



315 Hwy US 17-92 Davenport

315 Hwy US 17-92 N
Davenport, Florida 33837

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PROPERTY INFO:

ANNUAL RENT:

\$13.00/ PER SQ. FT.

PROPERTY ADDRESS:

*315 HWY US 17-92 N
DAVENPORT, FLORIDA 33837*

RENTABLE AREA

213,564 SQ. FT.

315 HWY US 17-92 DAVENPORT

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PROPERTY OVERVIEW

Prime 213,564 SF warehouse space available along US Highway 92 in Davenport. Features include high visibility, easy access to major routes, flexible open layout, and ample parking/loading areas. Perfect for distribution, storage, or light industrial use.

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Premium Warehouse Space Available

Strategically located along **US Highway 92** in Davenport, Florida, this **213,564-square-foot warehouse space** is now available for lease. Ideal for businesses seeking functional and flexible space in a prime location, this property offers unparalleled access and visibility.

Property Highlights:

- **Warehouse (All Buildings) Size:** 213,564 square feet of open, versatile space designed to accommodate various business needs.
- **High Visibility:** Located along a bustling highway with excellent exposure and accessibility.
- **Prime Location:** Easy access to major transportation routes, making it ideal for distribution, storage, or light industrial operations.
- **Functional Layout:** Spacious interior with high ceilings, adaptable to diverse operational requirements.
- **Ample Parking & Loading:** Plenty of room for parking and efficient loading/unloading operations.

This space is perfect for businesses in need of reliable, spacious, and strategically located warehouse facilities. Take advantage of this leasing opportunity in a growing and dynamic market.

PROPERTY PHOTOS



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PROPERTY PHOTOS



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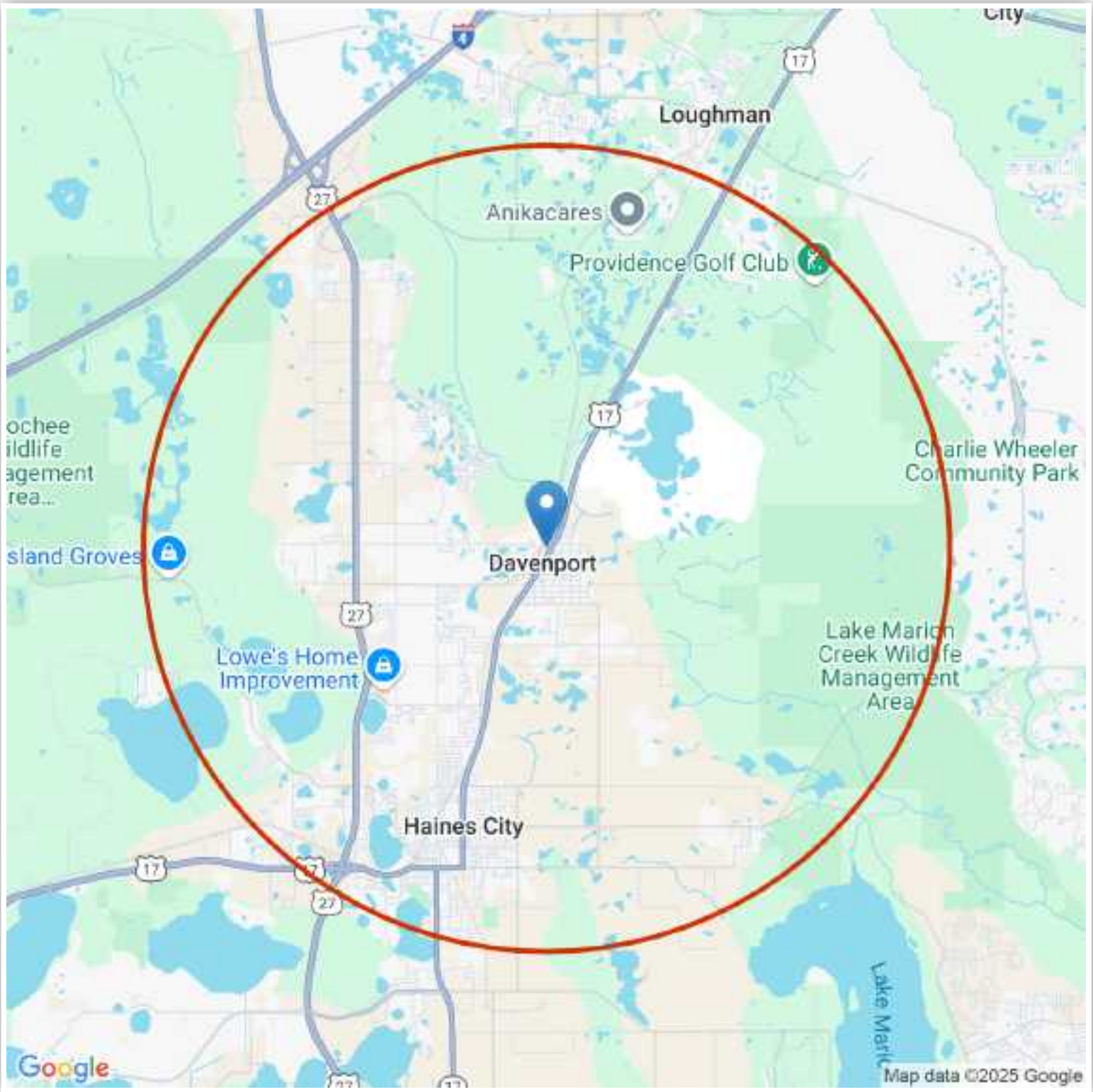
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KEY FACTS



