

# HERITAGE LAND CO.



AVAILABLE

## 2.0± AC RETAIL/OFFICE DEVELOPMENT

US HIGHWAY 17-92 AND KINNEY HARMON ROAD, DAVENPORT, FL



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# US HIGHWAY 17-92 AND KINNEY HARMON RD PROPERTY SUMMARY

## PROPERTY DESCRIPTION

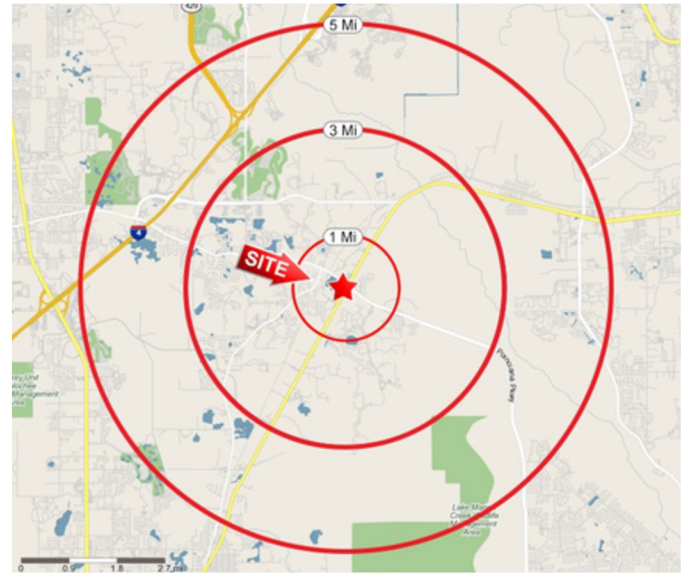
Located at US Highway 17-92 and Kinney Harmon Road in Davenport, FL, this 2.0± acre retail and office development offers 1,400 to 22,400 SF of available space across two proposed retail buildings of 11,200 SF each. Situated directly in front of a newly built self-storage facility and next to the main entrance of the Providence neighborhood, the site benefits from strong residential density and excellent highway visibility. The development is designed to accommodate restaurant end caps, retail, and office users. Nearby national co-tenants include Publix, Burger-King, 7-Eleven, and BP. The broader trade area includes major residential communities such as Ridgewood Lakes (6,000 units), Providence Golf & Country Club (9,000 SF homes), Solterra Resort (939 units), and Pulte (600 AC/1,300 units).

## PROPERTY HIGHLIGHTS

- 2.0± acres
- 1,400 – 22,400 SF available
- Restaurant end caps available
- Cross access to US Hwy 17-92
- Located in front of newly built self-storage facility
- Next to main entrance of Providence Neighborhood
- Ideal for retail or office uses
- High-growth residential trade area

## LOCATION ADVANTAGES

### LOCAL MARKET DEMOGRAPHICS



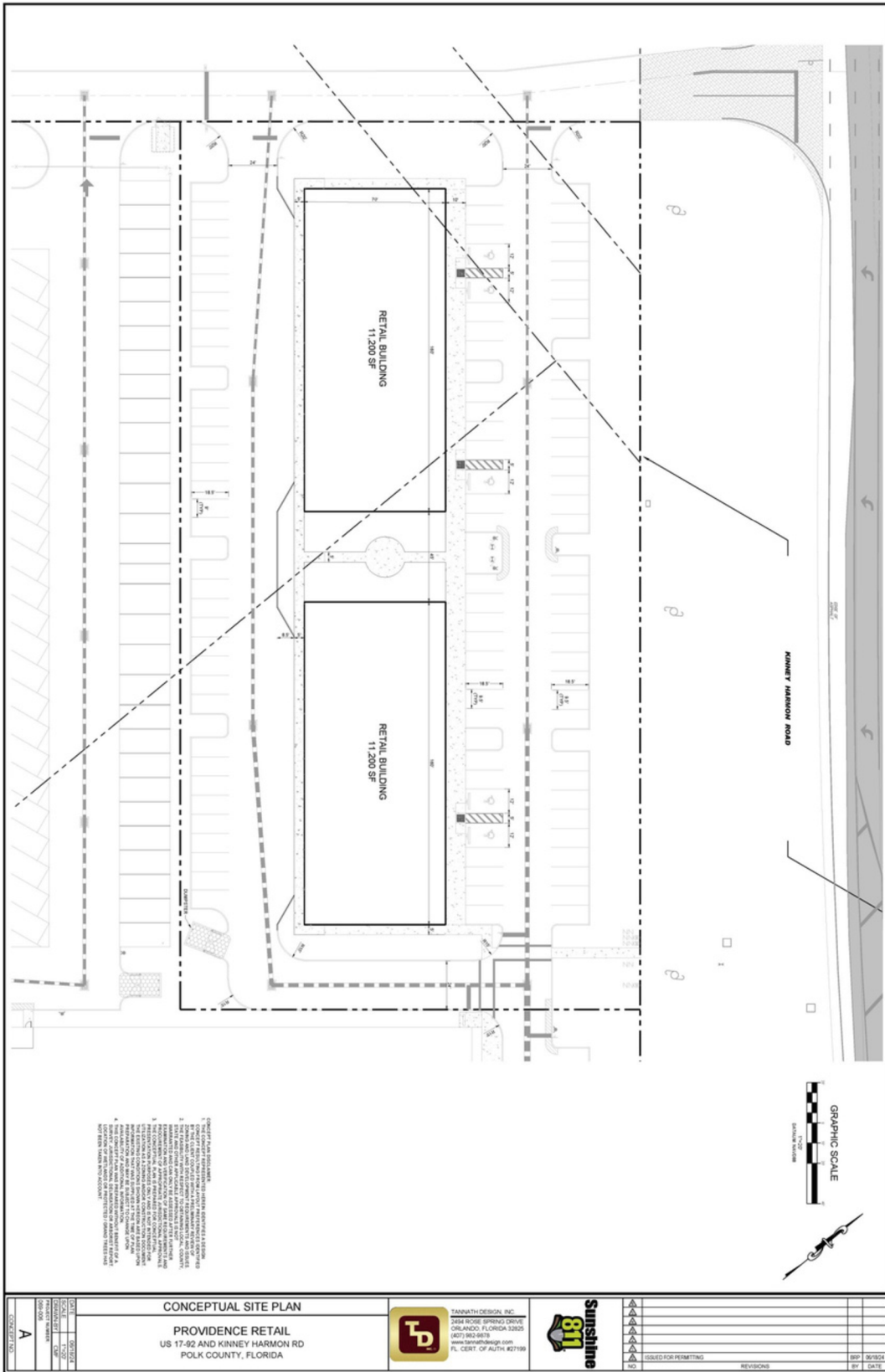
Demographics	1-Mile	3-Mile	5-Mile
Population Growth	3,274	19,838	44,983
2023-2028 Average	15.2	16.1	14.5
HH Income Median	\$79,654	\$83,226	\$87,031
Age	36.0	36.4	37.8

## TRAFFIC COUNTS

US Hwy 17-92	<b>21,300</b>	VPD
Poinciana Parkway	<b>11,600</b>	VPD



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# US HIGHWAY 17-92 AND KINNEY HARMON RD AERIAL PROXIMITY MAP

