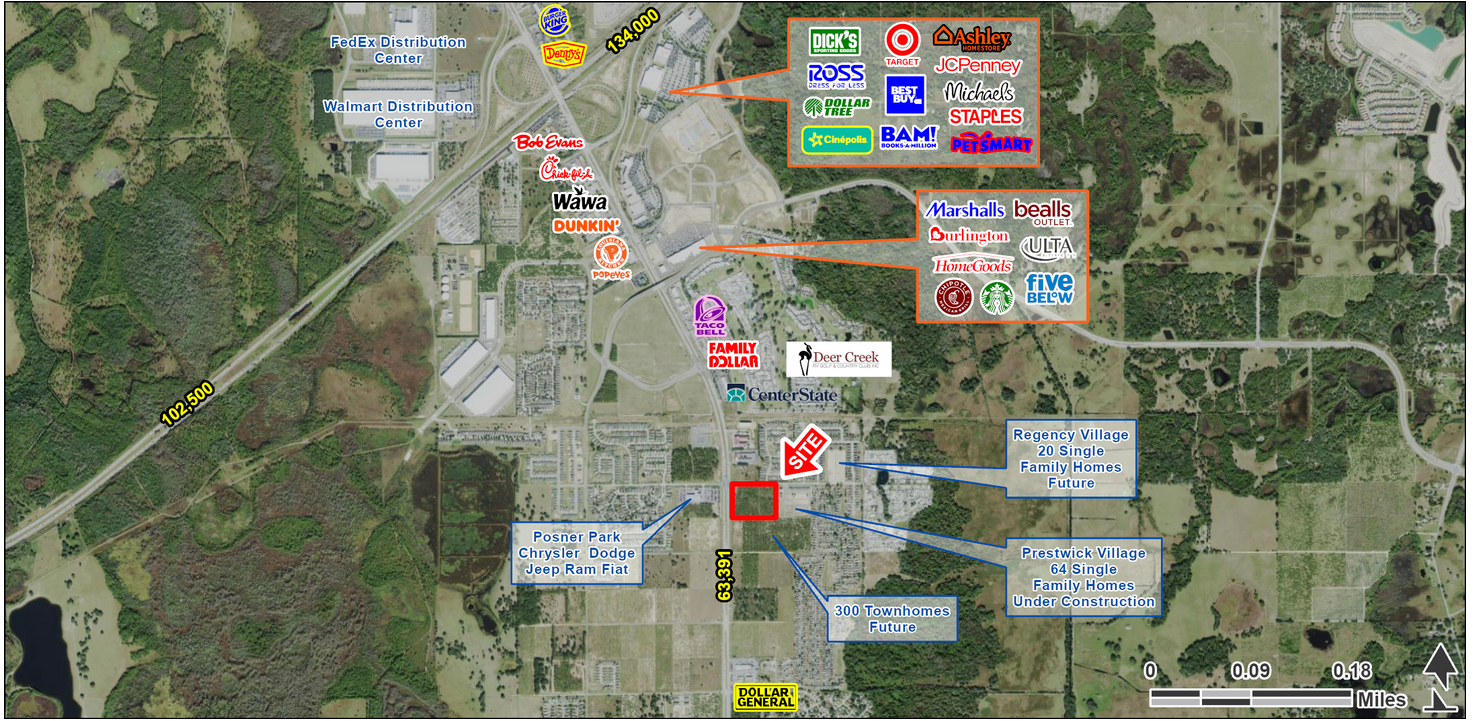


# CITRUS RIDGE

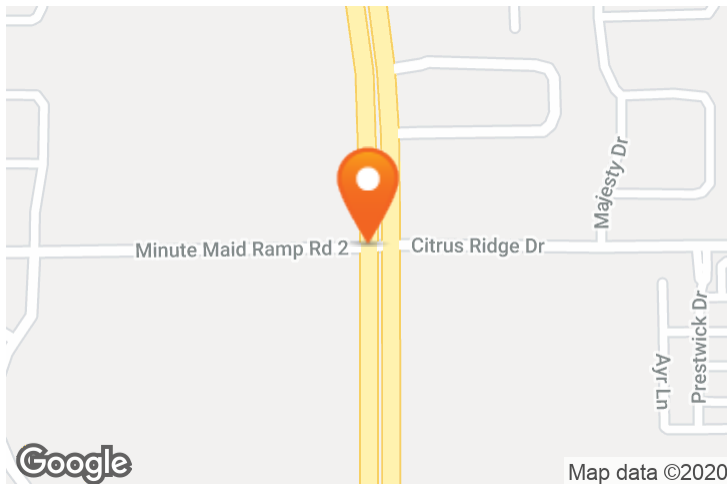
Hwy 27 and Citrus Ridge Drive, Davenport, FL 33837

