

17-92 N



SALE / LEASE

WaterSong -2 pads For Lease/Sale

4304 ORANGE COSMOS BLVD

Davenport, FL 33837

PRESENTED BY:

ALI MUSHTAQ

O: 407.982.3976

ali.mushtaq@svn.com

FL #SL3039910

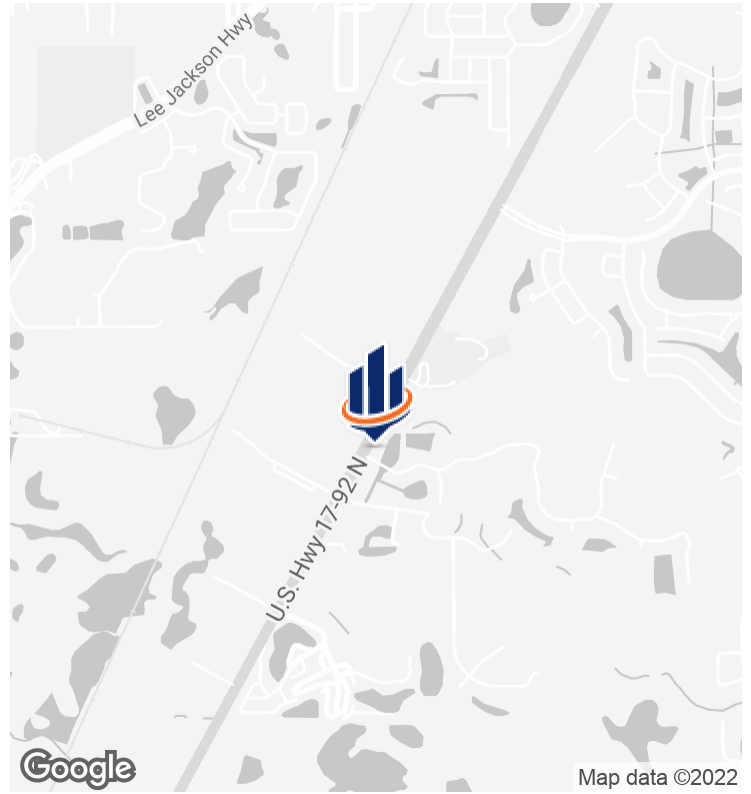
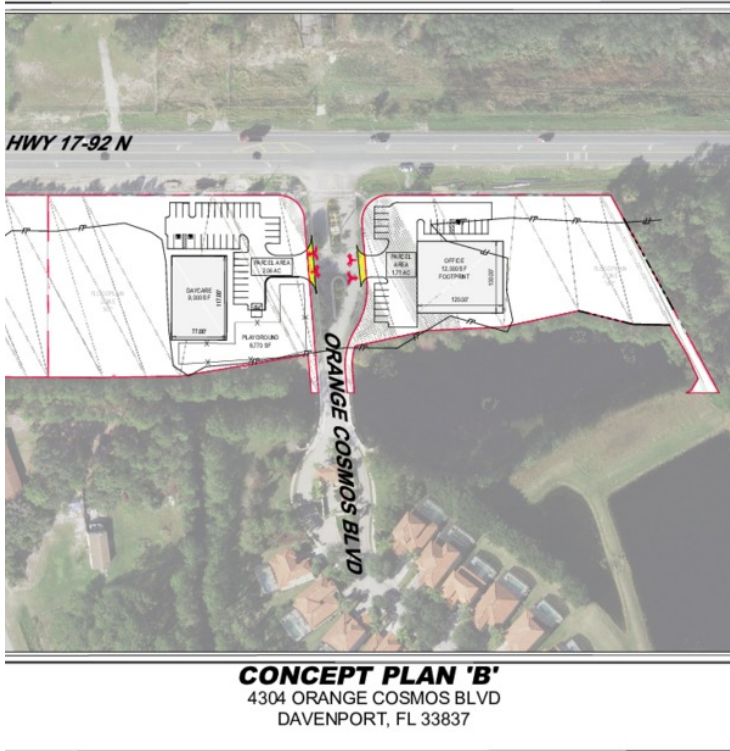
CONCEPT PLAN 'B'

