

SHOPPES AT CITRUS RIDGE



For Lease

Property Highlights:

- Now pre-leasing ±8,100 s.f. multi-tenant building - Q1 2027 delivery
- Three parcels available ranging from ±2.0 to ±5.0 acres
- New mixed-use development with ±222 townhomes completed
- Join Planet Fitness, 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

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Demographics

Five-Mile Radius (2026)

93,934	\$106,549	34,487	38.5
TOTAL POPULATION	AVERAGE HH INCOME	TOTAL HOUSEHOLDS	MEDIAN AGE



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



Site Plan & Renderings



CONTACT



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Demographics

(ESRI 2025)

POPULATION			AVERAGE HH INCOME		
	1 MI.	8,980		1 MI.	\$89,308
	3 MI.	37,483		3 MI.	\$105,619
	5 MI.	93,934		5 MI.	\$106,549
HOUSEHOLDS			MEDIAN AGE		
	1 MI.	3,393		1 MI.	38.8
	3 MI.	14,264		3 MI.	40.2
	5 MI.	34,487		5 MI.	38.5

6+ MILLION SF INDUSTRIAL PARK

- 2,500+ employees
- Distribution for Amazon, Walmart, FedEx and many more

AMAZON
Distribution Center

Walmart
Save money. Live better.
Distribution Center

FedEx

McDonald's

Wendy's

WAFFLE HOUSE

BURGER KING

Denny's

rb RITCHIE BROS.
Auctioneers

Wawa

Chick-fil-A

Maggy Crab

PANDA EXPRESS

DUNKIN'

POPEYES

7 ELEVEN

Posner Park

ROSS
DRESS FOR LESS

JCPenney

BAM!
BOOKS-A-MILLION

DICK'S
SPORTING GOODS

Cinépolis

B's

Michael's
Where Creativity Happens

TARGET

PETSMART

BEST BUY

STAPLES

Ashley
HOMESTORE

Posner Village

CHIPOTLE
MEXICAN BURRITOS

Starbucks

Panera
BREAD

five BELOW

Culver's

Marshalls

bealls
OUTLET

FirstWatch
THE OUTSIDE CAFE

Burlington

HOBBY LOBBY

ULTA
BEAUTY

HomeGoods

Spectrum

Hand & Stone
MASSAGE AND FACIALS

FIVE GUYS
BURGERS and FRIES

Buff City Soap

Planet Fitness
COMING SOON

RETAILER

Aerial

±2.0 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)

Publix
(COMING SOON)

K

7 ELEVEN

RISE
CITRUS RIDGE
(~222 TOWNHOMES)

TOWNEPLACE SUITES
MARRIOTT
COMING SOON

Terrace Storage Center
COMING SOON

DISCOUNT TIRE
(NOT OWNED)

Valvoline
COMING SOON

Dutch Bros
COMING SOON

FUTURE DEVELOPMENT

Aerial

