

For Lease

US Highway 27 & Waverly Barn Road
Davenport, FL 33896

JLL SEE A BRIGHTER WAY

Property Highlights

- 0.5 to 7.6 acres available across five commercial pads for ground lease, built-to-suit or purchase
- Prime location with high traffic exposure (48,000 AADT)
- Surrounded by major distribution centers (Walmart, Amazon, FedEx) and diverse commercial, residential and hospitality developments
- Shared access agreement with RaceTrac
- Zoned RACX under Polk County regulations
- Multiple access points: US-27, Dunson Road and Ronald Reagan Parkway
- Versatile development potential, including commercial, retail, office, medical, hotel and multifamily uses
- Close proximity to established businesses such as Love's Travel Stop, Cracker Barrel, Walgreens and Circle K
- Fast-growing arterial roadway

Demographics

(ESRI 2026)

POPULATION	
1 MI.	8,995
3 MI.	36,588
5 MI.	84,499

AVERAGE HH INCOME	
1 MI.	$117,740
3 MI.	$111,530
5 MI.	$108,406

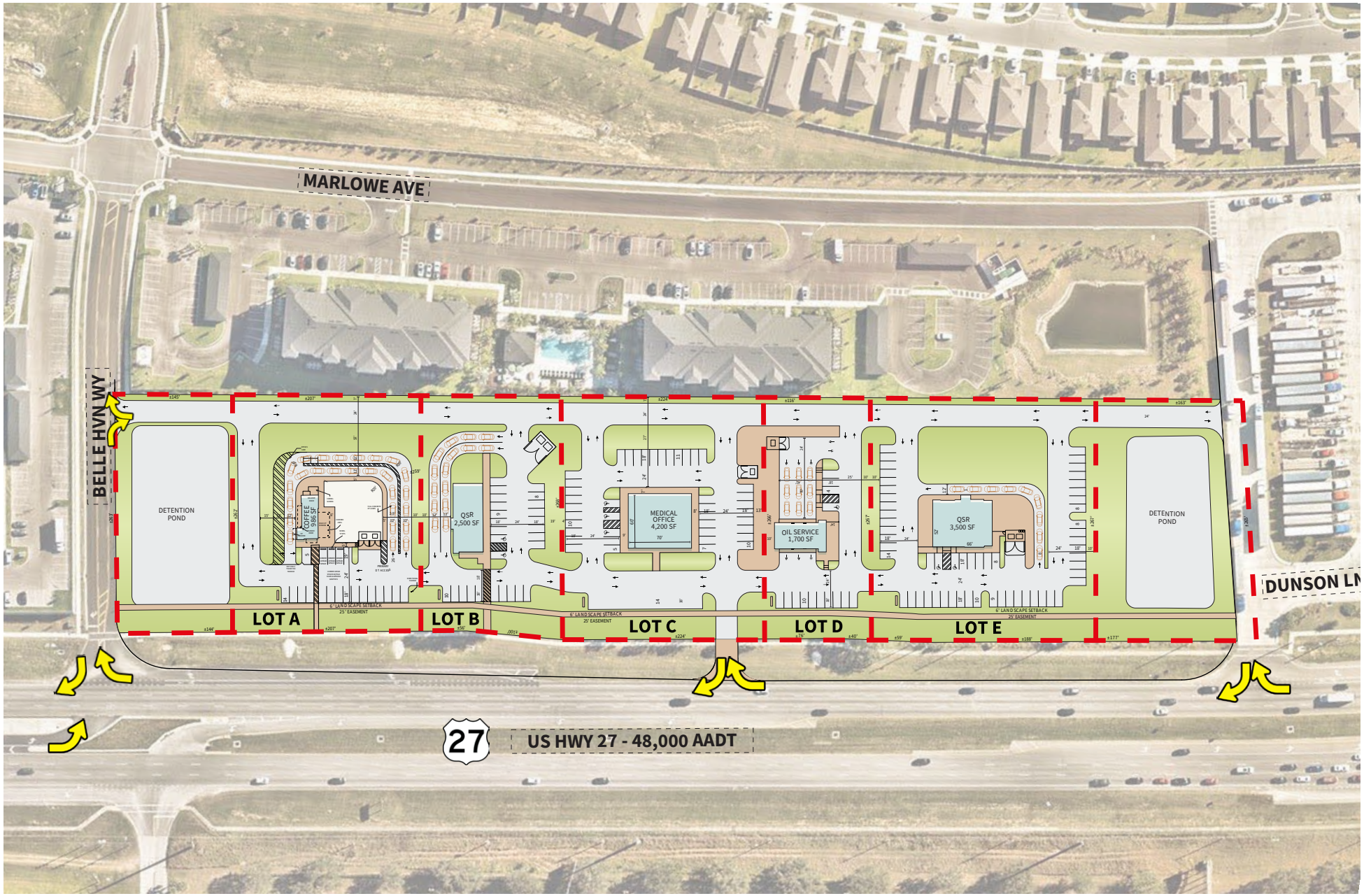
HOUSEHOLDS	
1 MI.	3,358
3 MI.	13,764
5 MI.	31,223

