



For Lease

SHOPPES AT CITRUS RIDGE
US Highway 27 • Davenport, FL 33837

NOW
PRE-LEASING

±8,100 SF
Multi-tenant building
Q1 2027 delivery



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Development & Leasing by:



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
- 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)

5 Mile Demos:

ESRI: 2025



86,375
Population



31,847
Households



\$100k
Avg. HHI



38.7
Median Age



Property Renderings:



Tenant Roster:



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AVAILABLE

**AT LOI / AT LEASE /
NEGOTIATIONS**

LEASED

Area Overview:



With major retailers nearby this area provide a proven retail destinations, demonstrating market acceptance and creating a retail corridor.

Proposed Big Box Retailer indicates continued retail expansion and developer confidence in the market.

Major Employment Driver:

6+ million SF industrial park with 2,500+ employees provides a substantial daytime population and customer base for retail tenants.

Blue-Chip Retail Anchors:

- Amazon Distribution Center serves as a major traffic generator and employment hub.
- Walmart and FedEx distribution operations demonstrate the area's logistical importance and draw consistent commercial activity.

Demographics:

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



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sam's club
& BIG BOX RETAILER
(PROPOSED)



Area Residential Developments:

Massive Residential Growth Pipeline: Ridgewood Lakes leads development with 5,571 single-family homes on 2,609 entitled acres - the largest planned community in the area.

Diverse Housing Mix:

1,819 Single-Family: Forest Lake (690 homes), Cascades Subdivision (671 homes), Orchid Gardens (458 homes)

Multi-Family projects ranging from **319-648 units**

441 Townhomes: Rise Citrus Ridge (222 units), Feltrim Reserve & Landing (219 units)

2,188 Units in Mixed Developments: Brentwood by Dr Horton (942 units), Posner Residential (1,246 units built)

Development Status:

Multiple projects completed, under construction, and approved, with excellent transportation access via US Hwy 27 (75,334 AADT) and I-4 (140,500 AADT).

This represents a rapidly expanding residential market with significant population growth potential across all housing segments.





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