EDUCATION



BUSINESS



EMPLOYMENT



INCOME



Households by Income

The largest group : \$50,000 - \$74,999 (17.06%)
 The smallest group : \$200,000+ (3.62%)

| Indicator | Value(%) | |
|-----------------------|----------|---|
| < \$15,000 | 8.77 | ■ |
| \$15,000 - \$24,999 | 7.84 | ■ |
| \$25,000 - \$34,999 | 10.56 | ■ |
| \$35,000 - \$49,999 | 12.58 | ■ |
| \$50,000 - \$74,999 | 17.06 | ■ |
| \$75,000 - \$99,999 | 16.83 | ■ |
| \$100,000 - \$149,999 | 16.38 | ■ |
| \$150,000 - \$199,999 | 7.16 | ■ |
| \$200,000+ | 3.62 | ■ |



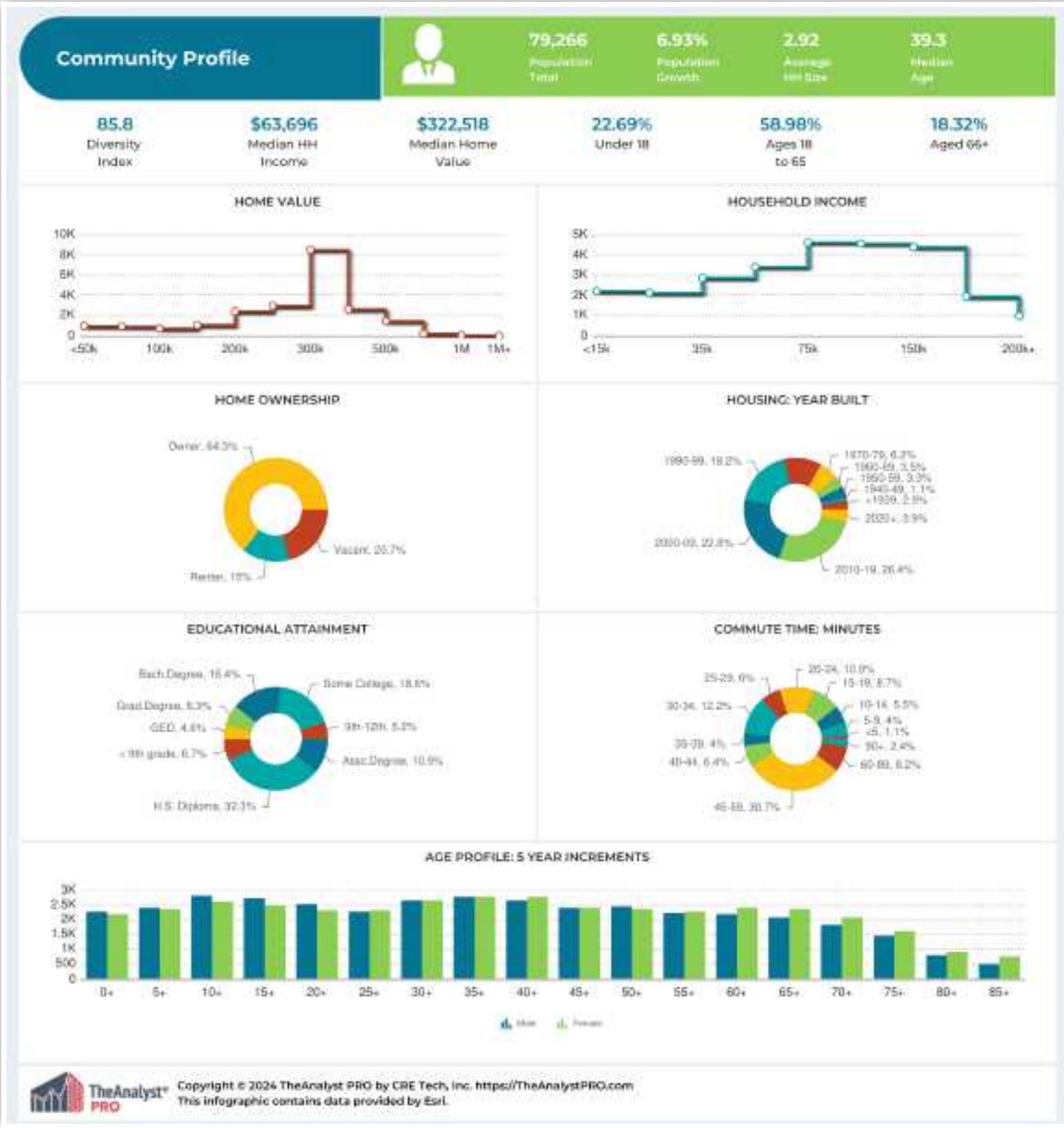
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Lifestyle and Tapestry Segmentation Infographic

LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



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Esri Tapestry Segmentation

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

- | | |
|---|---|
| Segment 1A (Top Tier) | Segment 8C (Bright Young Professionals) |
| Segment 1B (Professional Pride) | Segment 8D (Downtown Melting Pot) |
| Segment 1C (Boomburbs) | Segment 8E (Front Porches) |
| Segment 1D (Savvy Suburbanites) | Segment 8F (Old and Newcomers) |
| Segment 1E (Exurbanites) | Segment 8G (Hardscrabble Road) |
| Segment 2A (Urban Chic) | Segment 9A (Silver & Gold) |
| Segment 2B (Pleasantville) | Segment 9B (Golden Years) |
| Segment 2C (Pacific Heights) | Segment 9C (The Elders) |
| Segment 2D (Enterprising Professionals) | Segment 9D (Senior Escapes) |
| Segment 3A (Laptops and Lattes) | Segment 9E (Retirement Communities) |
| Segment 3B (Metro Renters) | Segment 9F (Social Security Set) |
| Segment 3C (Trendsetters) | Segment 10A (Southern Satellites) |
| Segment 4A (Soccer Moms) | Segment 10B (Rooted Rural) |
| Segment 4B (Home Improvement) | Segment 10C (Diners & Miners) |
| Segment 4C (Middleburg) | Segment 10D (Down the Road) |
| Segment 5A (Comfortable Empty Nesters) | Segment 10E (Rural Bypasses) |
| Segment 5B (In Style) | Segment 11A (City Strivers) |
| Segment 5C (Parks and Rec) | Segment 11B (Young and Restless) |
| Segment 5D (Rustbelt Traditions) | Segment 11C (Metro Fusion) |
| Segment 5E (Midlife Constants) | Segment 11D (Set to Impress) |
| Segment 6A (Green Acres) | Segment 11E (City Commons) |
| Segment 6B (Salt of the Earth) | Segment 12A (Family Foundations) |
| Segment 6C (The Great Outdoors) | Segment 12B (Traditional Living) |
| Segment 6D (Prairie Living) | Segment 12C (Small Town Simplicity) |
| Segment 6E (Rural Resort Dwellers) | Segment 12D (Modest Income Homes) |
| Segment 6F (Heartland Communities) | Segment 13A (International Marketplace) |
| Segment 7A (Up and Coming Families) | Segment 13B (Las Casas) |
| Segment 7B (Urban Villages) | Segment 13C (NeWest Residents) |
| Segment 7C (American Dreamers) | Segment 13D (Fresh Ambitions) |
| Segment 7D (Barrios Urbanos) | Segment 13E (High Rise Renters) |
| Segment 7E (Valley Growers) | Segment 14A (Military Proximity) |
| Segment 7F (Southwestern Families) | Segment 14B (College Towns) |
| Segment 8A (City Lights) | Segment 14C (Dorms to Diplomas) |
| Segment 8B (Emerald City) | Segment 15 (Unclassified) |



