

Premier Medical, Office & Retail Space

7835 Osceola Polk Line Road, Davenport, FL 33896

20,000 SF Available

May 1, 2027

90 Parking Spaces

Unprecedented Healthcare & Professional Demand

Central Florida's Medical Real Estate Boom

6.6%

Low Vacancy: Orlando medical office vacancy at just **6.6%**.

92.7%

High Occupancy: Reaching cyclical highs of **92.7%**.

3000+

Population Driver: **300,000+** new Florida residents in 2024.







4000

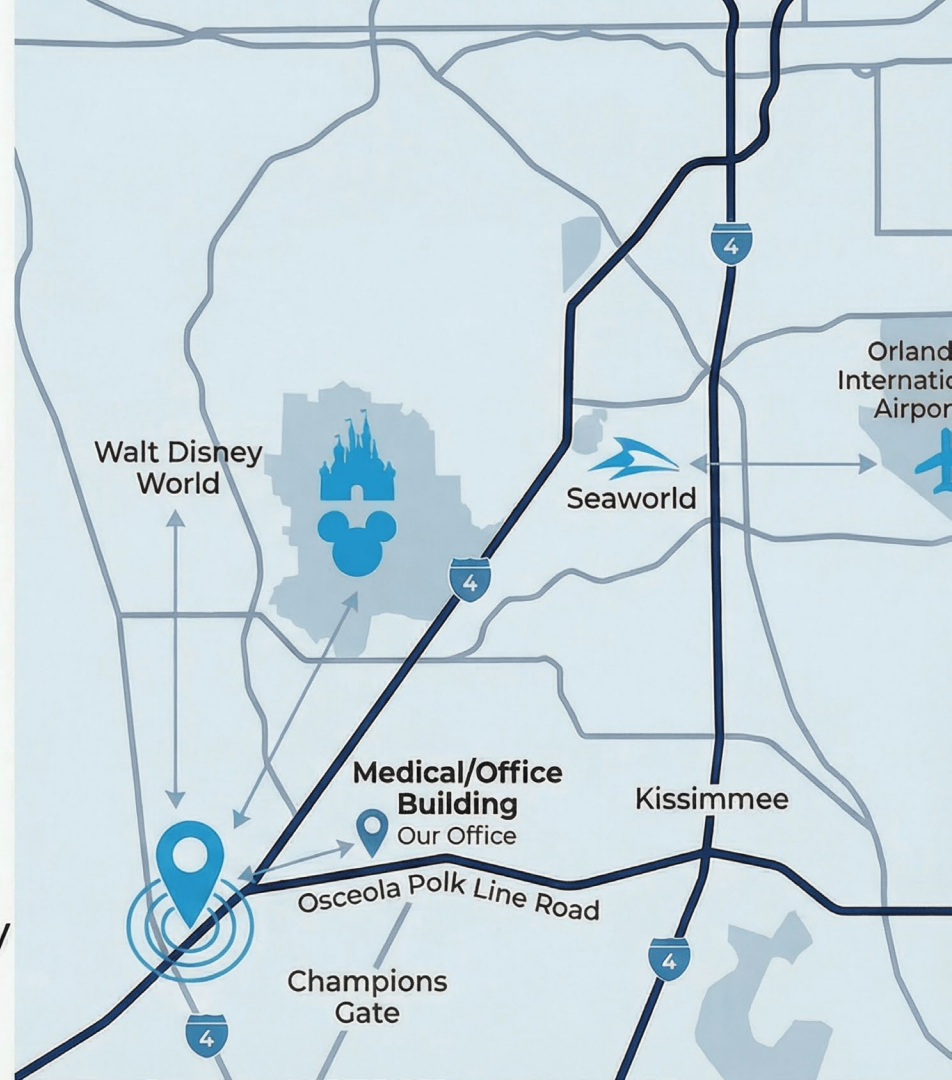
Major Expansion: **Billions invested by Orlando Health & AdventHealth.**



Strategic Location & Accessibility

Unmatched Patient & Customer Reach

-  I-4 Access: Immediate access at Champions Gate Exit 58 
-  Disney World: **15 Minutes**
-  Orlando Intl Airport: **40 Minutes**
-  Commuter Rail: **7 Minutes** (Poinciana Station)
-  Traffic: 32,000 ADT with High visibility fronting Osceola Polk Line Road





