



For Sale or Lease

40990 US Highway 27
Davenport, FL 33837

Demographics

3 Miles (2024)



32,337
POPULATION



\$93,625
AVG HH INCOME



12,078
HOUSEHOLDS



41.6
MEDIAN AGE

Property Highlights:

- 1.77± acres located on Hwy 27 (73,694 AADT) at lighted intersection
- Excellent opportunity for numerous users
- 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

Multifamily Development
Proposed - 580 Units

Holly Grove Village
40 Townhomes

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

Forest Lake
690 Single Family Homes

Cascades Subdivision
671 Single Family Homes

SITE



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

Burger King

Denny's

Waffle House

Ford

Wawa

7-Eleven

Posner Park I

JCPenney

TARGET

BEST BUY

Cinépolis

Ashley
HOMESTORE

BAM!
BOOKS-AMILLION

BJS

Posner Park

ROSS
DRESS FOR LESS

STAPLES

Michaels

PETSMART

DOLLAR TREE

DICK'S
SPORTING GOODS

Posner Village

Marshalls

bealls
OUTLET

Burlington

HOBBY LOBBY

HomeGoods

ULTA

five
BEL'W

EoS
FITNESS
COMING SOON

Publix
(COMING SOON)

Jeep

UNDER CONSTRUCTION

UNDER CONSTRUCTION

DISCOUNT
TIRE

UNDER CONSTRUCTION

Valvoline

(COMING SOON)

RaceTrac

(COMING SOON)

sam's club
& BIG BOX RETAILER
(PROPOSED)

ExtraSpace
Storage

MEDICAL USER
(COMING SOON)

FLORIDA CANCER
SPECIALISTS
& Research Institute

Wendy's

(COMING SOON)

Wawa

CRUNCH

Starbucks

(PROPOSED)

HEARTLAND
COMING SOON

AdventHealth
FUTURE 15 ACRE EXPANSION

HEARTLAND

McDonald's

TD

Bank

(COMING SOON)

Aerial Overview



Demographics

(ESRI 2025)

POPULATION			HOUSEHOLDS			AVERAGE HH INCOME			MEDIAN AGE		
	1 MI.	5,817		1 MI.	2,075		1 MI.	\$86,990		1 MI.	38.4
	3 MI.	32,337		3 MI.	12,078		3 MI.	\$93,625		3 MI.	41.6
	5 MI.	82,369		5 MI.	29,726		5 MI.	\$97,311		5 MI.	39.2

Contact



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