Tom Myers
Agent

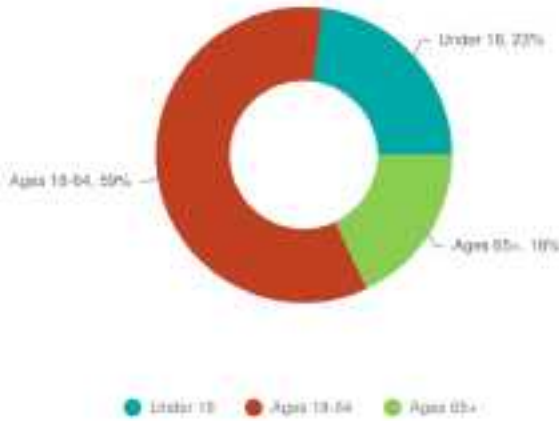
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POPULATION TRENDS AND KEY INDICATORS
 5 Miles Ring

| | | |
|-----------------------------------|--|---------------------------------------|
| 79,266 Population | 27,053 Households | 39.3 Median Age |
| 2.92 Avg Size Household | \$63,696 Median Household Income | \$322,518 Median Home Value |
| 65 Wealth Index | 79 Housing Affordability | 85.8 Diversity Index |

POPULATION BY AGE



POPULATION BY GENERATION

| | | |
|---|--|--|
| 4.45% Greatest Gen: Born 1945/Earlier | 19.7% Baby Boomer: Born 1946 to 1964 | 19.27% Generation X: Born 1965 to 1980 |
| 24.02% Millennial: Born 1981 to 1996 | 23.31% Generation Z: Born 1999 to 2016 | 9.24% Alpha: Born 2017 to Present |

HISTORICAL & FORECAST POPULATION

2019-2024
Historic Growth Rate

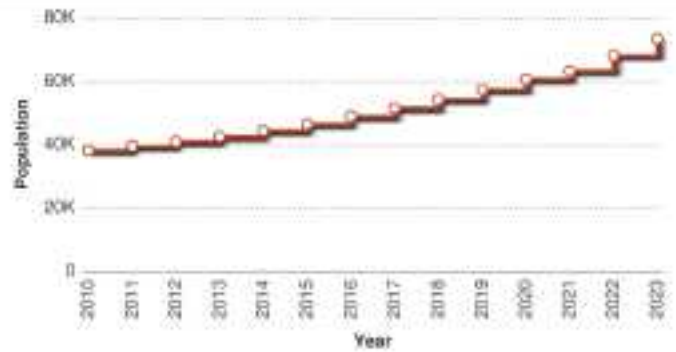
6.93%

2024-2029
Forecasted Growth Rate

3.19%

92,839 Household Population

1,184 Population Density



DAYTIME POPULATION

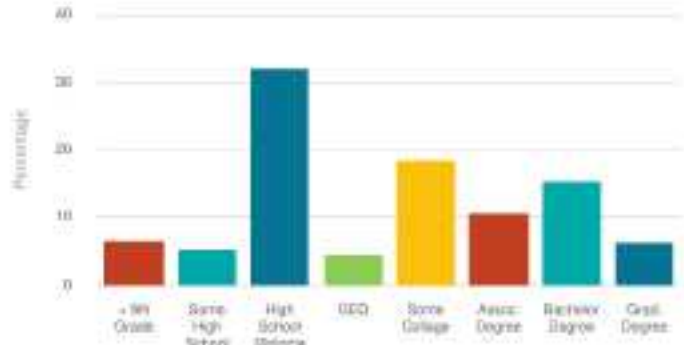
62,422
2024 Total Daytime Population

47,770
2024 Daytime Pop: Residents

14,652
2024 Daytime Pop: Workers

795
2024 Daytime Pop Density

POPULATION BY EDUCATION



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AREA LOCATION MAP



315 Hwy US 17-92 Davenport 315 Hwy US 17-92 N, Davenport, Florida, 33837



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AERIAL ANNOTATION MAP



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