Professional Building Specifications

Optimized for Medical, Office & Retail



Available Space: **20,000** Square Feet



Availability Date: May 1, 2027



Parking: **90** Spaces
(Generous 4.5/1,000 SF Ratio)



Building Type: Modern Two-Story
Professional Office



Current Tenants: D.R. Horton, DHI Title,
ACE Hospitality

THRIVING RETAIL ECOSYSTEM

70+ Businesses Within a 2-Mile Radius

- **MAJOR ANCHORS:** Target, BJ's Wholesale, Best Buy, Dick's Sporting Goods (Posner Park).
- **DINING & LIFESTYLE:** First Watch, Panera, Chipotle, Starbucks, Miller's Ale House, McDonald's, Taco Bell, Wendy's, WaWa Longhorn, Olive Garden, Texas RoadHouse.
- **IMMEDIATE VICINITY:** Publix, Aldi, Wells Fargo, Walgreens, CVS, 7-Eleven
- **SERVICE MIX:** Medical, Banking, Beauty, & Wellness.



Established Professional Presence

Validating Location for Quality Tenants



D.R. Horton Orlando West Division

Fortune 500 homebuilder corporate offices



DHI Title Agency

Real estate title & closing services



ACE Hospitality (VStays)

Vacation rental management



DHI Mortgage

Mortgage brokerage services



Citicommunities, LLC

Real estate development



Medical Office Market Fundamentals

Stability, Growth & Premium Returns



Defensive Asset Class

Recession-resistant with essential services



Superior Stability

6.6% Vacancy (Orlando) vs. Traditional Office



High Retention

>80% Tenant Renewal Rates



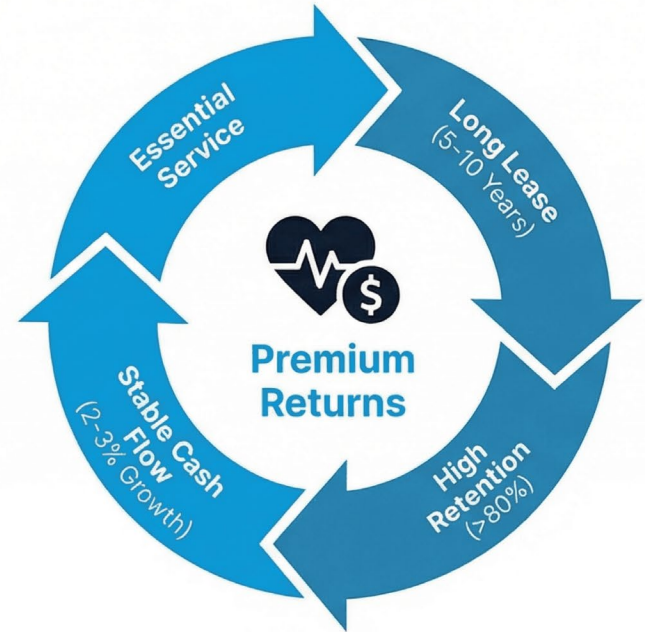
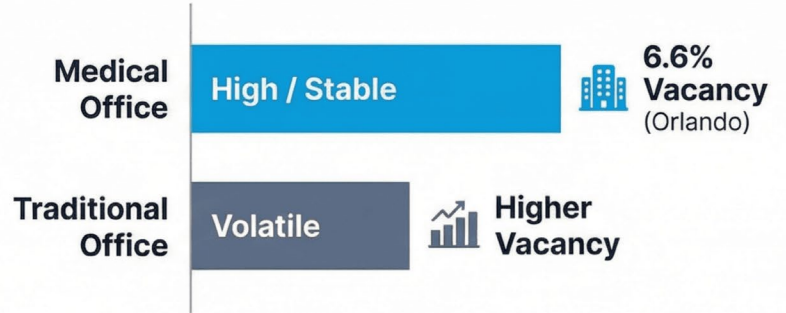
Steady Growth

2-3% Annual Rent Increases



Long-Term Leases

5-10 Year Commitments Typical



Champions Gate Growth Corridor

Florida's Premier Mixed-Use
Growth Market

Key Growth Drivers



Master-Planned Communities: Attracting affluent families & professionals.



