

For Lease

Property Highlights:

- Now pre-leasing 8,100 SF multi-tenant building - Q1 2027 delivery
- New mixed use development with ±222 townhomes completed and ±250 apartment units proposed
- Join 7-Eleven, El Car Wash, Discount Tire, Valvoline Oil Change, Terrace Storage Center, TownePlace Suites by Marriott, and national QSR, and national coffee user at lease
- Visibility and access on US 27 (73,694 AADT)
- Adjacent to Ridgewood Lakes (5,571 new residential units - approved) across US 27 from Brentwood development (942 units - approved) and Multifamily development (581 units - proposed)

CRESCENT ROAD & CITRUS RIDGE DRIVE

US Highway 27 • Davenport, FL 33837

Demographics

3 Miles (2025)



31,546
TOTAL
POPULATION



\$97,457
AVERAGE HH
INCOME



12,117
TOTAL
HOUSEHOLDS



40.8
MEDIAN
AGE



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Site Plan & Renderings



CONTACT US



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Demographics

(ESRI 2025)

POPULATION			AVERAGE HH INCOME		
	1 MI.	4,995		1 MI.	\$73,272
	3 MI.	31,546		3 MI.	\$97,457
	5 MI.	86,375		5 MI.	\$100,000
HOUSEHOLDS			MEDIAN AGE		
	1 MI.	2,009		1 MI.	41.7
	3 MI.	12,117		3 MI.	40.8
	5 MI.	31,847		5 MI.	38.7

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

Panda Express

Dunkin' Donuts

Popeyes

7-Eleven

Posner Park

ROSS
DRESS FOR LESS

JCPenney

BAM!
BOOKS A MILLION

DICK'S
SPORTING GOODS

Cinépolis

B's

Michael's
Where Creativity Happens

TARGET

PETSMART

BEST BUY

STAPLES

Ashley
HOMESTORE

Posner Village

CHIPOTLE
MEXICAN GRILL

Starbucks

Five Below

Culver's

Marshall's

bealls
OUTLET

FirstWatch
THE BENTLEY COFFEE

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)

MULTI-TENANT BUILDING AVAILABLE
8,100 s.f. (60' x 135')

1.2 ACRES
(At Lease)

sam's club
& BIG BOX RETAILER
(PROPOSED)

RISE
CITRUS RIDGE
(~222 TOWNHOMES)

Terrace Storage Center
(COMING SOON)

TOWNEPLACE SUITES
MARRIOTT
(COMING SOON)

250 APARTMENTS
(PROPOSED)

Publicix
(COMING SOON)

Chrysler Dodge

Valvoline
(COMING SOON)

Discount Tire
(NOT OWNED)

Valvoline
(NOT OWNED)

RESIDENTIAL DEVELOPMENT

Aerial

- Single-Family
- Multi-Family
- Townhomes
- Apartments