4304 ORANGE COSMOS BLVD

DAVENPORT, FL 33837



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Subject To Offer
LEASE RATE:	Negotiable
AVAILABLE SF:	38,011 - 47,215 SF
LOT SIZE:	3.29 Acres
PRICE / ACRE:	-
ZONING:	Commercial
MARKET:	Davenport
SUBMARKET:	Loughman
APN:	272624706191002110 & 272624706191002120

PROPERTY OVERVIEW

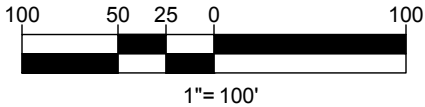
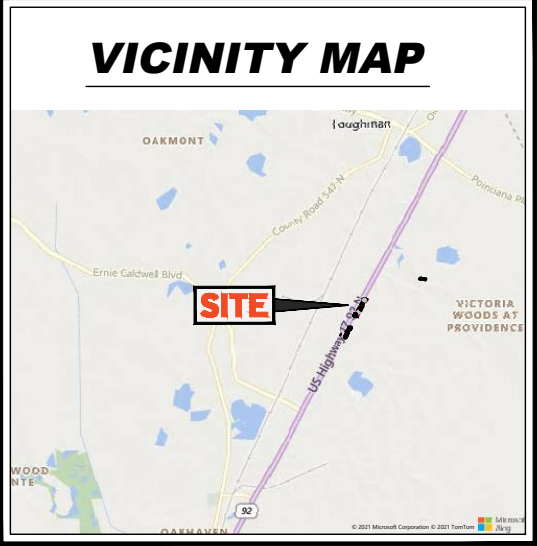
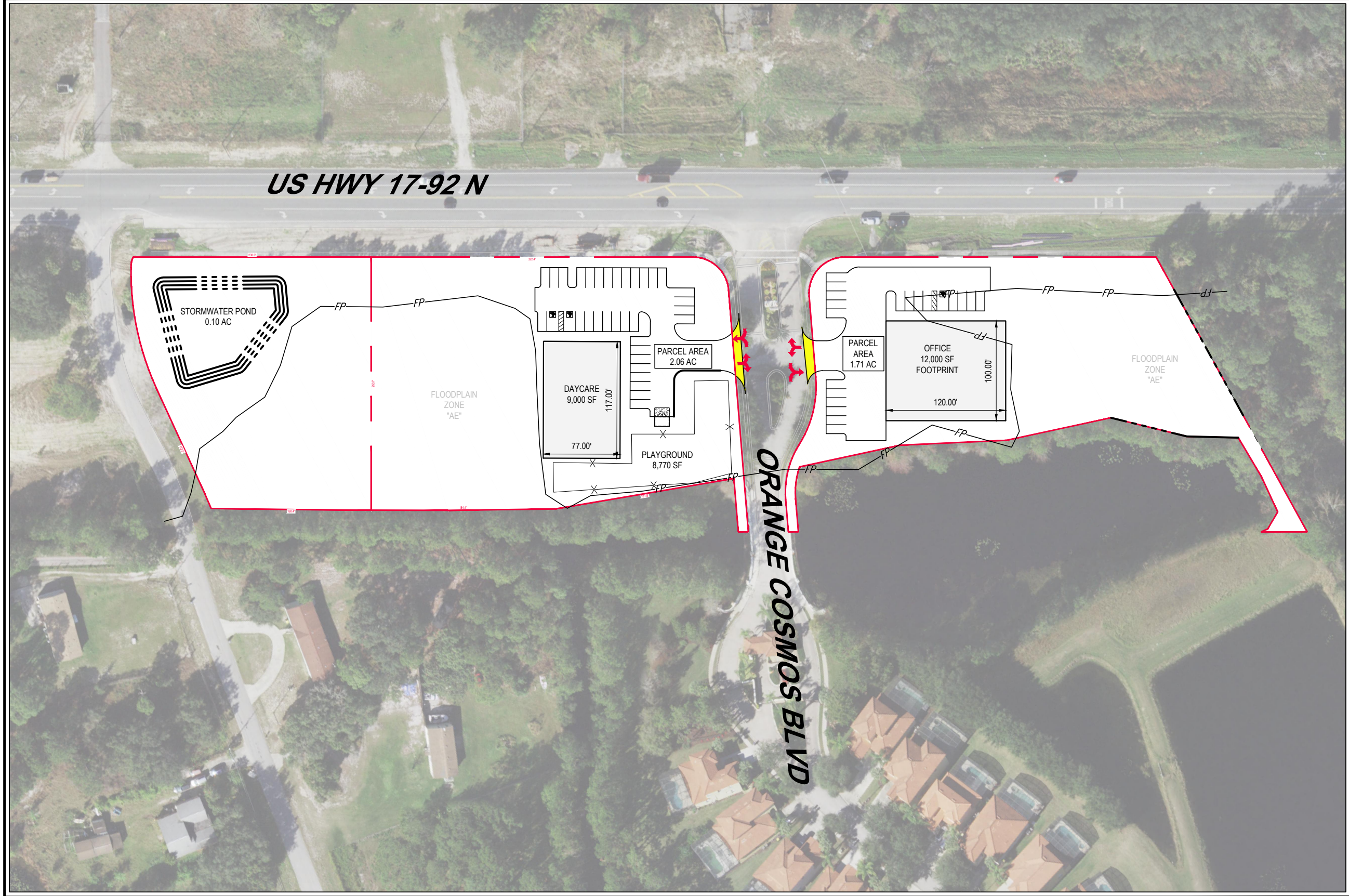
SVN is proud to bring 1st time to market the 2 outparcel pads to WaterSong a community built by Park Square Homes located in Hwy 17-92 & Orange Cosmos Blvd.

