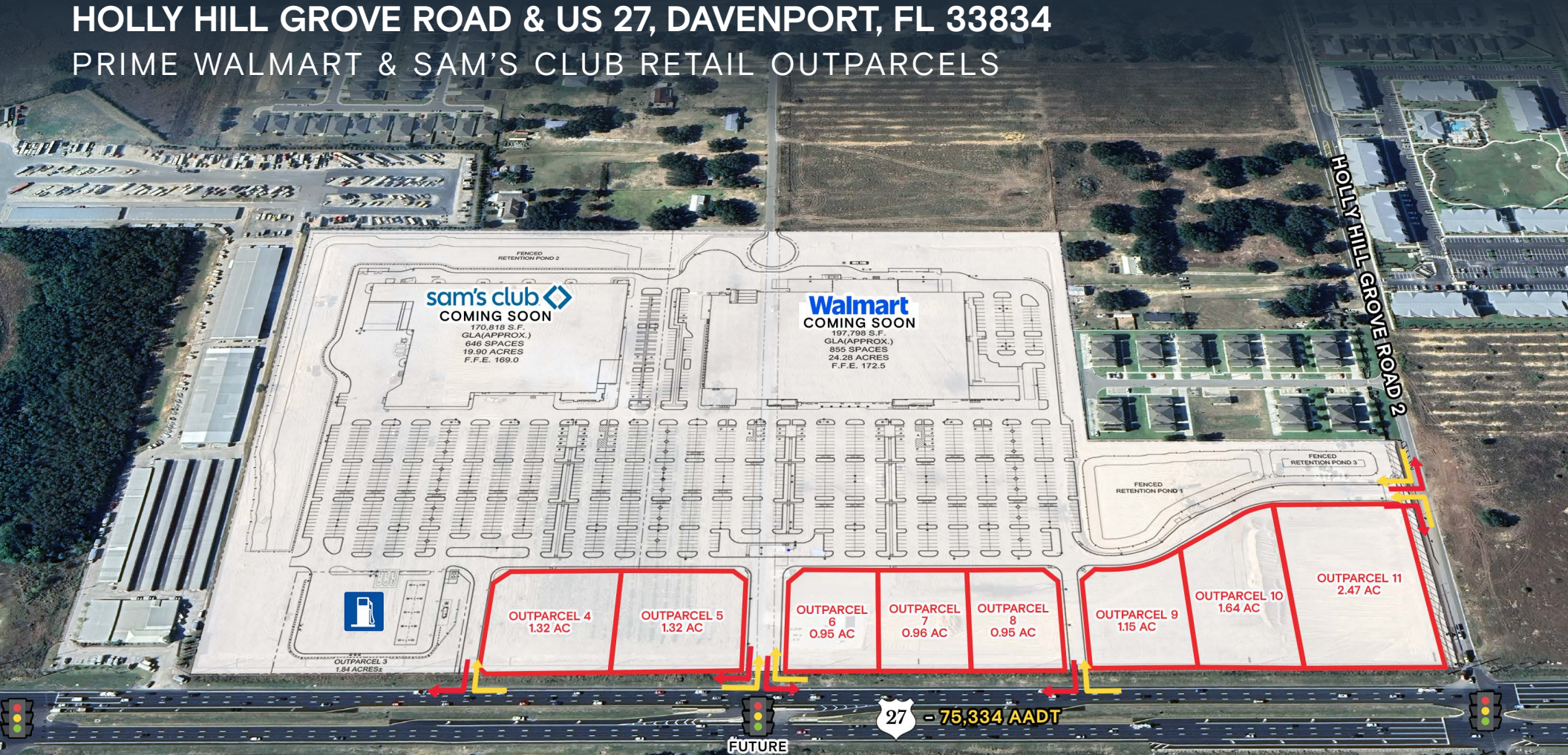


FOR
GROUND
LEASE

8 NEW OUTPARCELS

HOLLY HILL GROVE ROAD & US 27, DAVENPORT, FL 33834
PRIME WALMART & SAM'S CLUB RETAIL OUTPARCELS



EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

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Property Overview

HIGHLIGHTS

- Eight (8) outparcels for ground lease on US Hwy 27 in front of Walmart and Sam's Club (coming soon)
- Heavy Traffic Counts (75,334 AADT) on US Hwy 27!
- New traffic signal
- Located in one of the fastest growing housing markets in the United States
- Seeking National and Regional ground lease users