## EXECUTIVE SUMMARY



### LOCATION OVERVIEW

Located on the south east corner of Hwy 27 and Citrus Ridge Drive



### PROPERTY HIGHLIGHTS

- New Development
- Up to 35,000 SF Available
- 10.06 AC site
- Excellent visibility and signalized access on Hwy 27
- Located in high growth Davenport
- 63,391 VPD on Hwy 27

### DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Population	5,163	15,189	43,014
Total Households	1,909	5,958	16,092
Average HH Income	\$68,618	\$74,496	\$75,908

### EXCLUSIVE AGENT(S)

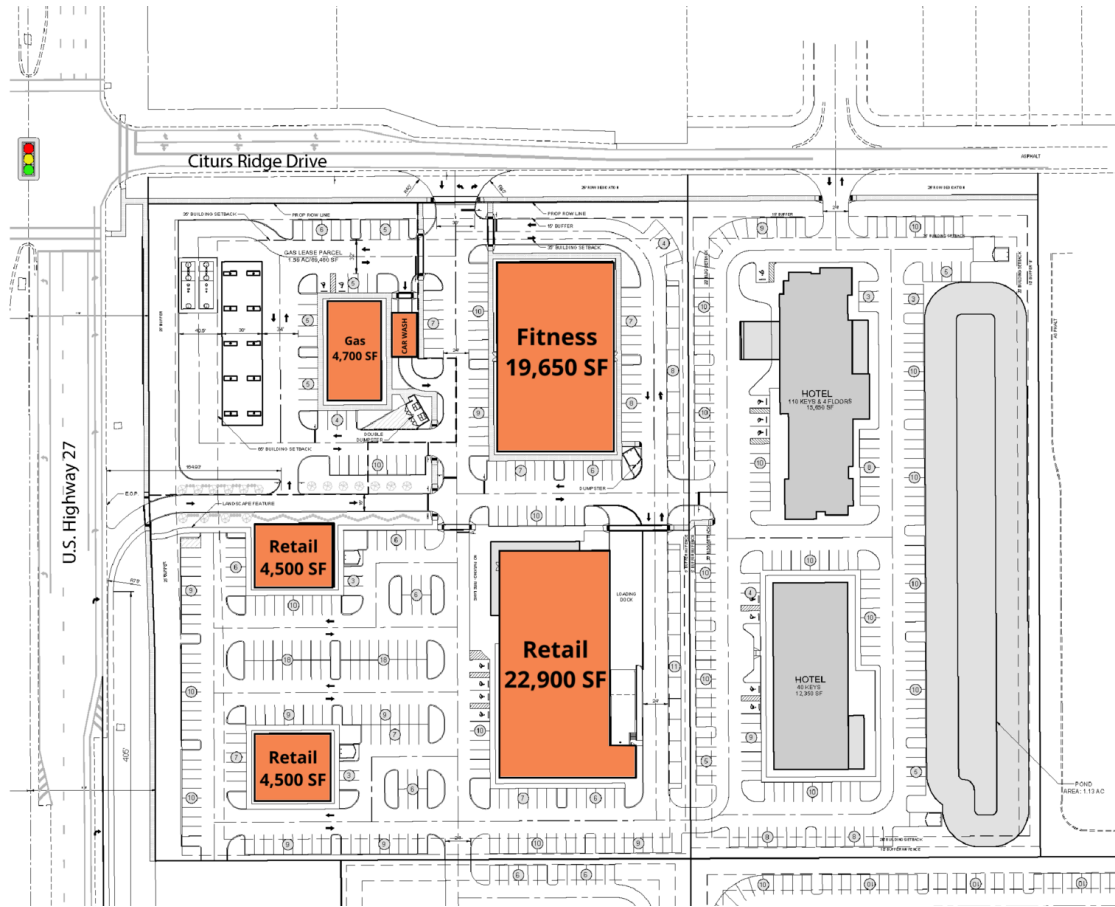
GAVIN WALSH • gavin.walsh@tscg.com • 407.788.0543



# CITRUS RIDGE

Hwy 27 and Citrus Ridge Drive, Davenport, FL 33837

## SITE PLAN



SUITE	TENANT NAME	SPACE SIZE
Available	Available	4,700 SF
Available	Available	19,650 SF
Available	Available	4,500 SF
Available	Available	22,900 SF
Available	Available	4,500 SF

### EXCLUSIVE AGENT(S)

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