Retail space for lease at

Berry Town Center

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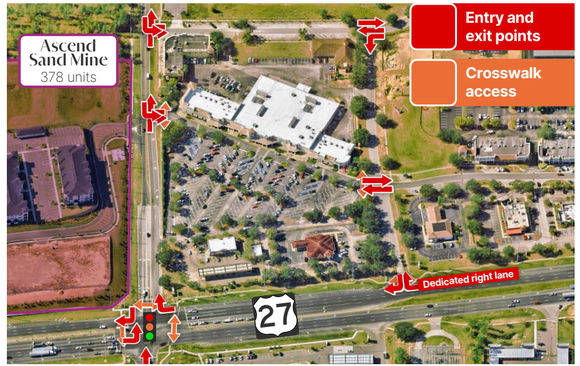
2424 Sand Mine Rd, Davenport, FL 33897

Property Overview

- 99,178 GLA shopping center directly located on US-27, Davenport's main thoroughfare
- Availabilities: 1,050 to 7,944 s.f.
  - **Ground floor:** 1,050 to 3,850 s.f.
    - Endcap availability
    - 2nd gen. restaurant availability
  - **Second floor:** 3,716 to 7,944 s.f.
    - Coming available 01/01/2027
- Recently underwent capital improvements, including exterior paint and a second entrance to gain access to the office building in its rear, subsequently creating 20 new parking spaces
- Anchored by Publix, serving as the go-to Publix destination in the area, as well as shadow anchors Truist, IHOP, Applebee's, MIDFLORIDA Credit Union, Circle K and iStorage Self Storage
- On the lighted intersection of Sand Mine Rd / US-27 (61,000 VPD), the latter with a dedicated turning lane onto Berry Blvd
- Surrounded by residential housing, including Bella Piazza (183 units), the Regal Palms Resort (598 units), Highlands Reserve (800 homes) and so many more both completed and underway
- Davenport is one of Florida's fastest-growing locations and its surge in developments and traffic are both indicative of the city's growth



Three-Mile Demographics

39,949
POPULATION

14,928
EST. HOUSEHOLDS

$104,913
AVERAGE HHI

$502,275
AVERAGE HOME VALUE

38.2
AVERAGE AGE

751
BUSINESSES

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WELCOME TO Davenport

Davenport stands one of Florida's fastest-growing cities with an annual growth rate of 10.49 percent per World Population Review. From 2020 to 2024, it experienced an extraordinary 42 percent population increase. Davenport is only 10 miles from Walt Disney World, 30 miles from Orlando and 54 miles from Tampa, offering unparalleled access to world-renowned attractions while maintaining a distinct charm and high quality of life.

The overall landscape features sprawling luxury villa communities that complement its destination proximity, attracting families seeking spacious accommodations and entertainment access. The city offers significant economic advantages, making homeownership accessible and yielding numerous developments. Nationally-recognized as a golfer's paradise, Davenport features championship courses designed by legends like Greg Norman, Jack Nicklaus and Arnold Palmer. ChampionsGate Golf Resort serves as the crown jewel, offering two 18-hole championship courses and luxury amenities.

With an estimated 17,509 residential units in the current development pipeline, Davenport perfectly balances rapid growth with thoughtful planning as demonstrated by **Berry Town Center** strategically located on the main thoroughfare of US-27, creating an ideal destination for residents and visitors seeking Central Florida living and leisure.

Who lives in the three-mile radius?

Up & Coming Families

Suburbanites with diverse family structures, education and employment

Median Age: 33.8
Median HH Income: $94,086
LifeMode Group: Family Fabric
Socioeconomic Traits: Up and Coming Families are new families and many are first-time homebuyers who favor new construction. They are in tune with the latest technology and focus on experience-based destinations: zoos, aquariums and theme parks.

Modern Minds

Urban, educated, affluent households with commutes

Median Age: 34.8
Median HH Income: $95,892
LifeMode Group: Tech Trailblazers
Socioeconomic Traits: Modern Minds is comprised of individuals located just outside of their downtown. They tend to order online from clubs and department stores and spend money on clothing and travel, opting for active vacations shared on social media.

Southern Satellites

Family-oriented commuters enjoying outdoor lifestyles on metro peripheries

Median Age: 41.6
Median HH Income: $76,136
LifeMode Group: Countryscapes
Socioeconomic Traits: Southern Satellites represent families who live in the suburban outskirts. They're outdoor enthusiasts who balance long commutes with camping, fishing and hunting while shopping at discount stores and dining at chain restaurants.

Young & Restless

College-educated, career-oriented young professionals and students

Median Age: 31.6
Median HH Income: $56,668
LifeMode Group: Urban Threads
Socioeconomic Traits: Young and Restless are highly-mobile singles and couples without children. They prioritize convenience with frequent fast food and digital services, spending leisure time on video games and streaming. Majority are renting over purchasing a home.

