

# North Ridge Trail Logistics Center

Introducing 229,105 SF of Flexible Logistics Space Delivering in Q4 2026



| 450 Deen Still Road, Davenport, FL



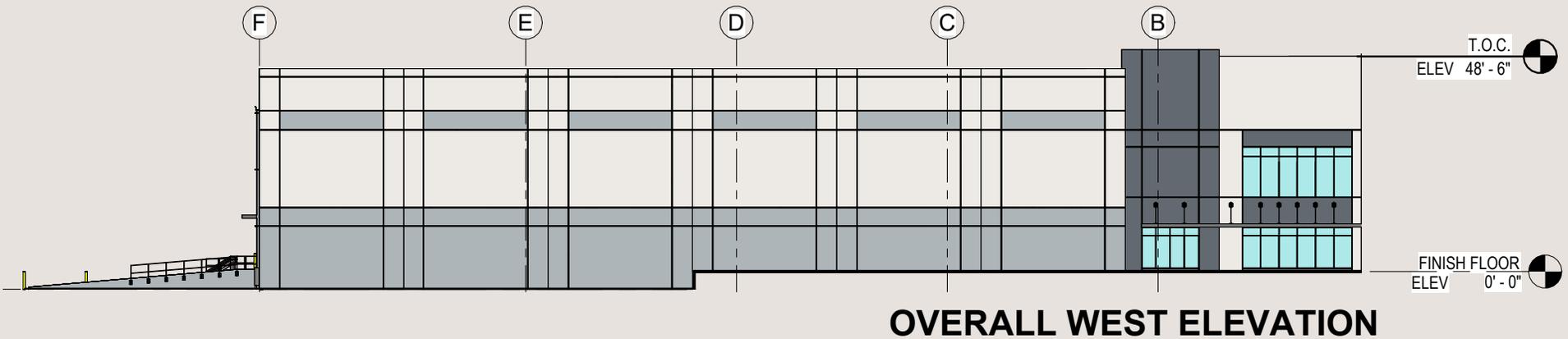
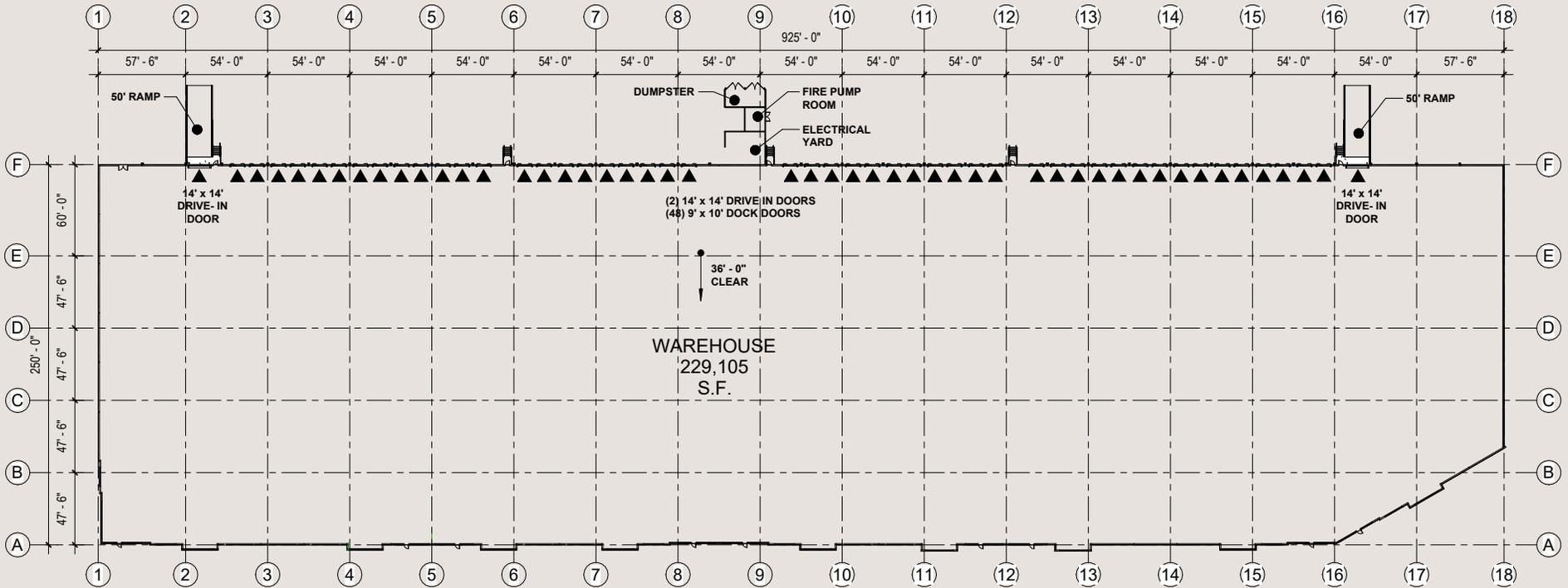
# SITE PLAN and SPECS