north pad # 1 is 47,215(1.083 acre) SF & south Pad #2 is 38,011 SF(.872 acre) net usable.

PROPERTY HIGHLIGHTS

- 1st Time to Market
- Available for Lease or Sale
- 2 Outparcel Pads entrance to WaterSong Community

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BOHLER //

3820 NORTHDAL BLVD., SUITE 300B
 TAMPA, FLORIDA 33624
 Phone: (813) 812-4100
 Fax: (813) 812-4101

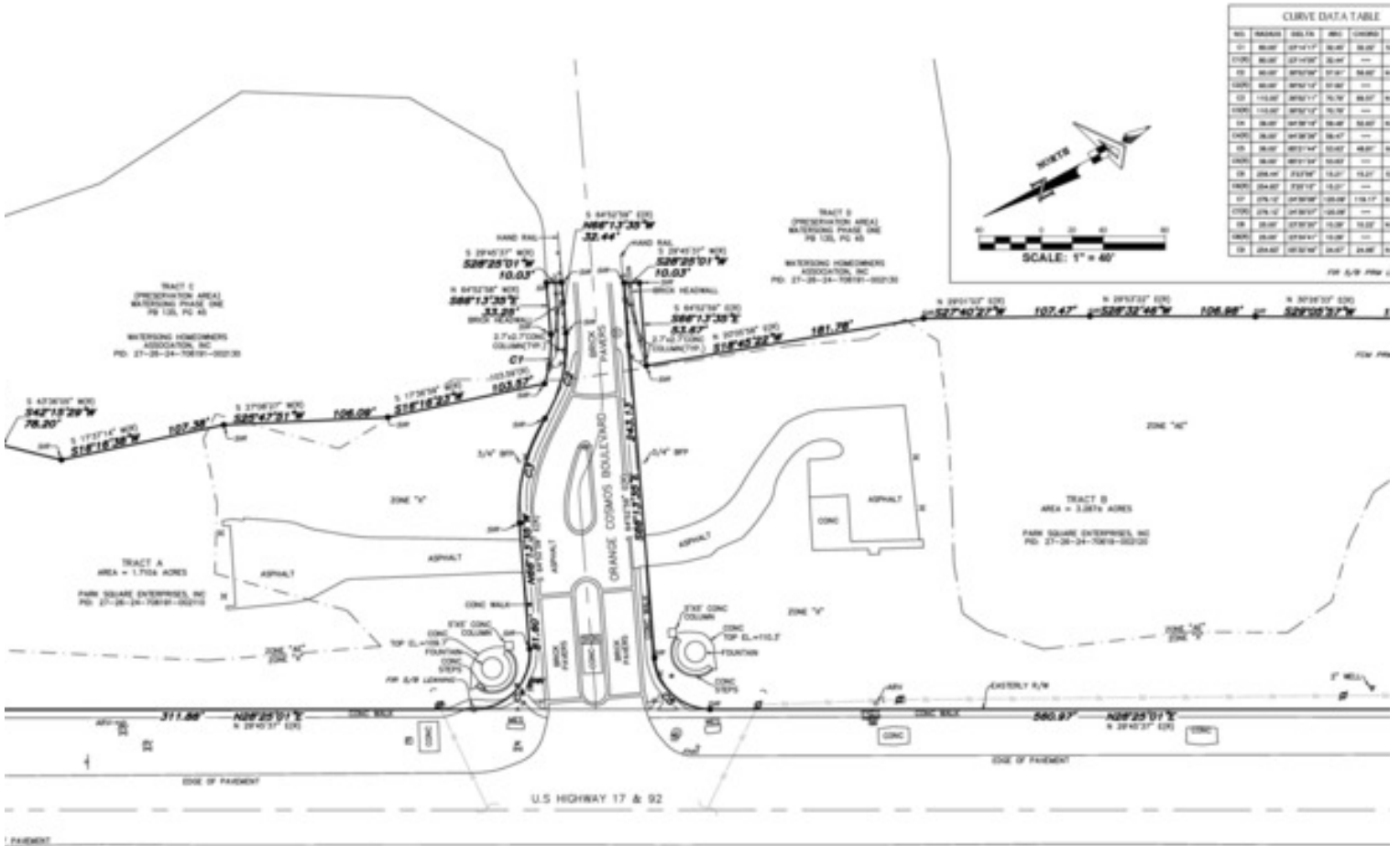
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

CONCEPT PLAN 'B'
 4304 ORANGE COSMOS BLVD
 DAVENPORT, FL 33837

3/30/2022 | JRT | FLT210240 - CPTB - 0

C:\PROGRAMDATA\BOHLER\C3D\2022\TEMP\AC\PUBLISH_10804\FLT210240 - CPTB - 0 - LAYOUT - 11X17

ADDITIONAL PHOTOS



SURVEYOR'S NOTES:

