



103 N Escambia Davenport

*103 N Escambia Avenue
Davenport, Florida 33837*

Contact:

Tom Myers

Agent

Phone : 7604841560

License: SL3443410

Email : tom@c21myerscommercial.com

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COMMERCIAL.

103 N ESCAMBIA DAVENPORT

PROPERTY INFO:

PURCHASE PRICE:

\$599,000.00

PROPERTY ADDRESS:

*103 N ESCAMBIA AVENUE
DAVENPORT, FLORIDA 33837*

PROPERTY SIZE

3,445 SQ. FT.

LAND SIZE

0.62 ACRES

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PROPERTY OVERVIEW

Exceptional investment opportunity in the heart of downtown Davenport! This professional two-building office complex sits on 0.62 acres and offers 4,041 total square feet, with 3,445 square feet of heated space. Originally built in 1965, the property features off-street parking and excellent visibility.

The complex includes:

- Building 1: Currently used as a medical facility
- Building 2: Functional office space, ideal for professional services

Zoned for professional use, this well-located property offers flexibility for owner-users or investors. With continued growth in the area, this is a prime location to establish or expand your presence.

Conveniently located near city offices, dining, and major roadways.

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103 N Escambia Avenue, Davenport, Florida, 33837

DETAILED PROPERTY DESCRIPTION



FOR SALE – OFFICE/MEDICAL COMPLEX

103 N Escambia Ave | Davenport, FL 33837

? Two-Building Office Complex in the Heart of Downtown Davenport

Take advantage of this exceptional opportunity to own a highly visible, versatile commercial property located in the rapidly growing city of Davenport. Positioned just off U.S. Highway 17-92 and minutes from I-4, this professional complex is ideal for medical, legal, or general office use.

PROPERTY HIGHLIGHTS:

- ? **4,041 Total Sq Ft | 3,445 Heated Sq Ft**
 - ? **Building 1:** Active Medical Facility
 - ? **Building 2:** Executive Office Space
 - ?? Built in **1965**
 - ? **Off-Street Parking**
 - ? **0.62 Acres** – Spacious Lot in Prime Location
 - ?? Zoned for Professional Use
 - ? Excellent Downtown Visibility & Access
-

WHY INVEST HERE?

- Strategic location in downtown Davenport
 - High growth area in Polk County
 - Great potential for owner-users or investors
 - Flexible space suitable for a range of professional uses
 - Surrounded by city offices, restaurants, and residential growth
-

? Schedule a private tour today and explore the possibilities this unique property has to offer!

For more information, contact your real estate professional.