Rapid Population Growth

Davenport has come a long way since the days when orange groves dominated its landscape. As housing costs have risen exponentially in Tampa and Orlando, the population of Davenport has surged.

Within 3 miles of the subject property there has been a 77% population growth since 2020 and it is projected to rise another 88% in the next five years.

DRIVE TIME

5 MINUTES

POPULATION	9,811
HOUSEHOLDS	3,755
EMPLOYEES	1,656
AVERAGE HH INCOME	\$86,580

10 MINUTES

POPULATION	48,604
HOUSEHOLDS	17,873
EMPLOYEES	7,717
AVERAGE HH INCOME	\$99,929

15 MINUTES

POPULATION	118,614
HOUSEHOLDS	43,489
EMPLOYEES	19,541
AVERAGE HH INCOME	\$103,879

DISTANCE

1 MILE

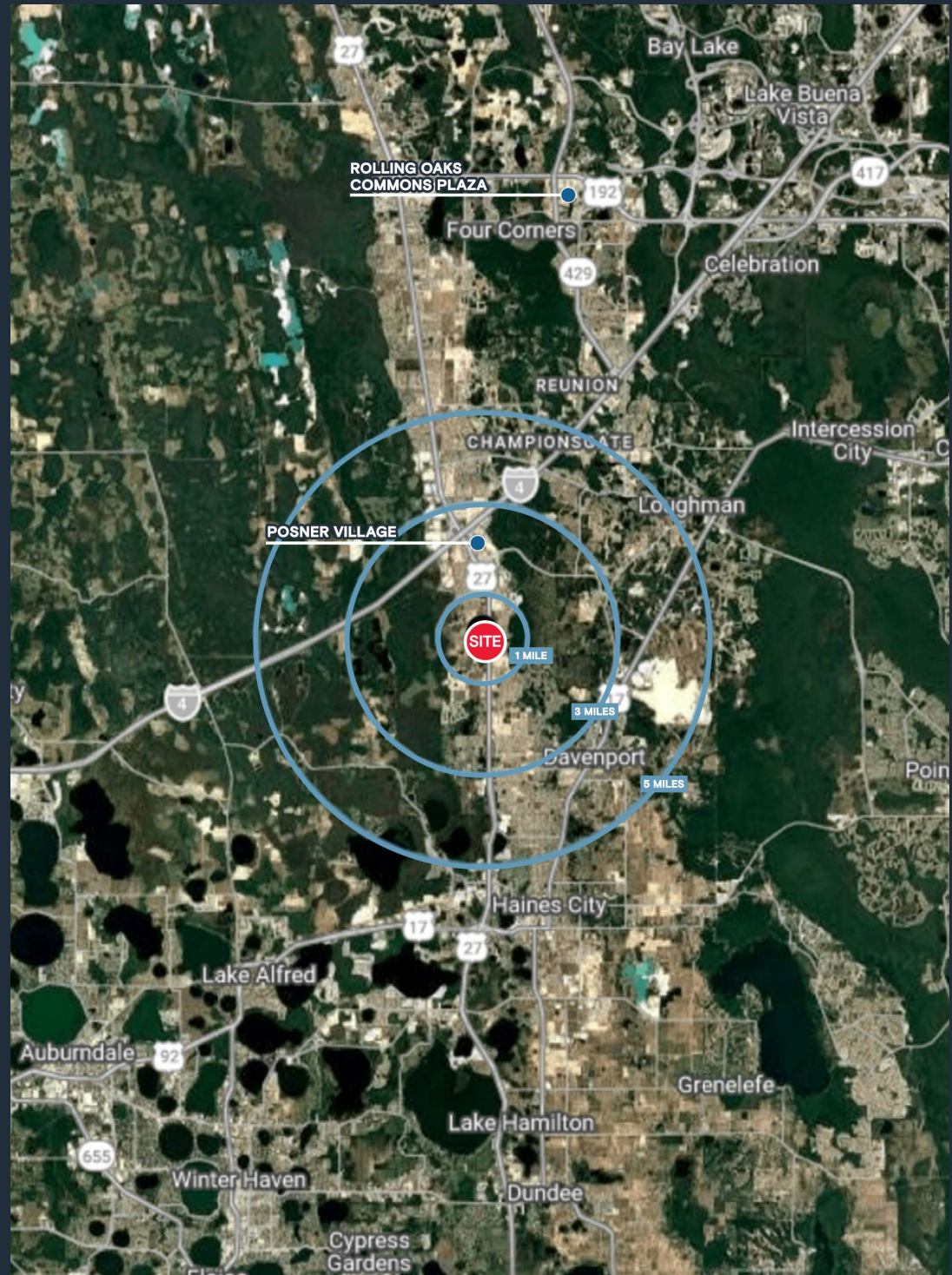
POPULATION	6,692
HOUSEHOLDS	2,374
EMPLOYEES	922
AVERAGE HH INCOME	\$82,280

3 MILES

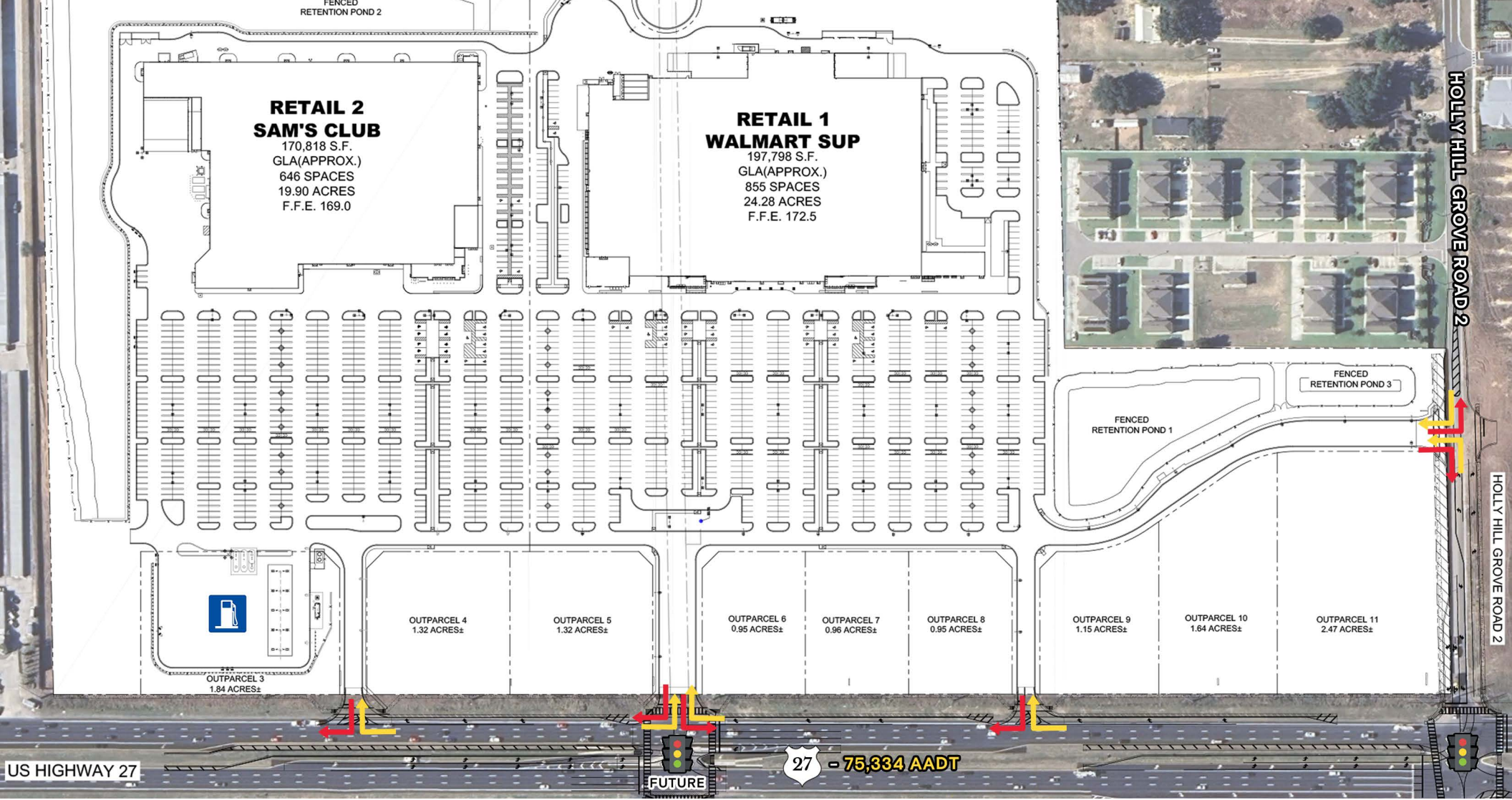
POPULATION	33,573
HOUSEHOLDS	12,478
EMPLOYEES	4,435
AVERAGE HH INCOME	\$92,483

5 MILES

POPULATION	90,349
HOUSEHOLDS	32,593
EMPLOYEES	12,465
AVERAGE HH INCOME	\$100,609



Source: Sitieseer



Tenant Roster

OP 1	Walmart	24.28 AC	OP 5	Available	1.32 AC	OP 9	Available	1.15 AC
OP 2	Sam's Club	19.9 AC	OP 6	Available	0.95 AC	OP 10	Available	1.64 AC
OP 3	Sam's Club Fuel Station	1.84 AC	OP 7	Available	0.96 AC	OP 11	Available	2.47 AC
OP 4	Available	1.32 AC	OP 8	Available	0.95 AC			

DAVENPORT

Centrally located between Tampa and Orlando

11.6K
POPULATION

3.4K
HOUSEHOLDS

5.6K
EMPLOYEES

40.5
AVERAGE COMMUTE TIME

*SOURCE: US CENSUS BUREAU QUICKFACTS



LEGEND

UNDER DEVELOPMENT:

