

SHOPPES AT CITRUS RIDGE



For Lease

Property Highlights:

- Now pre-leasing ±8,100 SF multi-tenant building - Q1 2027 delivery
- 3 parcels available ranging from ±1.0 to ±5.0 acres
- New mixed use development with ±222 townhomes completed
- 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)



86,375
TOTAL POPULATION



\$100,000
AVERAGE HH INCOME



31,847
TOTAL HOUSEHOLDS



38.7
MEDIAN AGE



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Site Plan & Renderings



MEDICAL RENDERING AVAILABLE



SELF STORAGE COMING SOON



HOTEL COMING SOON



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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
Save money. Live better.

FedEx

McDonald's

Wendy's

Waffle House

Burger King

Denny's

Wawa

Chick-fil-A

Maggy Crab

Panda Express

Dunkin' Donuts

Popeyes

7-Eleven

±1.0 ACRES

±1.0 ACRES IN NEGOTIATIONS

±2.0 ACRES

±3.0 ACRES

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

sam's club
& BIG BOX RETAILER
(PROPOSED)

rb RITCHIE BROS. Auctioneers

Posner Park



Posner Village



30,000 SF - FITNESS AT LEASE

Publix
(COMING SOON)

K

7-Eleven

RISE
CITRUS RIDGE
(~222 TOWNHOMES)

Discount Tire
(NOT OWNED)

TownPlace Suites Marriott
(COMING SOON)

Terrace Storage Center
(COMING SOON)

Valvoline
(COMING SOON)

FUTURE DEVELOPMENT

Dutch Bros
(COMING SOON)

RETAILER Aerial

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

Posner Residential
1,246 Units Built

367 Multi-Family Units

Deer Creek Country Club
900 Units

324 Multi-Family Units

Natures Reserve
166 Single-Family Homes

SITE

Prestwick Village
64 Single-Family Homes

Sunset View
381 Units

Brentwood by Dr Horton
942 Units

Rise Citrus Ridge
222 Townhomes

Holly Grove Village
40 Townhomes
581 Multi-Family Units

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

Magnolia Grove
76 Townhomes

Orchid Gardens
458 Single-Family Homes

Madison Place Townhomes
107 Townhomes

Feltrim Reserve & Landing
219 Townhomes

Forest Lake
690 Single-Family Homes

Cascades Subdivision
671 Single-Family Homes

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