

# For Lease

## Property Highlights:

- New mixed use development with ±222 townhomes completed and ±350 apartment units starting construction in Q2 2025
- Excellent opportunity for retail, restaurant, storage, and hotel users
- Retail outparcels, end-cap and inline space available
- Visibility and access on US 27 (73,694 AADT)
- Adjacent to Ridgewood Lakes (5,575 new residential units – approved) across US 27 from Brentwood development (1,204 units - approved) and Multifamily development (581 units - proposed)

## CRESCENT ROAD & CITRUS RIDGE DRIVE

US Highway 27 • Davenport, FL 33837

## Demographics

3 Miles (2024)



**26,908**  
TOTAL  
POPULATION



**\$91,102**  
AVERAGE HH  
INCOME



**10,139**  
TOTAL  
HOUSEHOLDS



**41.3**  
MEDIAN  
AGE



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## Demographics

(ESRI 2024)

POPULATION			AVERAGE HH INCOME		
	1 MI.	5,196		1 MI.	\$79,721
	3 MI.	26,908		3 MI.	\$91,102
	5 MI.	82,763		5 MI.	\$93,199
HOUSEHOLDS			MEDIAN AGE		
	1 MI.	2,060		1 MI.	43.8
	3 MI.	10,139		3 MI.	41.3
	5 MI.	29,967		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**

**rb RITCHIE BROS.**  
Auctioneers

**Wawa**

**Chick-fil-A**

**Maggy Crab**

**Panda Express**

**Dunkin' Donuts**

**Popeyes**

**7-Eleven**

(16,000 AADT)

(96,500 AADT)

(128,000 AADT)

(13,694 AADT)

### 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**  
HOMESTORE

### Posner Village

**CHIPOTLE**  
MEXICAN BOWL

**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

## RETAILER

### Aerial

**NATIONAL QSR**  
(At Lease)

**Public**  
(COMING SOON)

**Chrysler**

**7-Eleven**

**Discount Tire**  
(UNDER CONSTRUCTION)

**Valvoline**  
(UNDER CONSTRUCTION)

**RISE**  
CITRUS RIDGE  
(~222 TOWNHOMES)

**RV/BOAT/OUTDOOR & SELF STORAGE AVAILABLE**  
(Coming Soon)

**HOTEL PAD AVAILABLE**  
2.4 acres

**OUTPARCEL AVAILABLE**  
Lot B: 1.2 acres

**1.2 ACRES**  
(At Lease)

**~350 APARTMENTS**  
(CONSTRUCTION STARTING Q2 2025)

**sam's club**  
& BIG BOX RETAILER  
(PROPOSED)



# RESIDENTIAL DEVELOPMENT

*Aerial*

Indigo at Champion Ridge  
300 Multi-Family Units

648 Multi-Family Units

319 Multi-Family Units  
Under Construction

240 Multi-Family Units

367 Multi-Family Units

324 Multi-Family Units

Posner Residential  
1,246 Units Built

Deer Creek Country Club  
900 Units

Natures Reserve  
166 Single-Family Homes

Sunset View Neighborhood  
381 Units

Brentwood  
942 Townhomes  
262 Multifamily Units

Holly Grove Village  
40 Townhomes

Magnolia Grove  
76 Townhomes

Dr Horton  
942 Townhomes Planned  
262 Multi-Family Units

Orchid Gardens  
458 Single-Family Homes

Feltrim Reserve & Landing  
219 Townhomes

Cascades Subdivision  
671 Single-Family Homes

Multifamily  
581 Units

**SITE**

Prestwick Village  
64 Single-Family Homes

Reserve at Citrus Ridge  
±222 Townhomes

Reserve at Citrus Ridge  
±350 Apartments

Ridgewood Lakes  
Entitled 5,575  
Single-Family Homes  
2,609 AC

Madison Place Townhomes  
107 Townhomes

Forest Lake  
690 Single-Family Homes

(46,000 AADT)

(128,000 AADT)

(96,500 AADT)

(73,694 AADT)



# Site Plan & Renderings



## CONTACT US



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