- Current title information on the subject property has not been furnished to GeoPoint Surveying, Inc. at the time of this survey, and is subject to the review and/or extract. GeoPoint Surveying, Inc. makes no representations or warranties pertaining to easements, rights-of-way, set back lines, encroachments, agreements, and other similar matters.
- This survey is limited to above ground visible improvements along and near the boundary lines, except as shown herein, and not marking below the ground was located including, but not limited to foundations (beings), utilities, etc.
- Beatings shown herein are based on the Easement Right-of-way of U.S. Highway 17 & 92, Polk County, Florida, having a GNS bearing of N 29°42'37" E. The Old Bearings as shown herein refer to the State Plane Coordinate System, North America Horizontal Datum of 1983 (NAD 83 2011 Adjustment) for the West Zone of Florida.
- This survey is intended to be displayed at 1" = 40' or smaller.
- Elevations shown herein are based on the North American Vertical Datum of 1988 (NAVD 88) based on National Geodetic Survey Benchmark "A 354", having a published elevation of 13.26 feet (NAVD 88).
- All dimensions, unless otherwise noted, are survey dimensions.
- Additions or Deletions to survey maps or reports by other than the signing party or parties is prohibited without the written consent of the signing party or parties.
- The subject parcel lies in Flood Zone "V" and "AE", according to Flood Insurance Rate Map, Map No. 12109C02001 for Polk County, Community No. 10001, dated December 22, 2019 and issued by the Federal Emergency Management Agency. Lines shown hereon have been digitally reworked from 201908 datasets information supplied by the FEMA Map Service Center (https://msc.fema.gov).
- Use of this survey for purposes other than intended, without written verification, will be at the user's sole risk and without liability to the surveyor. Nothing herein shall be construed to give any rights or benefits to anyone other than those certified to.
- On this drawing, surveyor means to state or declare a professional opinion of conditions regarding these findings or facts which are the subject of the certification and does not constitute a warranty or guarantee, either implied or expressed. This certification is only for the lands as described. This certification is not a certificate of title, easements, zoning, or freedom of encumbrances.