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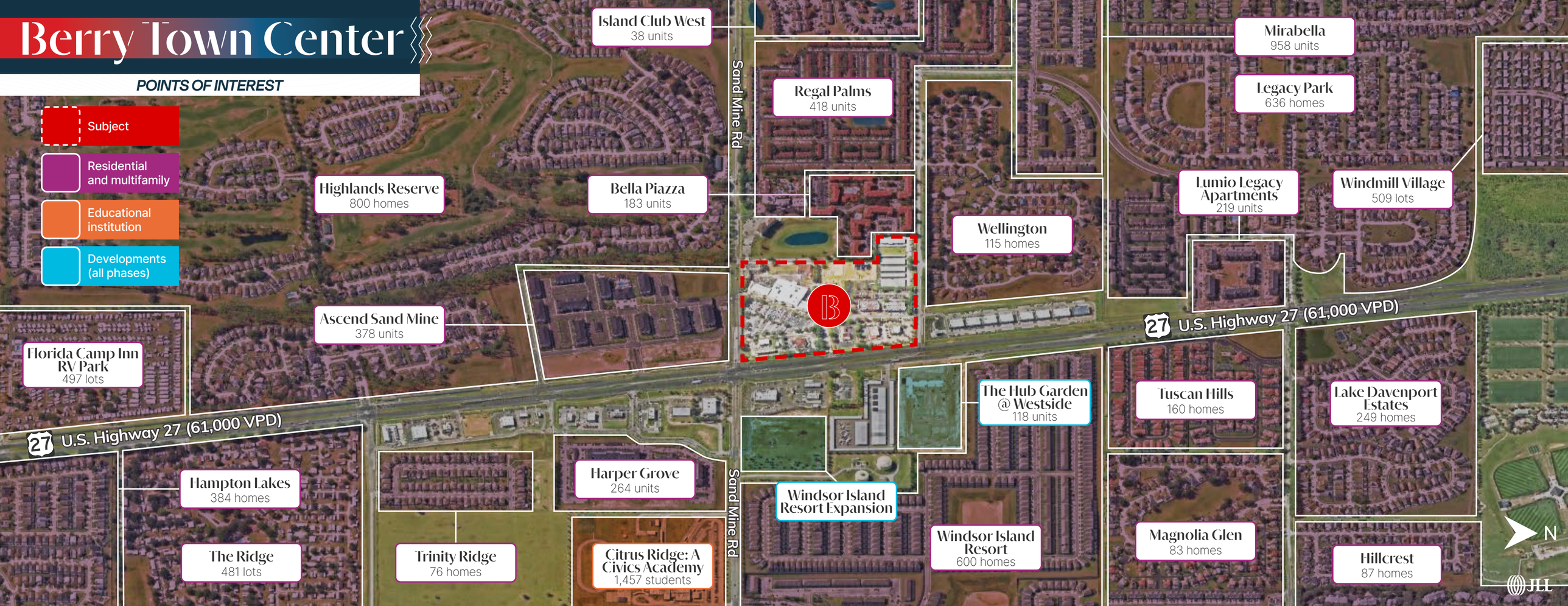
Tenant Roster & Site Plan

Tenant Name	Suite #	GLA (SF)
Coming available - 2nd gen. restaurant	2402	1,400 SF
Available 360°	2404	1,400 SF
Coming available - 07/01/2027	2406	1,050 SF
Ritzy Nail Lounge	2408	2,100 SF
Party Liquors	2412	1,400 SF
Sunday Grill	2414	1,400 SF
Available 360°	2416	1,400 SF
Publix Super Market	2424	44,271 SF
Bubble Tea House	2430	1,050 SF
Bamboo Wok	2432	1,050 SF
Integrative Health Solutions	2434	1,400 SF
Del Toro Insurance	2436	1,050 SF
Available	2438	1,050 SF
Coming available - 2nd gen. restaurant	2440	1,400 SF
Vacasa	2502	3,000 SF
The Pool Mechanic	2506	1,269 SF
Pediatric Care of Four Corners	2508	3,195 SF
Golden Trust Insurance	2512	468 SF
Coming available - 01/01/2027	2520	4,228 SF
Coming available - 01/01/2027 360°	2530	3,716 SF
Eagle Management	209	3,500 SF
Kumo Japanese Restraurant	207	1,400 SF
4 Towers Martial Arts	205	1,400 SF
Fairways Notary Services	203	1,400 SF
Paddy Wagon Irish Pub	201	1,750 SF
Adler's	113	1,400 SF
Leslie's Pool	111	2,450 SF
The UPS Store	109	1,400 SF
Hammer & Co. Barber Shop	107	1,050 SF
Berry Nails	105	1,400 SF
Buen Cafe	103	1,400 SF
Thailicious Kitchen	101	1,400 SF

Berry Town Center

POINTS OF INTEREST



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