)

POPULATION



1 MI.	5,196
3 MI.	26,908
5 MI.	82,763

AVERAGE HH INCOME



1 MI.	\$79,721
3 MI.	\$91,102
5 MI.	\$93,199

HOUSEHOLDS



1 MI.	2,060
3 MI.	10,139
5 MI.	29,967

MEDIAN AGE



1 MI.	43.8
3 MI.	41.3
5 MI.	38.6

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

McDonald's

Wendy's

Waffle House

Burger King

Denny's

Wawa

Chick-fil-A

Harley's Crab

Panda Express

Dunkin' Donuts

Popeyes

7-Eleven

Publix
(COMING SOON)

Kmart

Valvoline
(COMING SOON)

National Tire User

Sam's Club
& Big Box Retailer
(PROPOSED)

222 Townhomes
(COMPLETED)

350 Apartments
(CONSTRUCTION STARTING Q2-2025)

Posner Park

ROSS
DRESS FOR LESS

JCPenney

BAM!
BOOKS-A-MILLION

DICK'S
SPORTING GOODS

Cinépolis

B's

Michaels
Where Creativity Happens

TARGET

PET SMART

BEST BUY

STAPLES

Ashley
HOME STORE

Posner Village

CHIPOTLE
MEXICAN GRILL

Starbucks

Panera
BREAD

five BELOW

Culver's

Marshalls

bealls
OUTLET

FirstWatch
RESTAURANT

Burlington

HOBBY LOBBY

ULTA
BEAUTY

HomeGoods

Spectrum

FIVE GUYS
BURGERS and FRIES

Buff City Soap

HAND & STONE
MASSAGE AND FACIAL SPA

AVAILABLE

- 1 acres
- 1.75 acres

Residential Development Aerial



Site Plan & Renderings



Property Highlights

- New mixed use development with ±222 townhomes completed and ±350 apartment units starting construction in Q2 2025
- Two building pads available with all utilities to sites
- Building sizes of 15,000 SF, up to 40,000 SF
- Visibility and access on US 27 (73,694 AADT)
- Adjacent to Ridgewood Lakes (5,575 new residential units –

Demographics

3 Miles
(2024)



26,908
TOTAL
POPULATION



10,139
TOTAL
HOUSEHOLDS



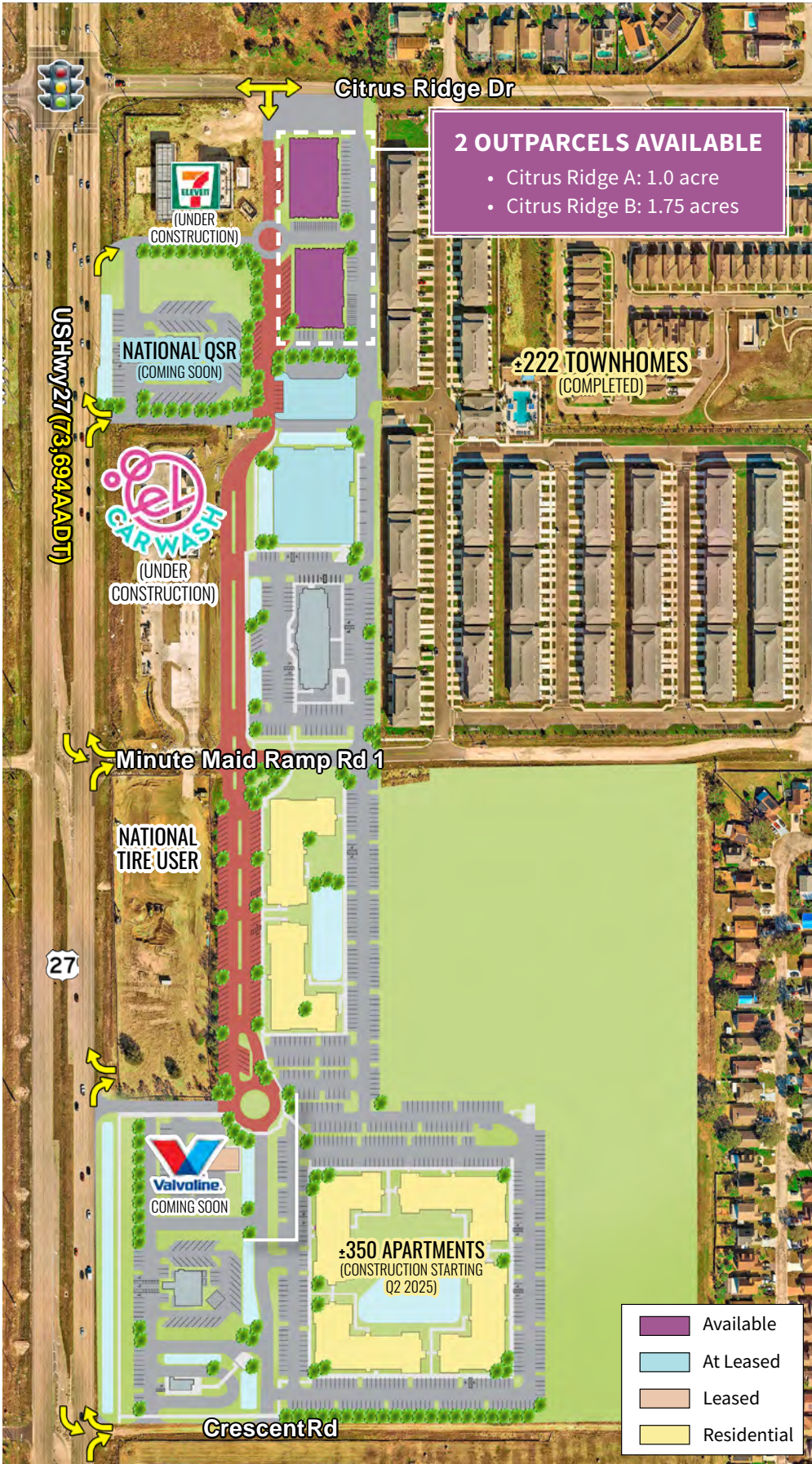
\$91,102
AVERAGE HH
INCOME



41.3
MEDIAN
AGE



21,581
DAYTIME
POPULATION



jll.com/orlando

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