



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
- 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 the Brentwood development (942 units - approved) and a large multifamily development (581 units - proposed)

Five-Mile Demos:

ESRI: 2026



93,934
Population



34,487
Households



\$106,549
Avg. HHI



38.5
Median Age



Property Renderings:



Tenant Roster:



CLICK TO VIEW ON GOOGLE MAPS



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.	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





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.

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

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)

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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