



AREA DEMOGRAPHICS



Current Population

3-Mile: 19,636
5-Mile: 36,043
10-Mile: 79,922



Daytime Population

3-Mile: 2,657
5-Mile: 33,888
10-Mile: 118,969



Average Household Income

3-Mile: \$60,671
5-Mile: \$62,135
10-Mile: \$71,558



Households

3-Mile: 7,363
5-Mile: 13,705
10-Mile: 29,764

NEW RETAIL DEVELOPMENT

PADS AVAILABLE FOR LEASE

49595 US Hwy. 27, Davenport, FL

PROPERTY HIGHLIGHTS

- Total 12.93± acre development available for lease.
- Multi-tenant retail opportunity; 6+ acres for grocer and/or junior box.
- Proposed new retail development located on the NEC of US Hwy. 27 and Sand Mine Rd.
- Located just 2.5 miles south of US 192 and 7 miles north of I-4.
- Heavy residential growth in the market, surrounded by new home communities.
- Pulte Homes is under construction one mile east from the site on Windsor at Westside, a 600-unit vacation home community.
- Mattamy Homes recently purchased 125 acres and is under contract 1 mile east from site. Phase one is proposed for 550-unit community and Phase II for 400-unit community.

CONTACT US

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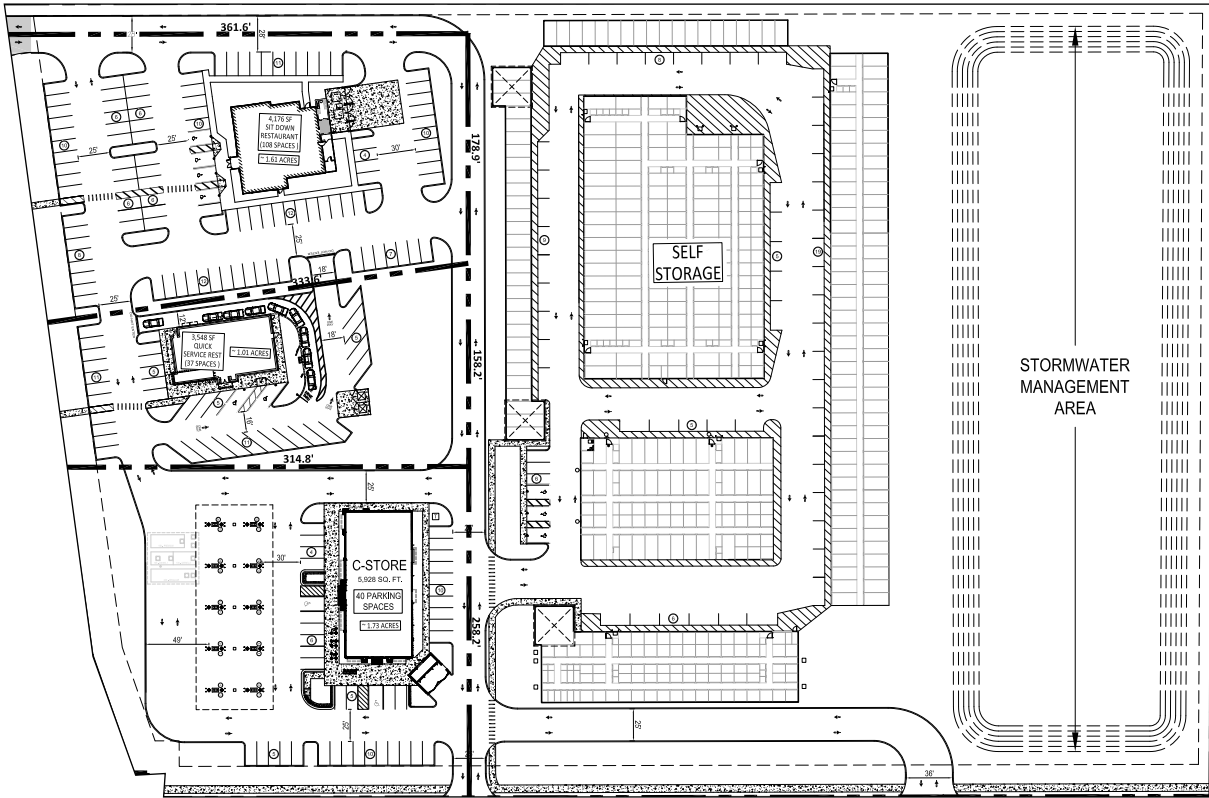
