

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 ±2.0 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



Antonino Poma
Vice President
M +1 407 488 4794
antonino.poma@jll.com



Site Plan & Renderings



MEDICAL RENDERING AVAILABLE



SELF STORAGE COMING SOON



HOTEL COMING SOON



CONTACT







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Vice President
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antonino.poma@jll.com



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



Posner Park

Posner Village

RETAILER Aerial

±1.0 ACRES (COMING SOON)

±1.0 ACRES IN NEGOTIATIONS (NOT OWNED)

±2.0 ACRES (NOT OWNED)

±3.0 ACRES (NOT OWNED)

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

30,000 SF - FITNESS AT LEASE

RISE CITRUS RIDGE (~222 TOWNHOMES)

TOWNEPLACE SUITES MARRIOTT (COMING SOON)

Terrace Storage Center (COMING SOON)

FUTURE DEVELOPMENT

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

Posner Residential
1,246 Units Built

367 Multi-Family Units

324 Multi-Family Units

Deer Creek Country Club
900 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