PROPERTY PHOTOS



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PROPERTY PHOTOS



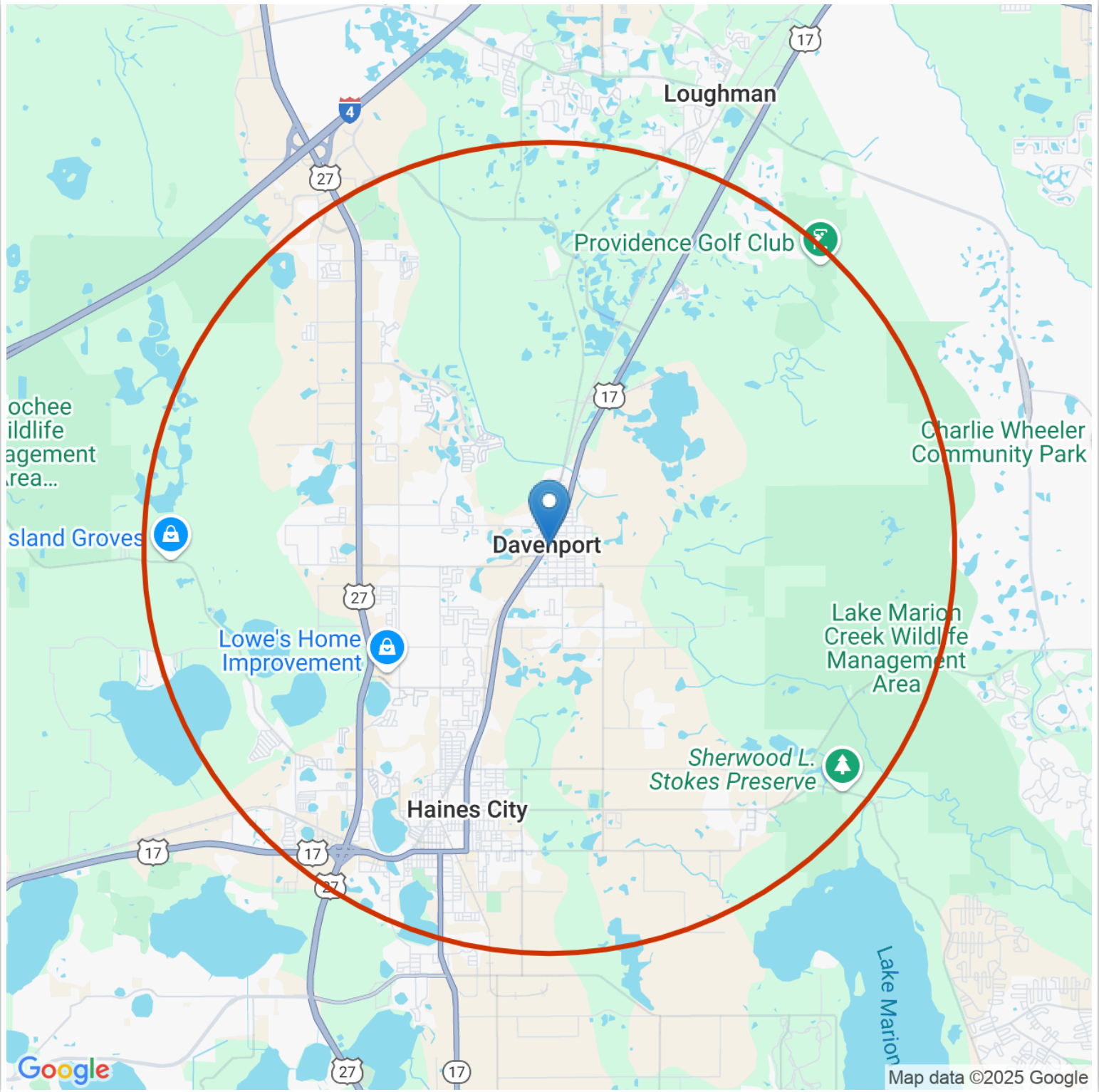
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LOCATION/STUDY AREA MAP (RING: 5 MILE RADIUS)



Tom Myers
Agent

CENTURY 21 Myers Realty
Phone: 7604841560
License: SL3443410
Email: tom@c21myerscommercial.com
C21MyersCommercial.com
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INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)

KEY FACTS

80,160

Population

39.3 Median Age

2.91

Average Household Size

20,639

Total Households

EDUCATION

5.27%

No High School Diploma

6.37%

High School Graduate

18.51%

Some College

15.33%

Bachelor's/ Grad

BUSINESS



1,449

Total Businesses



11,847

Total Employees

EMPLOYMENT

2,749

Retail Trade Employees

207

Manufacturing Employees

1,023

Eating & Drinking Employees

523

Finance/Ins/Real Estate Emp

4.2%

Unemployment Rate

INCOME



\$63,300

Median Household Income



\$27,886

Per Capita Income



\$197,267

Median Net Worth

Households by Income

The largest group : \$50,000 - \$74,999 (17.22%) ■

The smallest group : \$200,000+ (3.68%) ■

Indicator	Value(%)	
< \$15,000	8.29	■
\$15,000 - \$24,999	7.81	■
\$25,000 - \$34,999	10.48	■
\$35,000 - \$49,999	12.71	■
\$50,000 - \$74,999	17.22	■
\$75,000 - \$99,999	16.61	■
\$100,000 - \$149,999	16.16	■
\$150,000 - \$199,999	7.04	■
\$200,000+	3.68	■