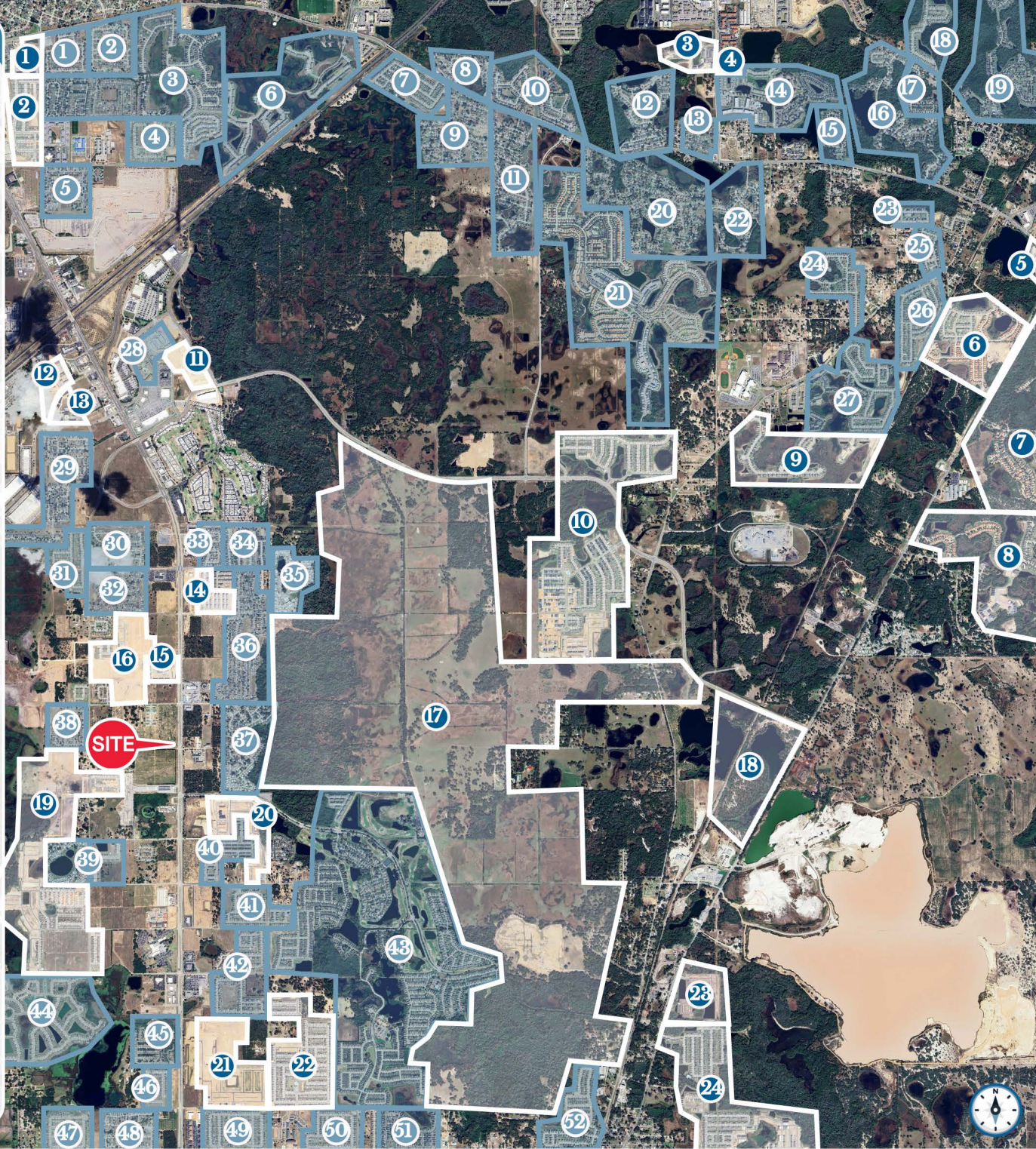
- 1 Ltd. Champions Ridge - 330 Units
 - 2 Belle Haven - 353 Homes
 - 3 The Bradley Lake Wilson - 312 Units
 - 4 Future Residential
 - 5 Pointe Grand - 288 Units
 - 6 Aviana Resort - 190 Homes
 - 7 Providence - 4,000 Homes
 - 8 Watersong - 220 Homes
 - 9 Preservation Pointe - 273 Homes
 - 10 Astonia - 1,338+ Homes
 - 11 Grandview Townhomes - 115 Units
 - 12 Haven @ Davenport - 367 Units
 - 13 Alta Citron - 324 Units
 - 14 RISE Citrus Ridge - 222 Units
 - 15 The Brightly Apartments - 250 Units
 - 16 Brentwood - 972 Homes
 - 17 Ridgewood - 8,565 Homes
 - 18 Pulte Group - 1,300 Homes
 - 19 Cascades - 1,000 Homes
 - 20 Danbury - 238 Homes
 - 21 Hartford Terrace - 500 Homes
 - 22 Forest Lake - 388 Homes
 - 23 Temple Crossings - 202 Units
 - 24 Crosswinds - 272 Homes
- TOTAL = 22,019**

