

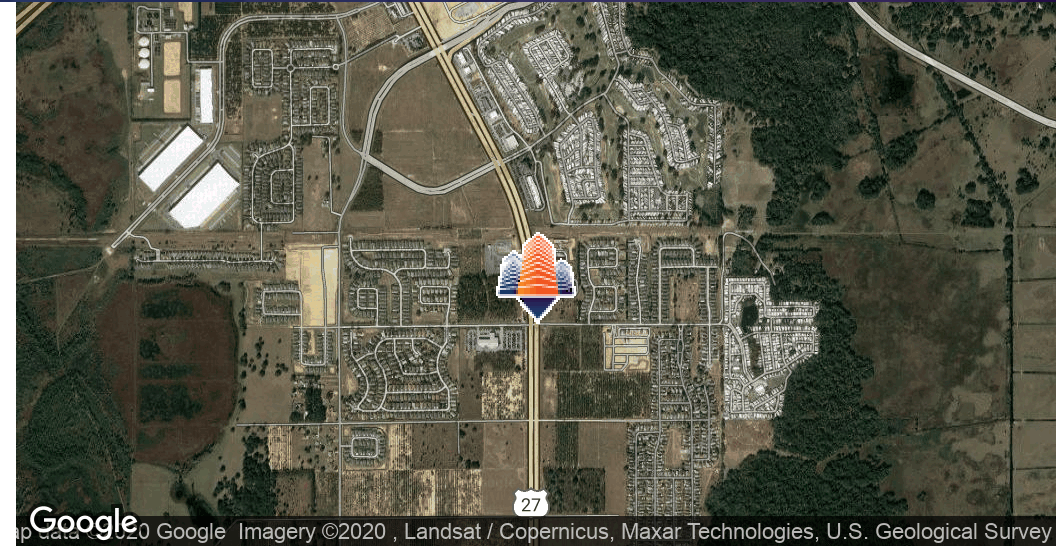
Citrus Ridge

Hwy 27 & Citrus Ridge Drive, Davenport, FL 33837



EQUITY
INVESTMENT
SERVICES

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Now Leasing, New Retail Development Coming Soon!
- Up to 35,000 SF Available
- +/- 10.06 Acre Site
- Brand New 302 Unit Townhome Community Adjacent to Site
- Located at the Southeast Corner of Highway 27 & Citrus Ridge Dr
- Direct Frontage and Visibility on Highway 27
- 58,000+ Vehicles Per Day on Highway 27
- Close Access to I-4

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,400 - 35,000 SF
Building Size:	45,200 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	437	4,683	10,246
Total Population	1,108	11,900	27,109
Average HH Income	\$55,107	\$58,029	\$59,006

