



For Lease





US Highway 27 & Waverly Barn Road
Davenport, FL 33896

Property Highlights

- 7.6 acres available for ground lease, built-to-suit or purchase
- Prime location with high traffic exposure (46,000 AADT)
- Surrounded by major distribution centers (Walmart, Amazon, FedEx) and diverse commercial, residential, and hospitality developments
- Shared access agreement with Race Trac
- Zoned RACX under Polk County regulations
- Multiple access points: US 27, Dunson Road, and Ronald Reagan Parkway
- Versatile development potential, including Commercial, Retail, Office, Medical, Hotel, and Multi-family uses
- Close proximity to established businesses such as Love's Truck Stop, Cracker Barrel, Walgreens, and Circle K
- Fast growing arterial roadway

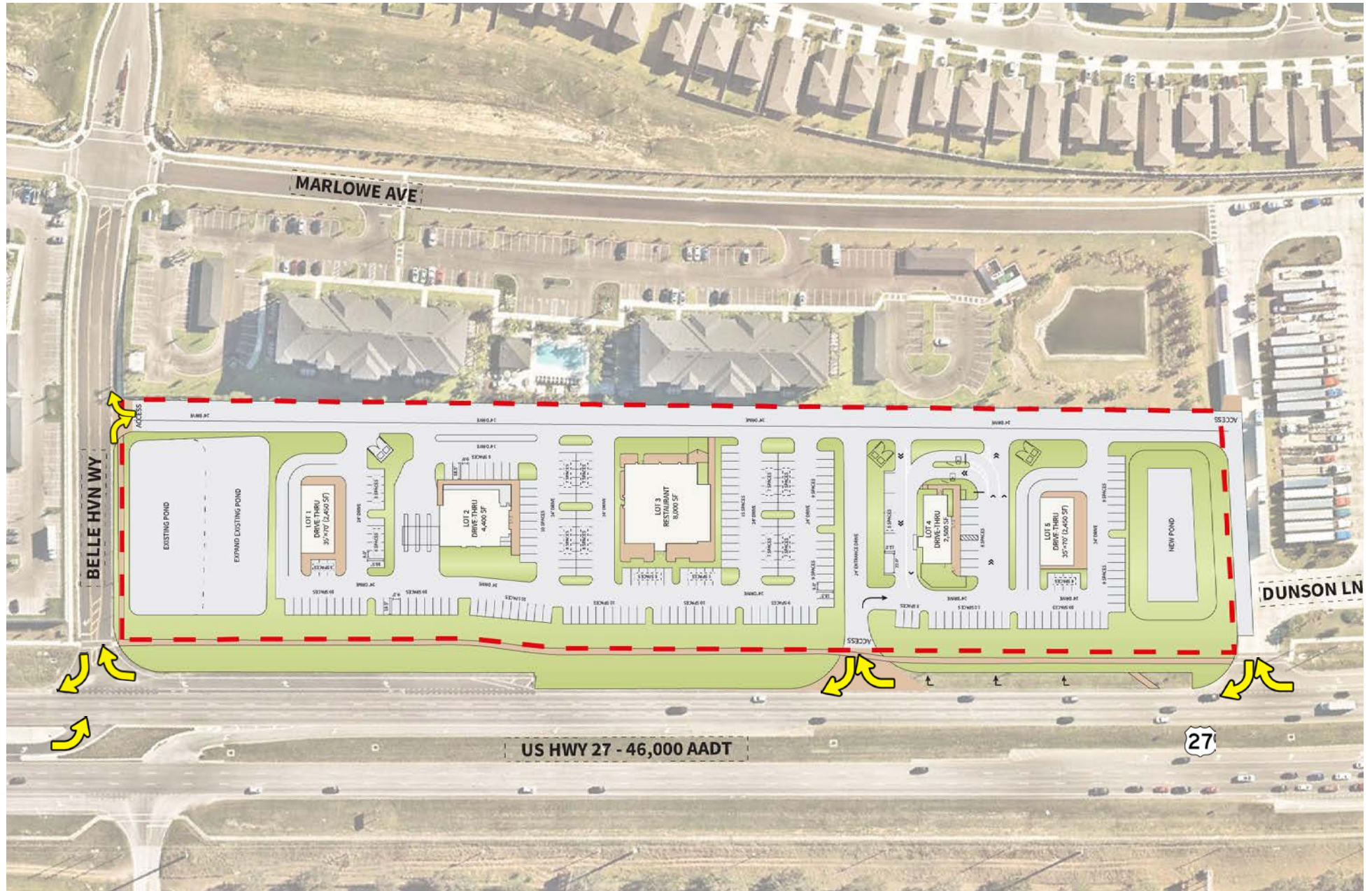
Demographics

(ESRI 2024)