- 229,105 SF Class A building
- Divisible to 52,000 SF
- Build-to-suit office
- 36' clear height
- 48 - 9' x 10' dock doors
- 2 - 14' x 14' ramps with 4 knockouts available
- 250' building depth
- ESFR sprinklers
- Tilt wall construction
- Rear load
- 130' truck court
- 162 auto parking spaces
- 0.75/1,000 SF parking ratio
- 115 trailer parking spaces or yard space
- 37.45 acre site
- Zoned BPC-1X/COREX
- Q4 2026 delivery

**PLEASE CALL FOR PRICING**

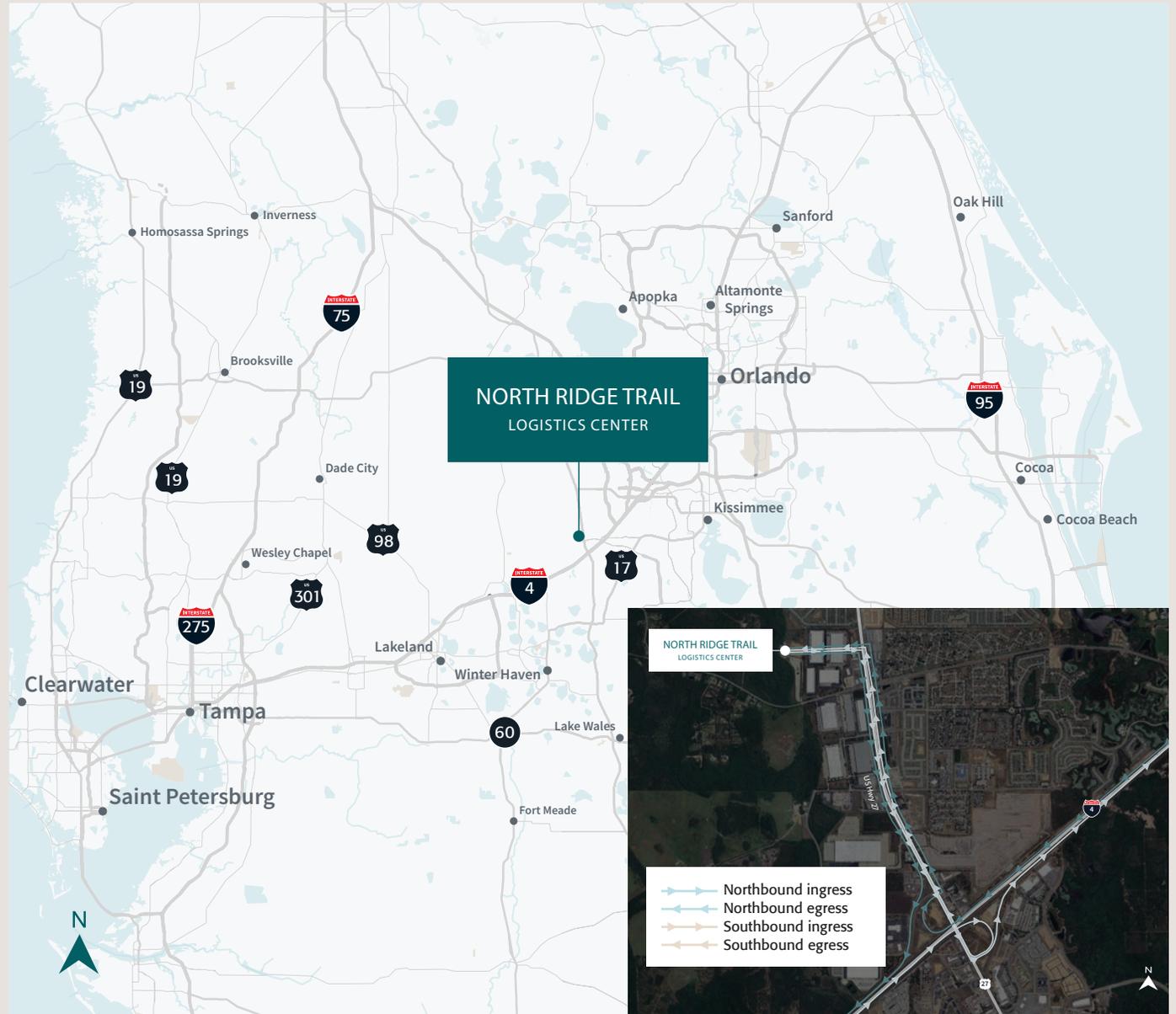


# LEASING PLAN



# EXCELLENT CONNECTIVITY TO NEARBY CITIES & BEYOND

- Excellent location just west of U.S. Highway 27
- Six minutes to the U.S. Highway 27-Interstate 4 interchange
- Nearby distributors include Amazon, daltile, FedEx, UPS, Vistar and Walmart
- Other companies located in Davenport include Cargill, cnc cabinetry, McLane, Nestle, Smart Courier and XPO Logistics
- Over three million potential customers within a one-hour drive
- Distance to major Central Florida cities:
  - Lakeland - 27 miles
  - Orlando - 30 miles
  - Tampa - 58 miles