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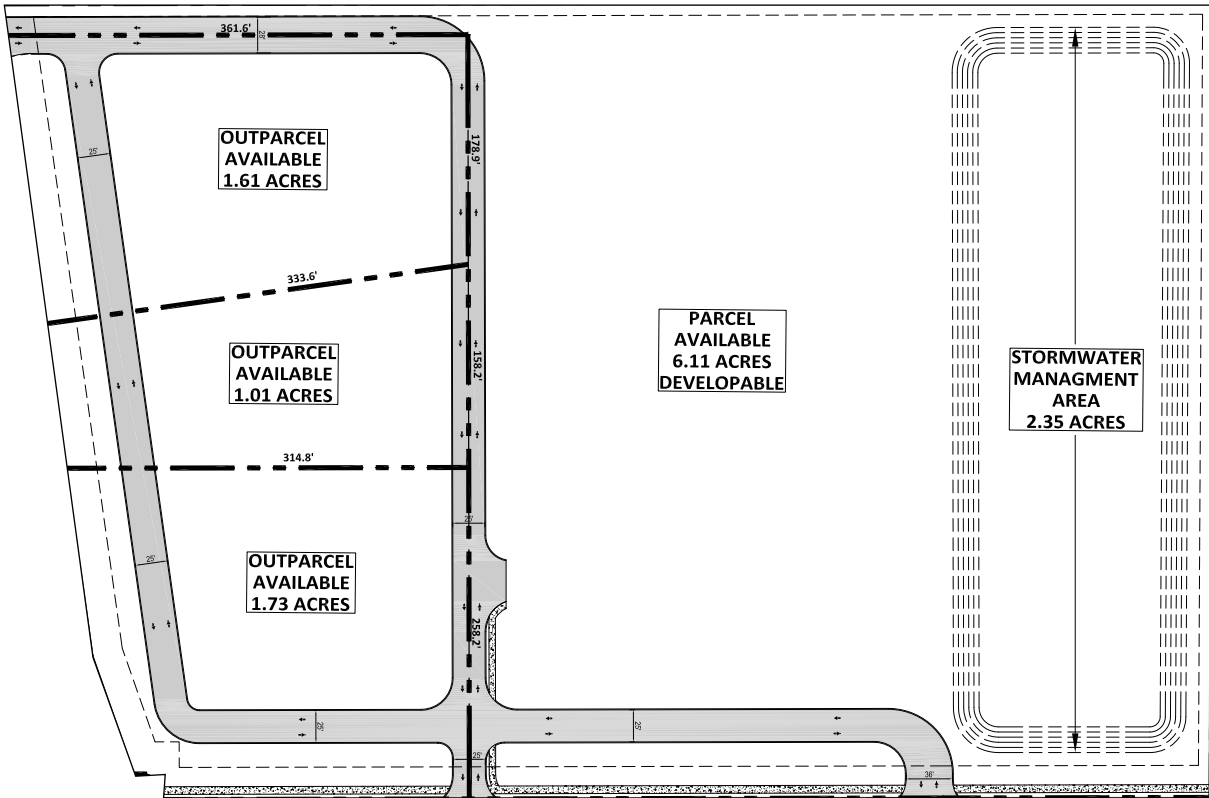
Accelerating success.



SITE PLAN



CONCEPT 1



CONCEPT 2

The map illustrates the Loughman area, a proposed 1,000-unit residential development site. The site is located near the intersection of US-192 and SR-192, with a 55,000 AADT traffic volume. The map shows surrounding communities and their unit counts: Windmill Village (509 units), Bahama Bay (440 units), Pulte Homes (600 units), Pulte Homes Phase II (330 units), Mattamy Homes Phase I (550 units U/C), Mattamy Homes Phase II (400 units), Highland Reserve 900 Home Golf Community, Waterstone Courtyard (96 units), Championsgate Entrance (2.9 miles from site), and Lennar Homes (3 communities, 3200 homes). The map also displays various retail and commercial establishments, including Walmart, Bank of America, Verizon, Lowe's, KFC, Chili's, McDonald's, Taco Bell, Dunkin' Donuts, Subway, Wawa, Domino's, Race Trac, Animal Kingdom, Target, Ross, Dollar Tree, T.J. Maxx, Olive Garden, Five Below, Payless, Flipper's, Sweet Tomatoes, Sprint, Pizzeria Bros, H&R Block, Longhorn, Captain D's, Panera, and many others. The proposed site is marked with a yellow star and labeled 'SITE'.