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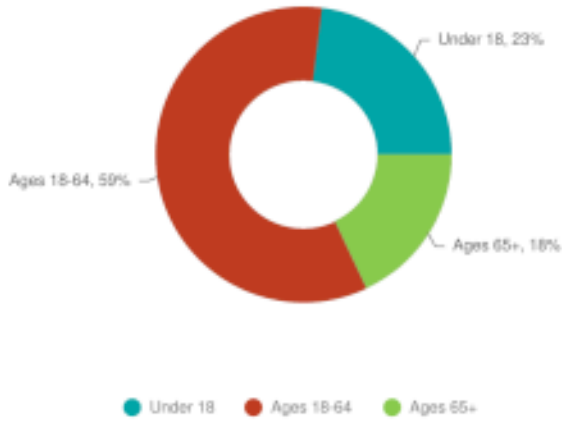
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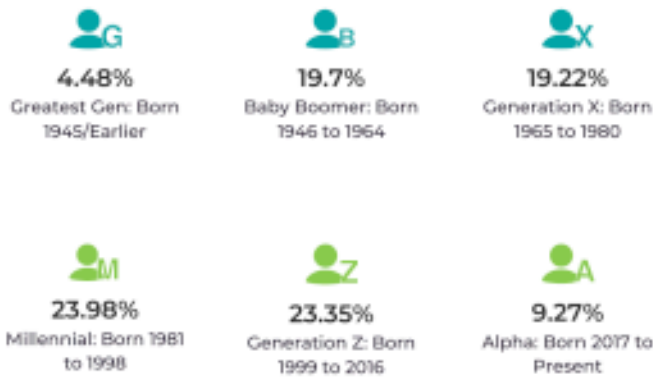
POPULATION TRENDS AND KEY INDICATORS
5 Miles Ring

80,160 Population	27,443 Households	39.3 Median Age
2.91 Avg Size Household	\$63,300 Median Household Income	\$321,843 Median Home Value
65 Wealth Index	79 Housing Affordability	85.9 Diversity Index

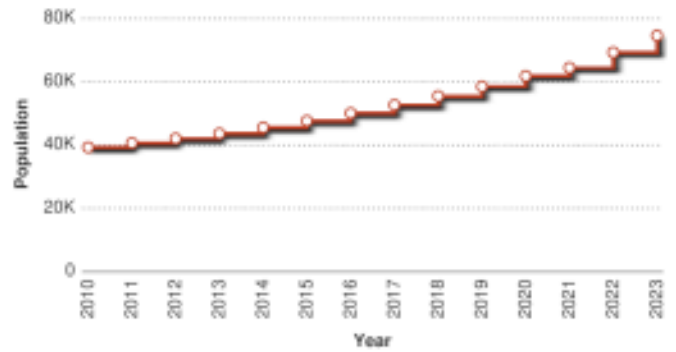
POPULATION BY AGE



POPULATION BY GENERATION



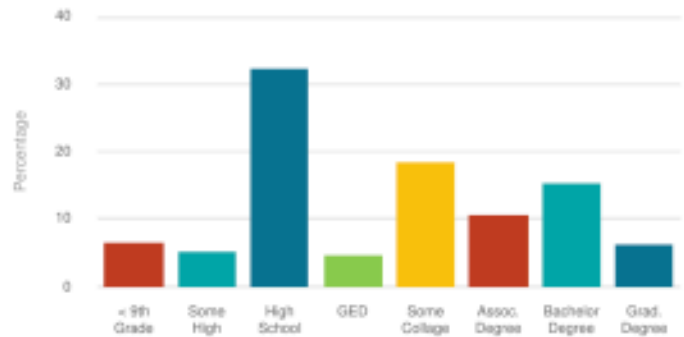
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION

