



For Sale or Lease

40990 US Highway 27
Davenport, FL 33837

Demographics

3 Miles (2024)



29,655
POPULATION



\$88,094
AVG HH INCOME



10,861
HOUSEHOLDS



42.1
MEDIAN AGE

Property Highlights:

- 1.77± acres located on Hwy 27 (73,694 AADT) at lighted intersection
- Fully approved for Car Wash
- Expanding residential growth with more than 17,000 units in varying stages (proposed, entitled, under construction, completed)



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Housing Development Aerial

Indigo Champions Ridge
300 Units

Marlowe Ridgeview
288 Units

Belle Haven
353 Homes

Dunson Grove Apartments
319 Units

Multi-Family
240 Units

Posner Residential
1,248 Units

Multi-Family
367 Units

Multi-Family
324 Units

Deer Creek RV Golf & Country Club
900 Homes

Sunset Ridge
381 Homes

Prestwick
64 Single Family Homes

Brentwood
1,204 Homes

Reserve at Citrus Ridge
±222 Townhomes

Reserve at Citrus Ridge
±350 Apartments

Holly Grove Village
40 Townhomes

Multifamily Development
Proposed - 580 Units

Ridgewood Lakes
Approved - 1,678 Units

Magnolia Grove
76 Townhomes

Dr Horton
Planned - 942 Townhomes
262 Multifamily Units

Madison Place
107 Townhomes

Orchid Gardens
458 Single Family Homes

Feltrim Reserve & Landing
219 Townhomes

Cascades Subdivision
671 Single Family Homes

Forest Lake
690 Single Family Homes

SITE

27

27

27

27

(66,000 AADT)

(28,000 AADT)

(96,500 AADT)

(73,694 AADT)

4

4



AMAZON
Distribution Center

6+ MILLION SF
INDUSTRIAL PARK

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

Walmart
Save money. Live better.
Distribution Center

FedEx

Walmart
Save money. Live better.
Distribution Center

AMAZON
Distribution Center

RaceTrac

McDonald's

Wendy's

Waffle House

Burger King

Denny's

Ford

Wawa

7-Eleven

(96,500 AADT)

(73,694 AADT)

Publix
(COMING SOON)

Jeep

Car Wash
(UNDER CONSTRUCTION)

Discount Tire
(UNDER CONSTRUCTION)

RaceTrac

(COMING SOON)

sam's club
& BIG BOX RETAILER
(PROPOSED)

ExtraSpace Storage

SITE

HEARTLAND
COMING SOON

AdventHealth
FUTURE 15 ACRE EXPANSION

Posner Park I

JCPenney

TARGET

BEST BUY

Cinépolis

Ashley
HOMESTORE

BAM!
BOOKS-A-MILLION

BJS

Posner Park

ROSS
DRESS FOR LESS

STAPLES

Michaels
Where Creativity Happens

PETSMART

DOLLAR TREE

DICK'S
SPORTING GOODS

Posner Village

Marshalls

bealls
OUTLET

Burlington

HOBBY LOBBY

HomeGoods

ULTA

five BELOW

EoS FITNESS
COMING SOON

7-Eleven
(UNDER CONSTRUCTION)

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FLORIDA CANCER SPECIALISTS
& Research Institute

Wendy's

Wendy's

(COMING SOON)

Wawa

CRUNCH

Starbucks

(PROPOSED)

HEARTLAND

McDonald's

TD Bank

Bank

(COMING SOON)

Aerial Overview



Click to See Site
on Google Maps

Demographics

(ESRI 2024)

POPULATION			HOUSEHOLDS			AVERAGE HH INCOME			MEDIAN AGE		
	1 MI.	7,314		1 MI.	2,670		1 MI.	\$86,233		1 MI.	39.3
	3 MI.	29,655		3 MI.	10,861		3 MI.	\$88,094		3 MI.	42.1
	5 MI.	77,080		5 MI.	27,277		5 MI.	\$89,465		5 MI.	39.3

Contact



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