# TREMENDOUS LOCATION FOR CONSUMER REACH

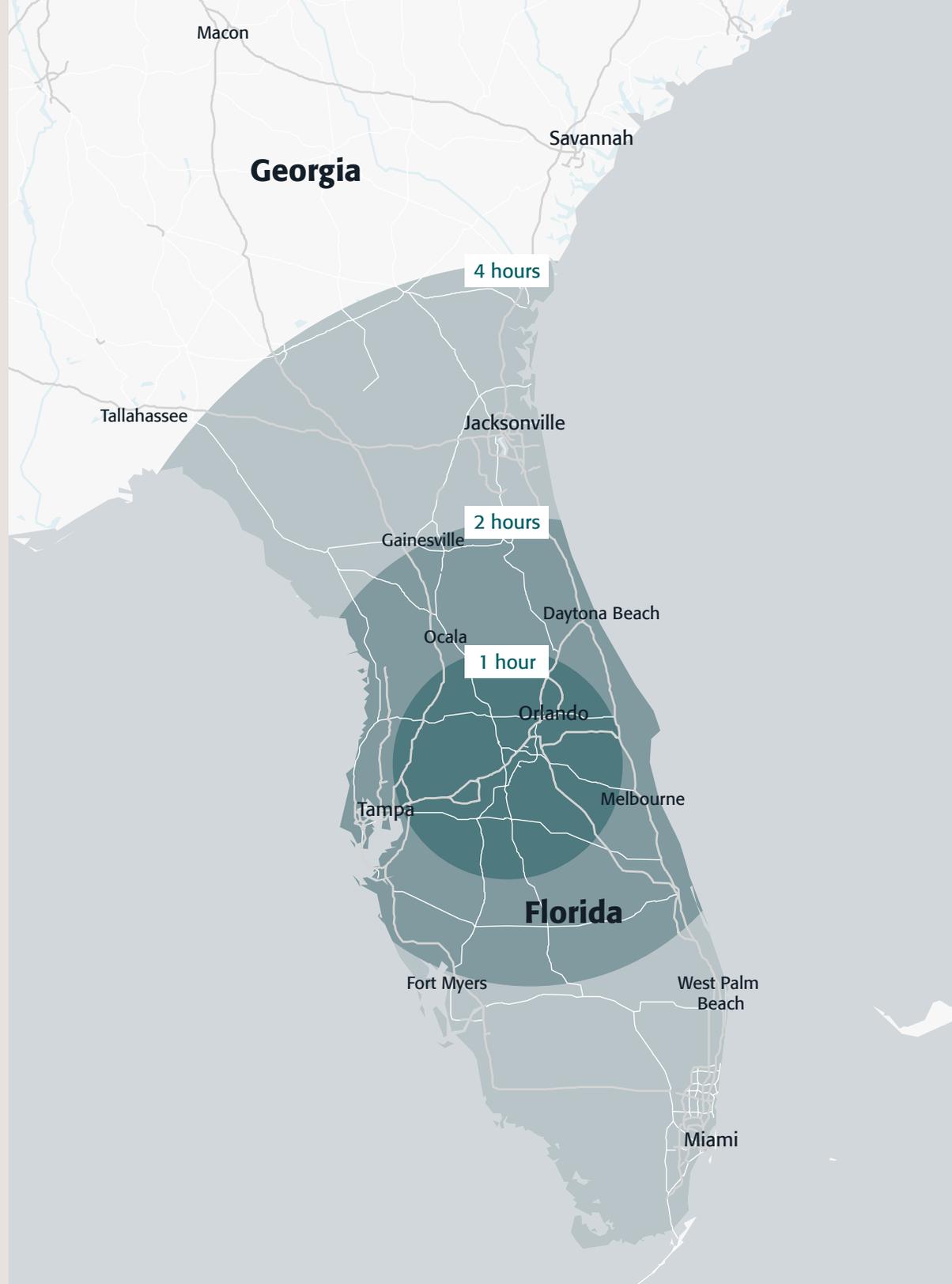
## Key Distances



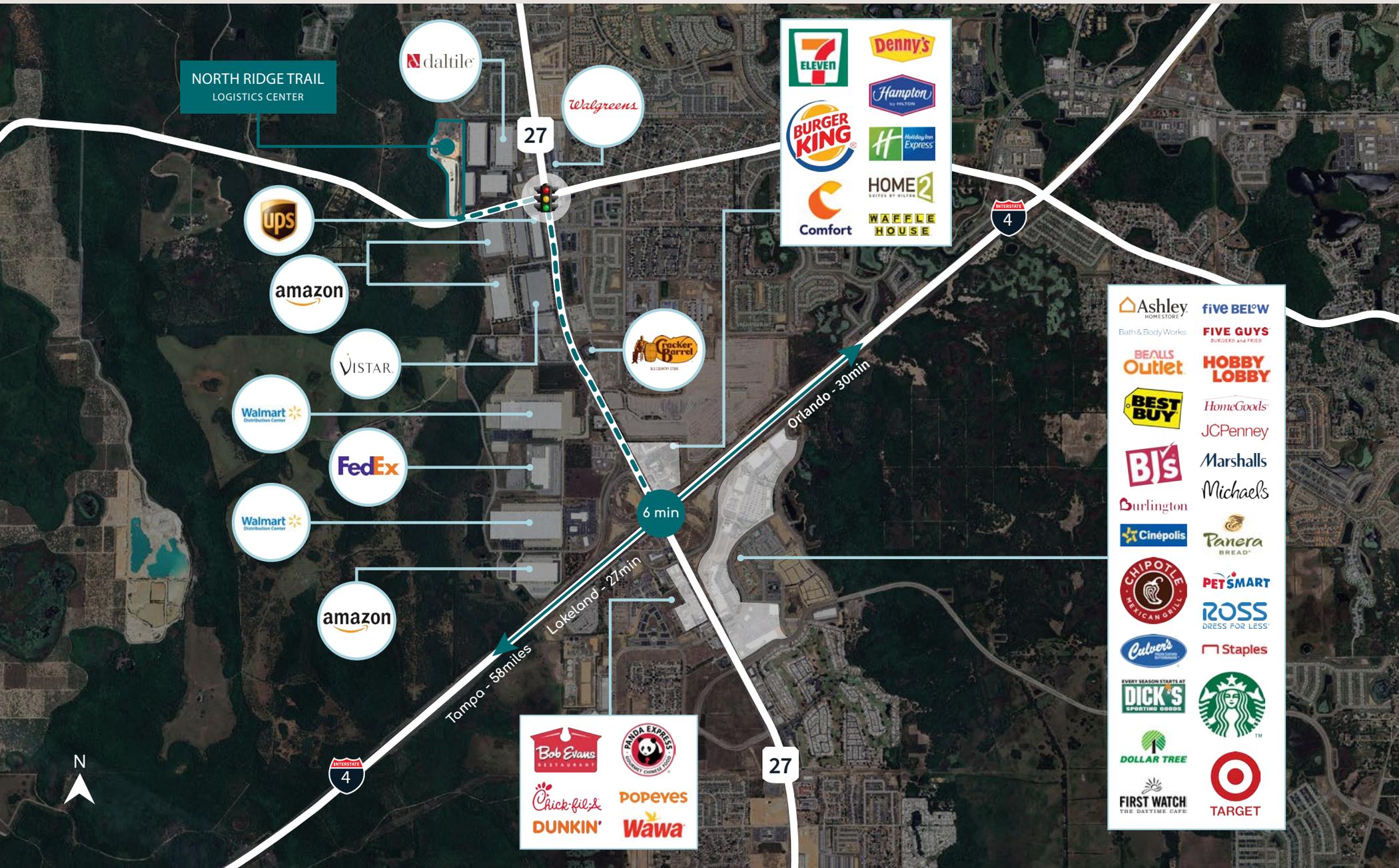
- 0.8 miles to US 27
- 2.9 miles to I-4
- 6.2 miles to SR 429
- 8.8 miles to SR 417
- 29 miles to Orlando Int'l Airport
- 29.5 miles to Orlando
- 58 miles to Tampa
- 169 miles to Jacksonville
- 238 miles to Miami
- 440 miles to Atlanta, GA

## Demographics By Drive Time

|               | 1 hour    | 2 hours   | 4 hours    |
|---------------|-----------|-----------|------------|
| Populations   | 3,386,168 | 9,817,139 | 19,625,300 |
| Households    | 1,255,760 | 3,960,317 | 7,851,064  |
| Avg HH Income | \$91,918  | \$93,605  | \$96,311   |
| Businesses    | 135,664   | 396,909   | 905,267    |
| Employees     | 1,505,880 | 3,966,527 | 8,297,605  |