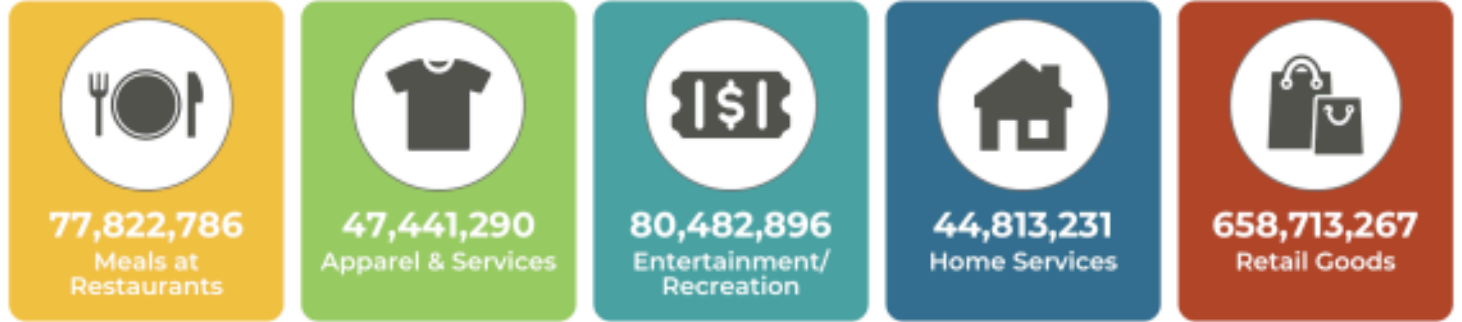


POPULATION BY EDUCATION

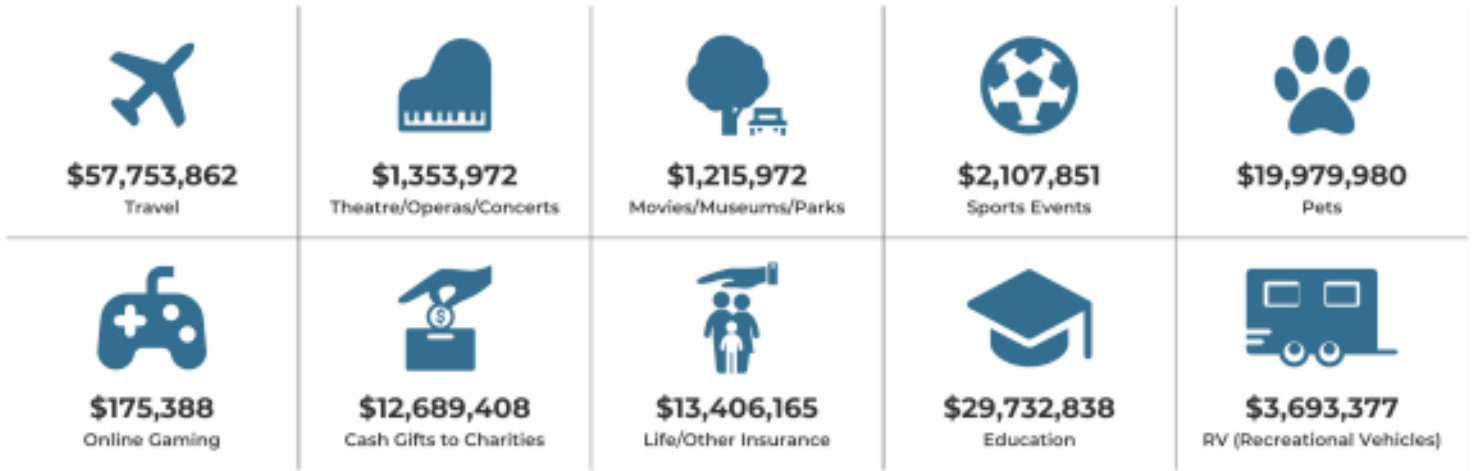


Lifestyle and Tapestry Segmentation Infographic

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) |



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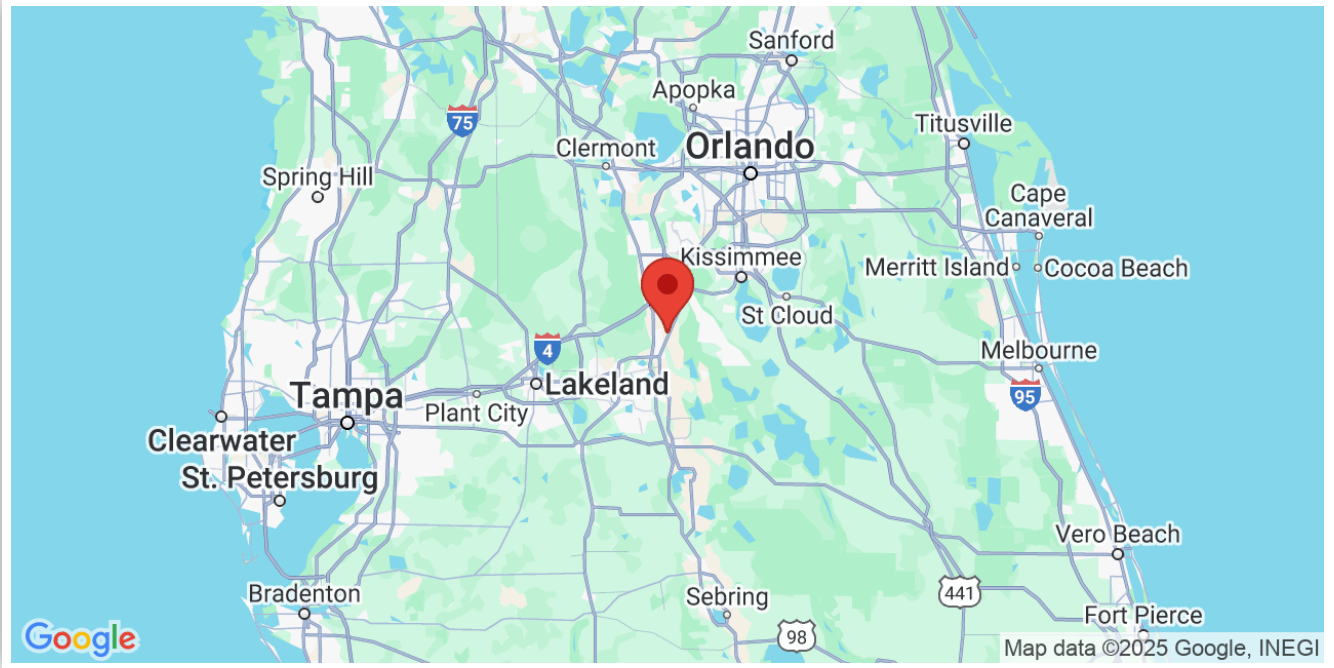
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AREA LOCATION MAP



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Agent

CENTURY 21 Myers Realty
Phone: 7604841560
License: SL344340
Email: tom@c21myerscommercial.com