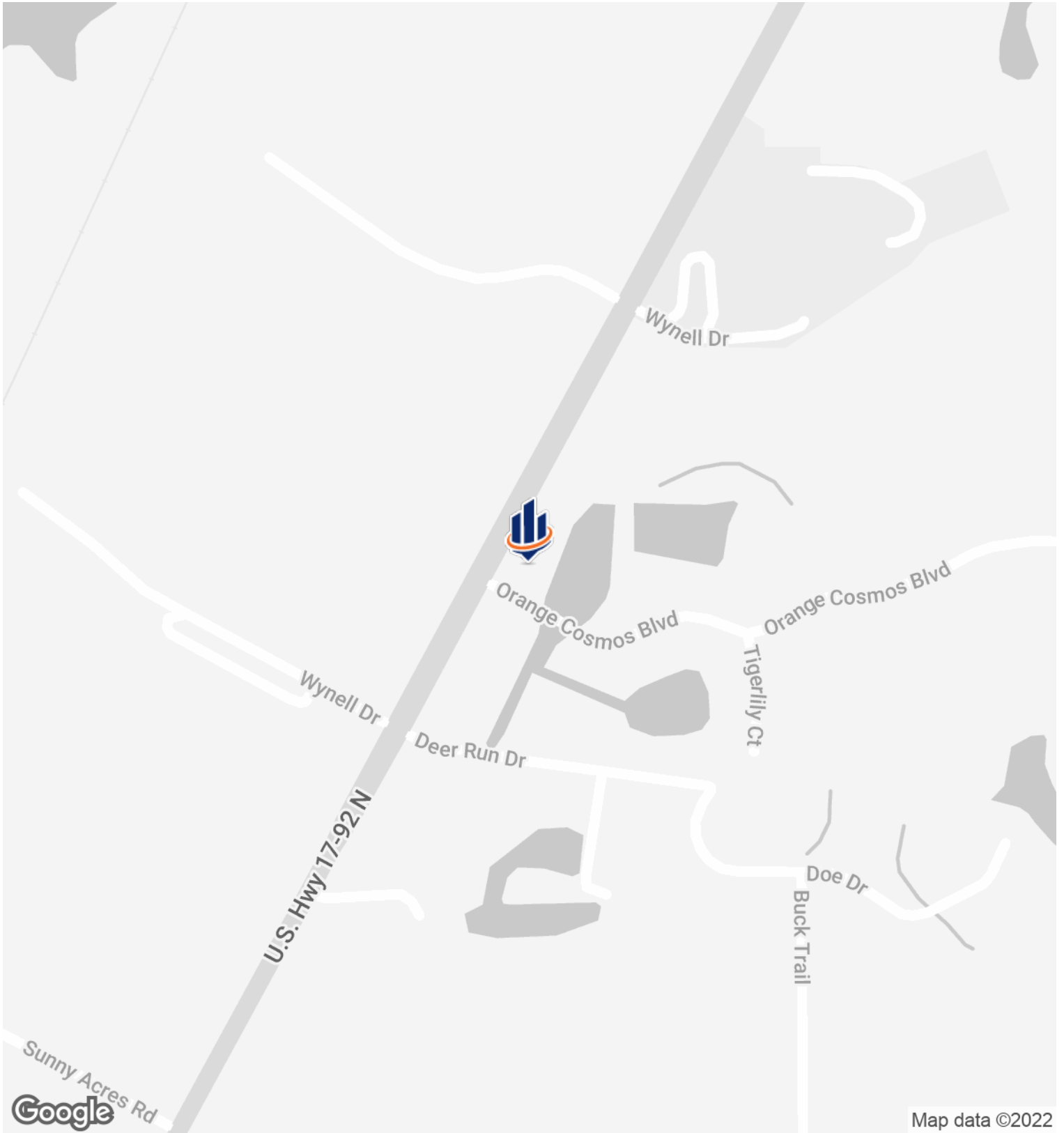
LEGEND

- | | |
|---|---|
| <ul style="list-style-type: none"> OR Official Records Book RD Recorded Date FB Flag Book PL Plat LP Licensed Professional LS Licensed Surveyor FR Found Iron Nail & Cap FR Found Iron Nail & Cap FCM Found Concrete Monument SB Set 1/2" Iron Rod SETTING SM Set 1/2" Iron Rod SETTING RM Permanent Reference Monument RD Parcel Identification Number RF Back Flag Reference RF All Reference Mark ME Mailed End Section CM Damaged Water Pipe RP Reinforced Concrete Pipe CCMC Concrete EL/ELEV Elevation DR Detail | <ul style="list-style-type: none"> Buried Fiber Optic Warning Marker Fiber Optic Marker Mail Box Sign Cemetery Marker Monument Telephone Pole/Marker Tap Marker Fiber Optic Marker Water Meter Buried Gas Warning Marker Light Pole Flood/Landscape Light Resistor Water Valve Overhead Utility Line Top of Bench Line |
|---|---|

PROJECT, Boundary & Topographic Survey POLK, Surveying, L.L.C. & S. OWNER: MNC, DATE: 06/15/21, DRAWN BY: JCL CHECKED BY: JCL, FIELD BOOK: 2021-001 DATE: 06/15/21, PROJECT NO: 2021-001	SURVEYOR'S CERTIFICATION I DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY SUPERVISION AND WITHIN THE SCOPE OF MY PRACTICE AND IS IN ACCORD WITH THE STANDARDS OF PRACTICE ESTABLISHED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS STATED IN RULES 12A-17.001-12A-17.002 AND 12A-17.003, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 463.017, FLORIDA STATUTES.	DATE OF LAST FIELD SURVEY: May 26, 2021	Boundary and Topographic Survey PREP: Park Square LOG: Section 24, Town of Polk Co
J. D. FRENCH SURVEYOR LICENSE NO. 157801	NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEALED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER		