EXISTING DEVELOPMENT:

- 1 Bella Toscana - 170 Homes
- 2 Loma Vista - 150 Homes
- 3 Westhaven - 750 Homes
- 4 Summers Corner - 165 homes
- 5 Dunson Hills - 220 Homes
- 6 The Enclaves at Festival - 163 Homes
- 7 Champions Reserve - 220 Homes
- 8 Bentley Oaks - 90 Homes
- 9 Loma Linda - 229 Homes
- 10 Windwood Bay - 250 Homes
- 11 Briargrove - 275 Homes
- 12 Bridgewater Crossing - 220 Homes
- 13 Robins Rest - 65 Homes
- 14 Towns Center East - 990 Homes

EXISTING DEVELOPMENT:

- 15 Pinewood Country Estates - 85 Homes
 - 16 Thousand Oaks - 200 Homes
 - 17 Cypress Pointe - 69 Homes
 - 18 Tanglewood Preserve - 145 Homes
 - 19 Sandy Ridge - 365 Homes
 - 20 Sunridge Woods - 400 Homes
 - 21 Solterra Resort - 900 Homes
 - 22 Grand Reserve - 105 Homes
 - 23 First Place - 57 Homes
 - 24 Aldea Reserve - 150 Homes
 - 25 Wildflower Ridge - 62 Homes
 - 26 Greenfield Village - 250 Homes
 - 27 Williams Preserve - 250 Homes
 - 28 Posner Park - 602 Units
 - 29 Sunset Ridge - 381 Homes
 - 30 Westbury - 150 Homes
 - 31 Natures Reserve - 110 Homes
 - 32 Regency Place - 140 Homes
 - 33 Royal Palms - 80 Homes
 - 34 Viscay - 88 Homes
 - 35 Citrus Ridge - 459 Homes
 - 36 Royal Ridge - 300 Homes
 - 37 Edgehill - 310 Homes
 - 38 Holly Hill Estates - 134 Homes
 - 39 Emerald Lakes - 108 Homes
 - 40 Madison Place - 346 Homes
 - 41 Carlisle Grand - 758 Homes
 - 42 Bella Nova - 331 Homes
 - 43 Ridgewood Lakes - 1,500 Homes
 - 44 Charles Cove - 736 Homes
 - 45 La Casa Del Sol - 305 Units
 - 46 Lilac Pointe - 78 Homes
 - 47 Redbridge Square - 152 Homes
 - 48 Estates of Lake St Charles - 150 Homes
 - 49 North Ridge Estates - 450 Homes
 - 50 Citrus Landing - 182 Homes
 - 51 Marbella North - 95 Homes
 - 52 Davenport Estates - 250 Homes
- TOTAL = 15,240**





COMING SOON
sam's club
Walmart

SITE

ADVENTHEALTH
HEART OF FLORIDA ER
202 BEDS

COMING SOON
THE HOME DEPOT

POSNER COMMONS
DICK'S SPORTING GOODS
ROSS DRESS FOR LESS
Michaels
PET SMART

POSNER COMMONS
Ashley HOMESTORE
STAPLES
cinépolis
JCPenney
B.A.M. BOOKS-A-MILLION
BEST BUY

POSNER VILLAGE
Marshall's
HomeGoods
Burlington RACK ROOM SHOES
HOBBY LOBBY
ULTA
bealls
FIRST WATCH
FIVE BELOW

27
60,000 AADT

4
104,000 AADT

27
75,334 AADT

17
22,500 AADT

OSCEOLA POLK LINE ROAD - 19,300 AADT

RONALD REAGAN PARKWAY - 29,500 AADT



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The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 06.15.26