Nick Barbato
407.573.0711 x309
nbarbato@eisre.com

Eric Portnoy
407.573.0711 x310
eportnoy@eisre.com



7575 Dr. Phillips Blvd, Ste 390
Orlando, FL 32819
www.eisre.com

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RENDERING PHOTOS



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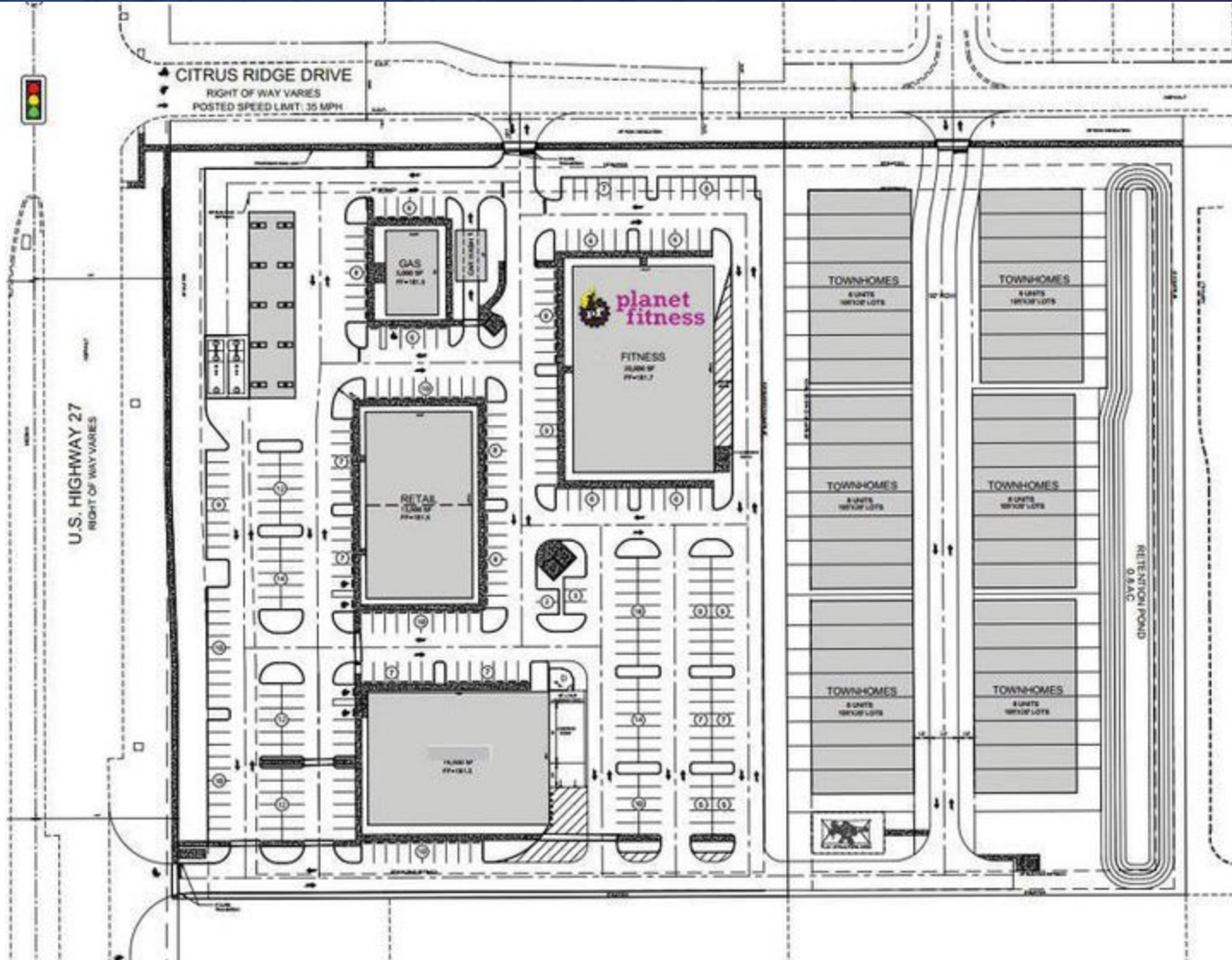
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SITE PLAN



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RETAILER MAP



Google

Map data ©2020 Google Imagery ©2020, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey

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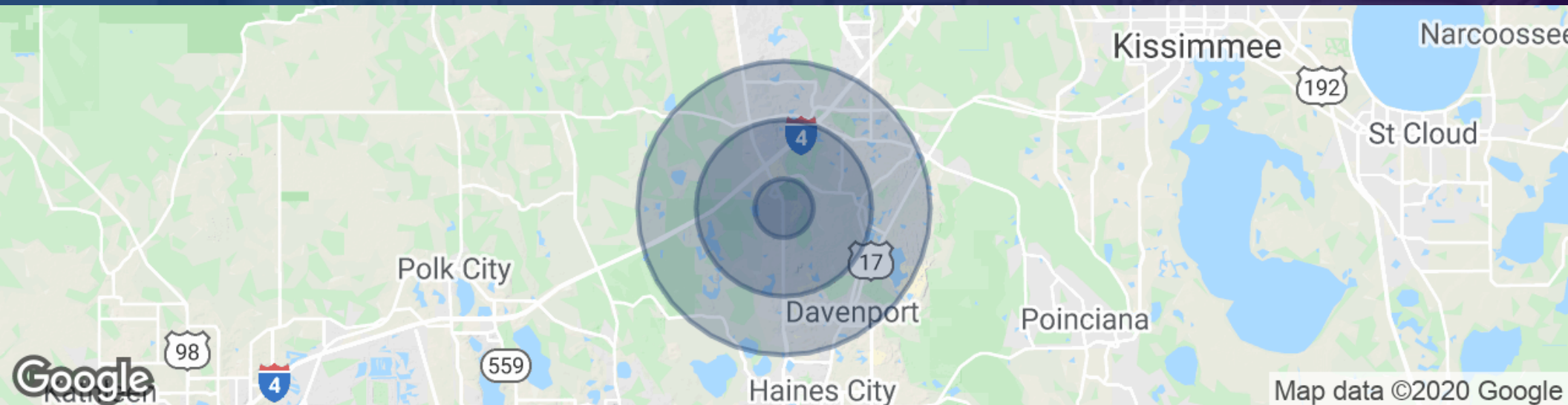
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,108	11,900	27,109
Median age	40.9	41.4	40.1
Median age (Male)	39.9	41.0	40.2
Median age (Female)	42.1	41.7	39.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	437	4,683	10,246
# of persons per HH	2.5	2.5	2.6
Average HH income	\$55,107	\$58,029	\$59,006
Average house value	\$183,095	\$176,026	\$177,478

* Demographic data derived from 2010 US Census

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