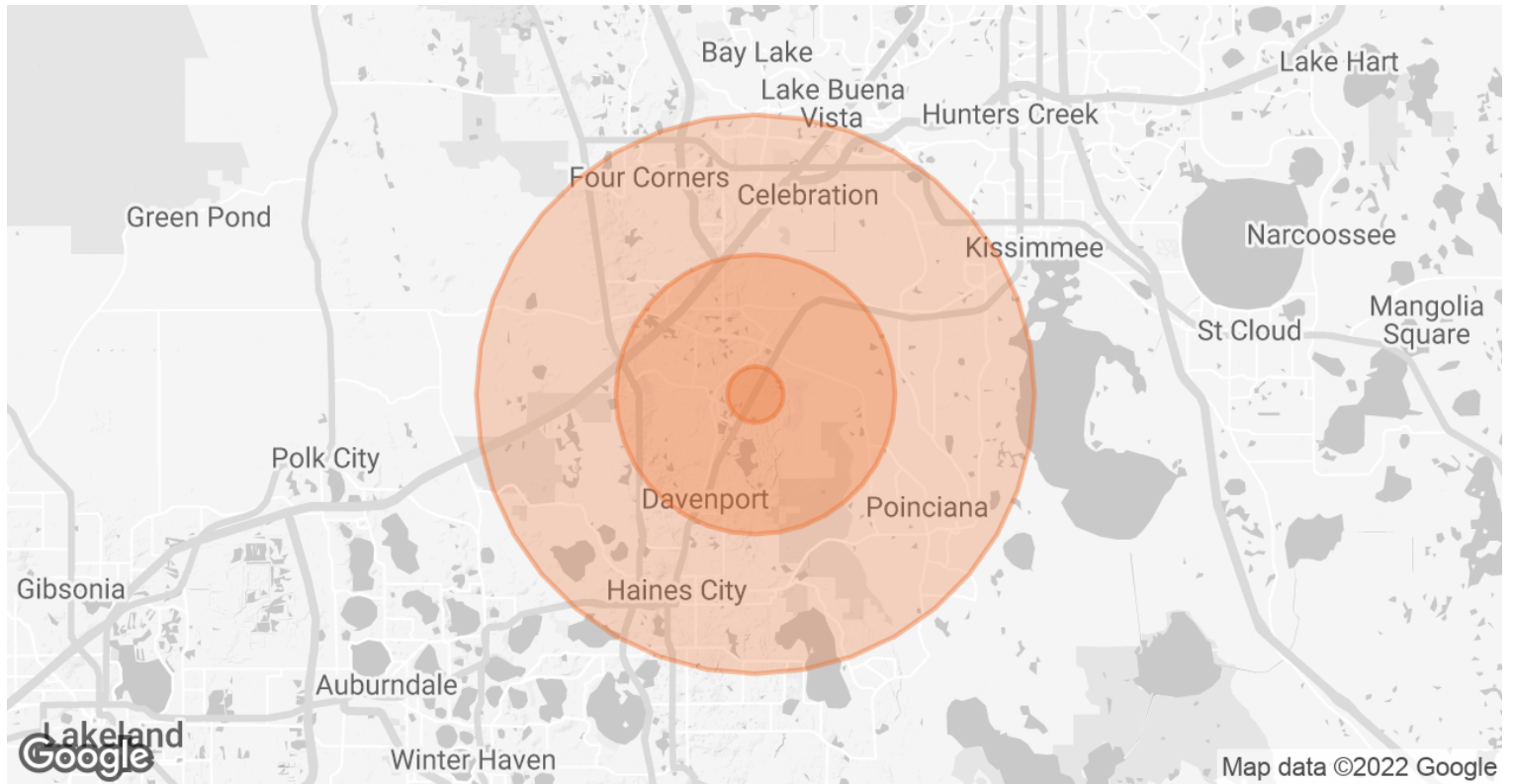
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	536	30,621	136,095
AVERAGE AGE	37.3	37.8	37.7
AVERAGE AGE (MALE)	37.6	37.6	36.9
AVERAGE AGE (FEMALE)	36.7	38.1	38.4

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	183	10,983	49,861
# OF PERSONS PER HH	2.9	2.8	2.7
AVERAGE HH INCOME	\$50,677	\$57,892	\$59,256
AVERAGE HOUSE VALUE	\$154,670	\$179,301	\$227,933

* Demographic data derived from 2010 US Census

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