Resort Lifestyle: Championship golf courses & luxury amenities.



Tourism Magnet: Major hotels driving year-round visitor traffic.



Strategic Hub: Ideally positioned between Orlando & Tampa located close to Disney and 1/4 mile from Interstate 5 and Exit 58 interchange



Flexible Space Configuration

Accommodates Diverse Medical & Professional Uses

Ideal Tenant Profiles

- **Medical:** Primary Care, Specialty Clinics, Dental, Urgent Care.
- **Professional:** Legal, Financial, Insurance, Consulting.
- **Retail:** Health & Wellness, Specialty Services.

Space Advantages

- **Adaptable Layouts:** Customizable floor plans.
- **Premium Infrastructure:** Modern finishes & natural light.
- **Parking:** Generous 4.5 spaces per 1,000 SF.



Strategic Availability Timing

Optimizing the Path to Occupancy (May 1, 2027)

Customization

- Advance planning allows for tailored Tenant Improvements (TI).

Strategic Alignment

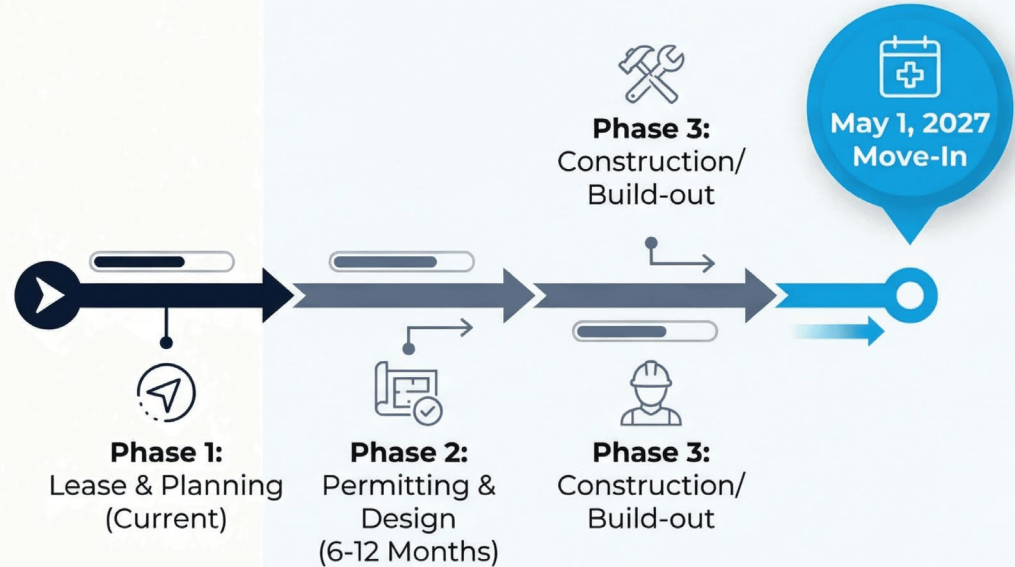
- Coordinate move-in with business expansion cycles.

Regulatory Buffer

- Sufficient time for medical permitting & approvals.

Early Security

- Lock in favorable lease terms in a rising market.



Comprehensive Market Analysis

Supporting Strong Rental Performance



300,000+

NEW RESIDENTS
ANNUALLY (FLORIDA)



6.6%

MEDICAL VACANCY
(ORLANDO MARKET -
EXCEPTIONALLY LOW)



92.7%

OCCUPANCY RATE
(TOP METRO AREAS)



\$30/SF

AVERAGE RENT
(ORLANDO MEDICAL OFFICE)



17%

PROJECTED GROWTH
(2024-2029)

Contact & Next Steps

Secure Your Premier Medical/Office Space Today

Opportunity Summary

- **Location:** 7835 Osceola Polk Line Road, Davenport, FL
- **Space:** 20,000 SF Available
- **Timing:** Available May 1, 2027
- **Parking:** 90 Spaces (4.5/1,000 SF)

Call to Action

- Schedule a Property Tour
- Request Floor Plans & Leasing Terms

Contact Jim Bagley at 407-446-8250 or email jbagley@cityhomes-us.com