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AERIAL ANNOTATION MAP



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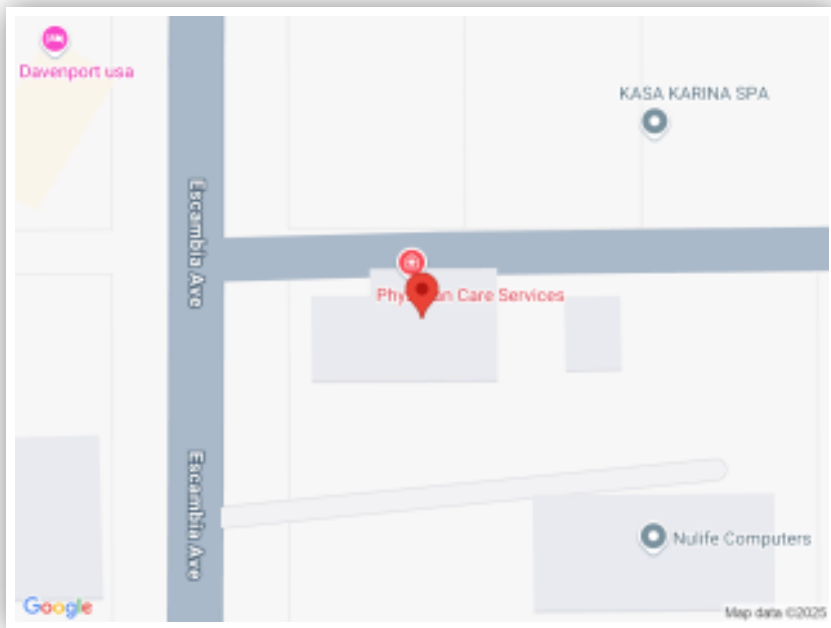
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CENTURY 21 MYERS REALTY

TOM MYERS, AGENT



Tom Myers, Agent

Phone: 7604841560

Email: tom@c21myerscommercial.com

License: SL3443410



7604841560



tom@c21myerscommercial.com



304 E Park St
Auburndale, FL, 33823, United States

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