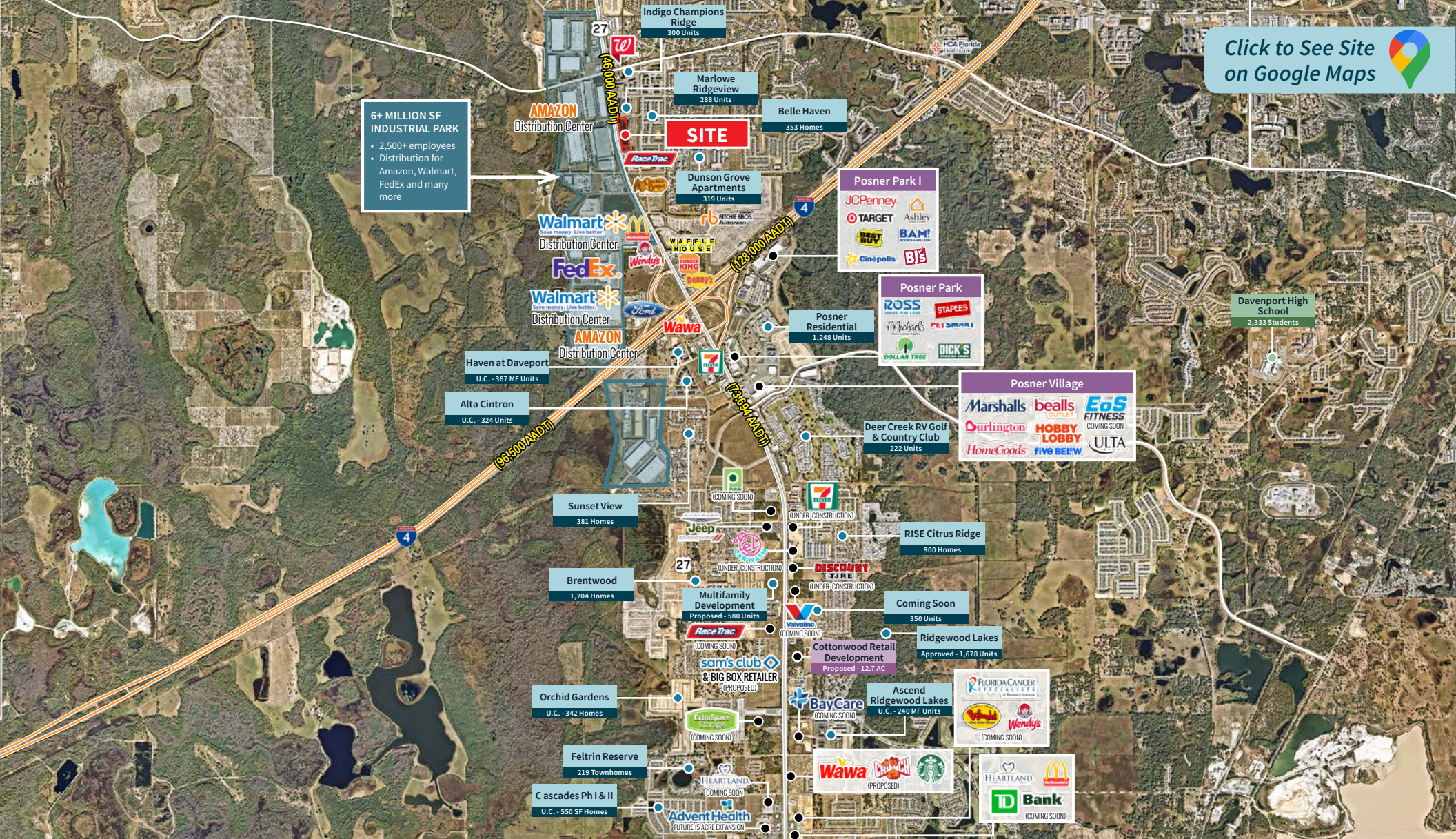
POPULATION			AVERAGE HH INCOME		
	1 MI.	7,637		1 MI.	\$106,735
	3 MI.	33,430		3 MI.	\$101,386
	5 MI.	73,456		5 MI.	\$95,388
HOUSEHOLDS			MEDIAN AGE		
	1 MI.	2,705		1 MI.	37.4
	3 MI.	12,362		3 MI.	38.3
	5 MI.	26,687		5 MI.	37.4



Site Plan



Click to See Site
on Google Maps



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