

# SHOPPES AT CITRUS RIDGE



## For Lease

### Property Highlights:

- Now pre-leasing ±8,100 SF multi-tenant building - Q1 2027 delivery
- 4 parcels available ranging from ±1.0 to ±5.0 acres
- 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 Dutch Bros Coffee
- Visibility and access on US 27 (75,334 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)

### SHOPPES AT CITRUS RIDGE

US Highway 27 • Davenport, Florida 33837

### Demographics

5 Miles (2025)



**31,847**  
TOTAL  
POPULATION



**\$100,000**  
AVERAGE HH  
INCOME



**31,847**  
TOTAL  
HOUSEHOLDS



**38.7**  
MEDIAN  
AGE



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# Site Plan & Renderings



## CONTACT US



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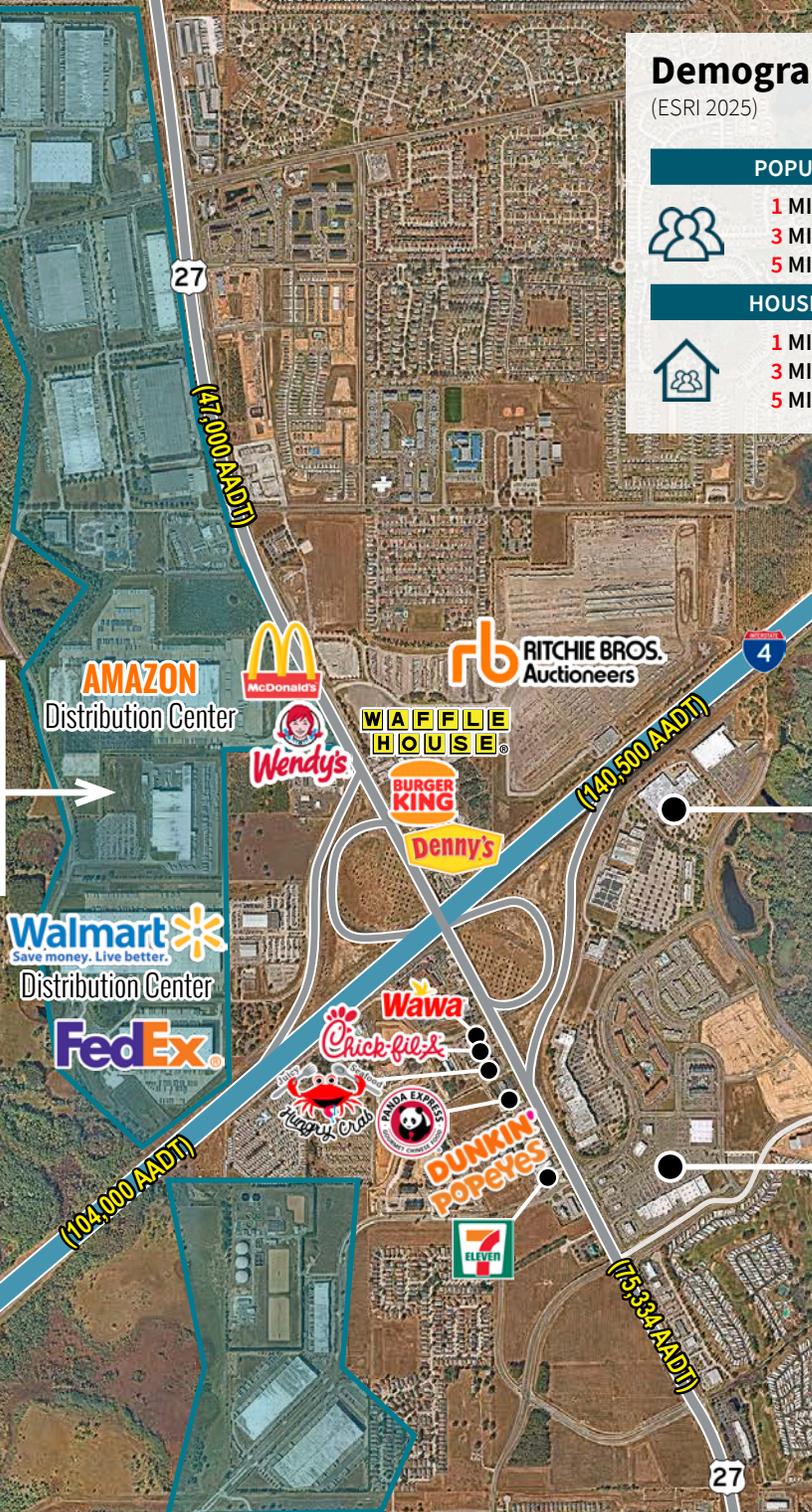
# Demographics