MEDIAN AGE	
1 MI.	36.9
3 MI.	38.5
5 MI.	37.7

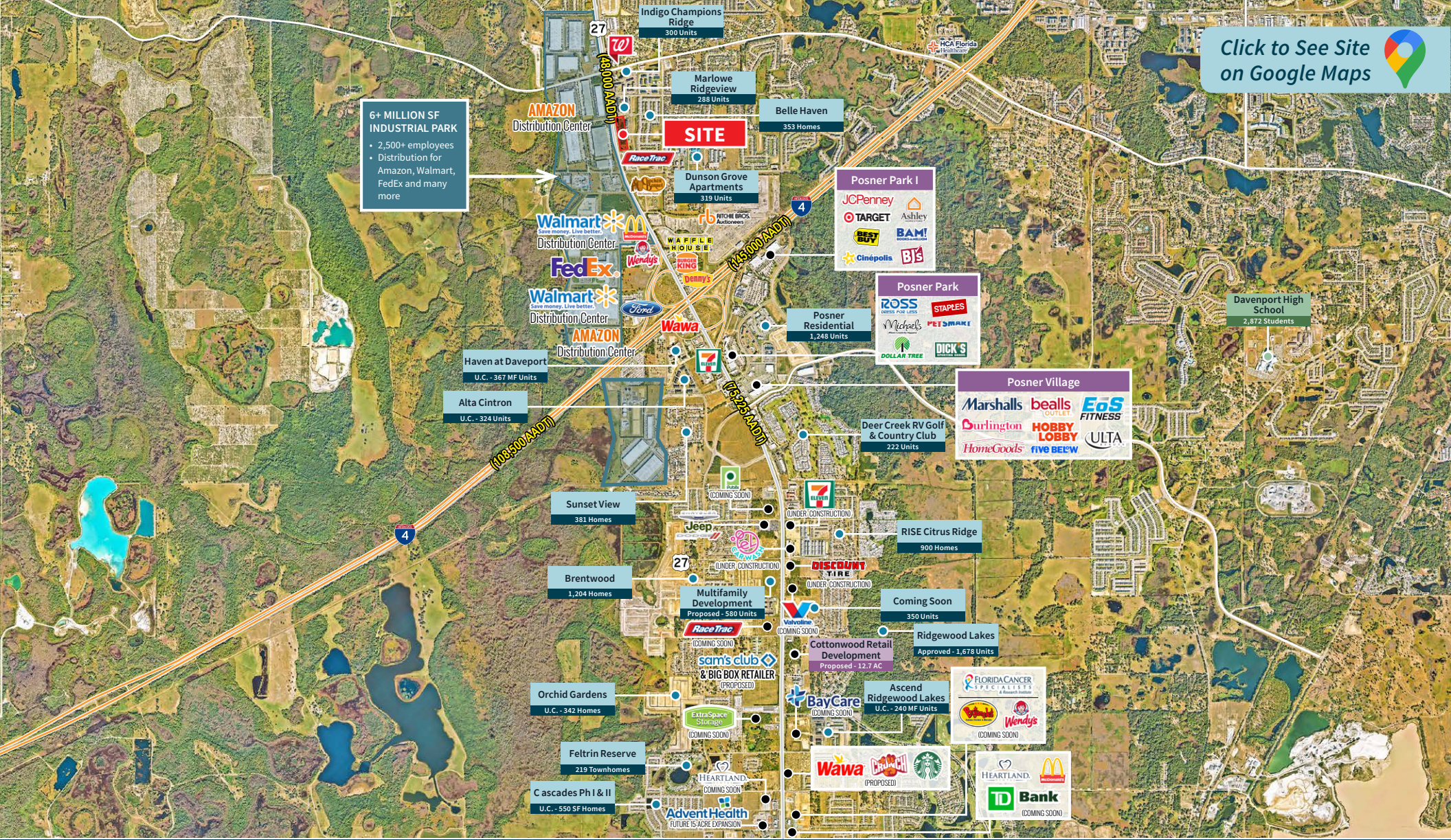
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Site Plan



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