# ABUNDANT AMENITIES JUST MINUTES AWAY



|                         |                     |
|-------------------------|---------------------|
| 7 ELEVEN                | Denny's             |
| BURGER KING             | Hampton by Hilton   |
| Comfort                 | Holiday Inn Express |
| HOME 2 SUITES BY HILTON | Waffle House        |

|                              |                             |
|------------------------------|-----------------------------|
| Ashley HOMESTORE             | five BEL'W                  |
| Bath & Body Works            | FIVE GUYS BURGERS and FRIES |
| BEALLS Outlet                | HOBBY LOBBY                 |
| BEST BUY                     | HomeGoods                   |
| BJS                          | JCPenney                    |
| Burlington                   | Marshalls                   |
| Cinépolis                    | Michaels                    |
| CHAI POTLE MEXICAN GRILL     | Panera BREAD                |
| Culturo's                    | PET SMART                   |
| DICK'S SPORTING GOODS        | ROSS DRESS FOR LESS         |
| DOLLAR TREE                  | Staples                     |
| FIRST WATCH THE DAYTIME CAFE | STARBUCKS                   |
| TARGET                       |                             |

|                      |               |
|----------------------|---------------|
| Bob Evans RESTAURANT | PANDA EXPRESS |
| Chick-fil'd          | POPEYES       |
| DUNKIN'              | Wawa          |

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**EASTGROUP**  
PROPERTIES



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