(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**  
Distribution Center

**FedEx**

**McDonald's**

**Wendy's**

**Waffle House**

**Burger King**

**Denny's**

**Wawa**

**Chick-fil-A**

**Maggy Crab**

**Panda Express**

**Dunkin' Donuts**

**Popeyes**

**7-Eleven**

**rb RITCHIE BROS.**  
Auctioneers

**Posner Park**

**ROSS** DRESS FOR LESS

**JCPenney**

**BAM!** BOOKS A MILLION

**DICK'S** SPORTING GOODS

**Cinépolis**

**BJS**

**Michaels**

**TARGET**

**PETSMART**

**BEST BUY**

**STAPLES**

**Ashley** HOMESTORE

**Posner Village**

**CHIPOTLE**

**Starbucks**

**Planeta**

**five BELOW**

**Culver's**

**Marshalls**

**bealls** OUTLET

**FirstWatch**

**Burlington**

**HOBBY LOBBY**

**ULTA**

**HomeGoods**

**Spectrum**

**FIVE GUYS** BURGERS AND MILLS

**Buff City Soap**

**HAND & STONE** BOUTIQUE FOR FURNITURE

# RETAILER

## Aerial

**Publix** (COMING SOON)

**K**

**7-Eleven**

**30,000 SF - FITNESS** At Lease

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

**TOWNEPLACE SUITES** MARRIOTT (COMING SOON)

**Terrace Storage Center** (COMING SOON)

**Valvoline** (COMING SOON)

**±1.0 AC (EACH) 2 PADS**

**±2.0 ACRES** (NOT OWNED)

**DISCOUNT TIRE** (NOT OWNED)

**±3.0 ACRES**

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

**±250 APARTMENTS** (PROPOSED)

**Dutch Bros** (COMING SOON)

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

# RESIDENTIAL DEVELOPMENT

*Aerial*



**Indigo at Champions Ridge**  
300 Multi-Family Units

648 Multi-Family Units

**Under Construction**  
319 Multi-Family Units

240 Multi-Family Units

367 Multi-Family Units

324 Multi-Family Units

**Natures Reserve**  
166 Single-Family Homes

**Sunset View**  
381 Units

**Brentwood by Dr Horton**  
942 Units

**Holly Grove Village**  
40 Townhomes

581 Multi-Family Units

**Magnolia Grove**  
76 Townhomes

**Orchid Gardens**  
458 Single-Family Homes

**Feltrim Reserve & Landing**  
219 Townhomes

**Cascades Subdivision**  
671 Single-Family Homes

**Posner Residential**  
1,246 Units Built

**Deer Creek Country Club**  
900 Units

**SITE**

**Prestwick Village**  
64 Single-Family Homes

**Rise Citrus Ridge**  
222 Townhomes

**Reserve at Citrus Ridge**  
±250 Apartments

**Ridgewood Lakes (Entitled - 2,609 AC)**  
5,571 Single-Family Homes

**Madison Place Townhomes**  
107 Townhomes

**Forest Lake**  
690 Single-Family Homes

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