



For Lease | The Shops At Crescent Road

SEQ US 27 & Crescent Rd
Davenport, FL

* Available space in new retail center with incredible frontage along US 27!

Property Specifications

SPACE AVAILABLE

±1,400 - 6,700 SF

BAY DEPTH

70'

DELIVERY

Q1 2027

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About the Property

- Available space at The Shops at Crescent Road, located at the SEQ of US 27 & Crescent Rd
- Proposed Walmart Supercenter and Sam's Club planned just south of the site and proposed Publix to the north
- Strong residential density: 15,320+ residential units within 3 miles, including the proposed 580-unit Crescent Rd multifamily community
- Less than 2 miles to I-4 with daily traffic counts of 75,334 VPD on US 27
- Planned to breakground June 2026 and deliver Q1 2027

Nearby Retailers

Publix

PROPOSED
Walmart
SUPERCENTER

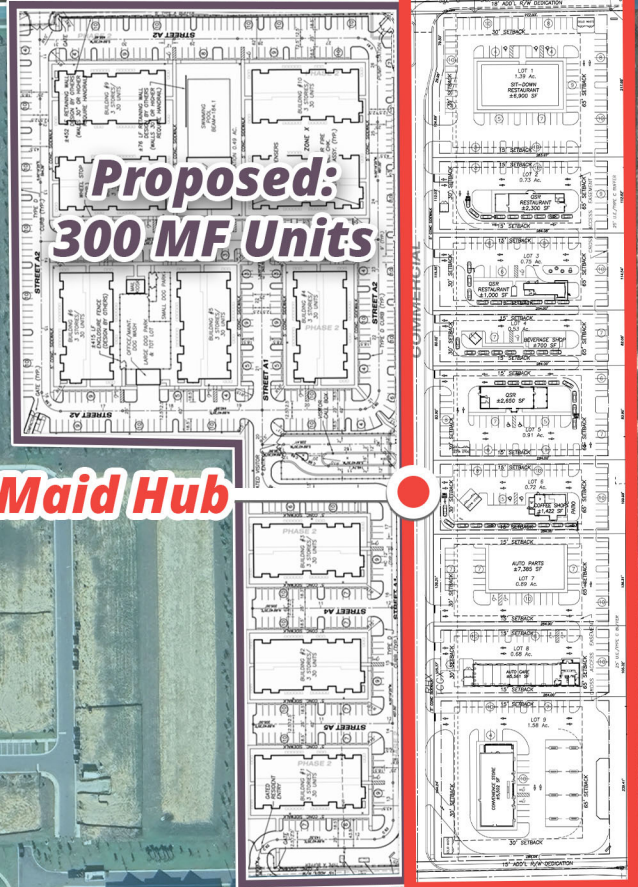
TARGET

PROPOSED
sam's club

AdventHealth

HomeGoods

MINUTE-MAID RAMP RD



**Brentwood Townhomes
472 Townhomes**

**The Brightly
Apartments
251 MF Units**

**Aventon Grove
288 MF Units**

**PROPOSED
RaceTrac**



**560 Entitled
Multifamily
Units**

27



Development Legend

1. *Ridgewood Lakes Multifamily: 300 Apartments (in permitting)*
2. *Pine Tree Trail: 168 Townhomes (in progress)*
3. *Ridgewood Lakes: 5,571 Homes (entitled)*
4. *Springs at Posner Park: 288 Apartments*
5. *Apex at Posner Park: 314 Apartments*
6. *The Pointe at Sienna Ridge: 163 Apartments*
7. *Posner Valley: 240 Townhomes (in progress)*
8. *Deer Creek Country Club: 900 Homes*
9. *RISE Citrus Ridge: 222 Townhomes*
10. *Citrus Ridge Multifamily: +/-250 Apartments (in progress)*
11. *Ascend: 240 Apartments*
12. *Madison Place: 556 Townhomes*
13. *The Forest at Ridgewood: 164 Homes*
14. *High Vista at Ridgewood Lakes: 624 Homes*
15. *Holly Grove: 360 Apartments (in progress)*
16. *Bella Nova: 222 Homes*
17. *Hartford Terrace: 515 Homes (in progress)*
18. *Forest Lake: 690 Homes*
19. *North Ridge Reserve: 173 Homes*
20. *Meritage Homes: 100 Homes*
21. *Citrus Reserve: 214 Homes*
22. *Citrus Isle: 204 Homes*
23. *Champion Townhomes: 132 Townhomes*
24. *Orchid Grove: 369 Homes*
25. *Highland Meadows: 222 Homes*
26. *Olsen Road Townhomes: 129 Townhomes (in progress)*
27. *Geneva Landings: 257 Homes*
28. *Southern Crossings: 43 Homes*
29. *Bridgeford Crossing: 148 Homes*
30. *Sallie Grove Subdivision: 339 Homes (in permitting)*
31. *Palms at Ridgewood Lake: 565 Homes (in progress)*
32. *Temples Crossing: 198 Townhomes (in progress)*
33. *Rollins Court: 62 Homes + 15 Townhome buildings (in permitting)*
34. *Redridge Square: 152 Homes*
35. *Lilac Pointe: 78 Homes*
36. *Cascades Phase III: 550 Homes*
37. *Cascades Phases I & II: 550 Homes*
38. *Feltrim Reserve: 219 Townhomes*
39. *Ridgewood Lakes Townhomes: 50 Townhomes (in progress)*
40. *Cascades: 74 Homes*
41. *Orchid Gardens: 342 Homes (in progress)*
42. *Holly Hill Grove Multifamily: no unit count provided (proposed)*
43. *Aventon Grove: 288 Apartments*
44. *The Brightly Apartments: 251 Apartments*
45. *Brentwood Townhomes: 472 Townhomes (in progress)*
46. *Wynstone Subdivision: 685 Homes (in progress)*
47. *Sunset View: 381 Homes*
48. *Nature's Reserve: 166 Homes*
49. *Alta Citron: 324 Apartments*
50. *Hadley: 367 Apartments*
51. *Dunson Grove: 319 Apartments*
52. *Marlowe Ridgeview: 288 Apartments*
53. *Indigo Champions Ridge: 300 Apartments*
54. *The Ridge at Champions: 330 Apartments*
55. *Minute Maid Multi-family: 300 Apartments (proposed)*
56. *Crescent Rd Multifamily: 560 Apartments (entitled)*

10,807 Residential Units
 Recently Completed/Existing
 &
11,126 Residential Units
 Proposed/In Permitting/In Progress
21,913 Total Residential Units



The Shops At Crescent Road





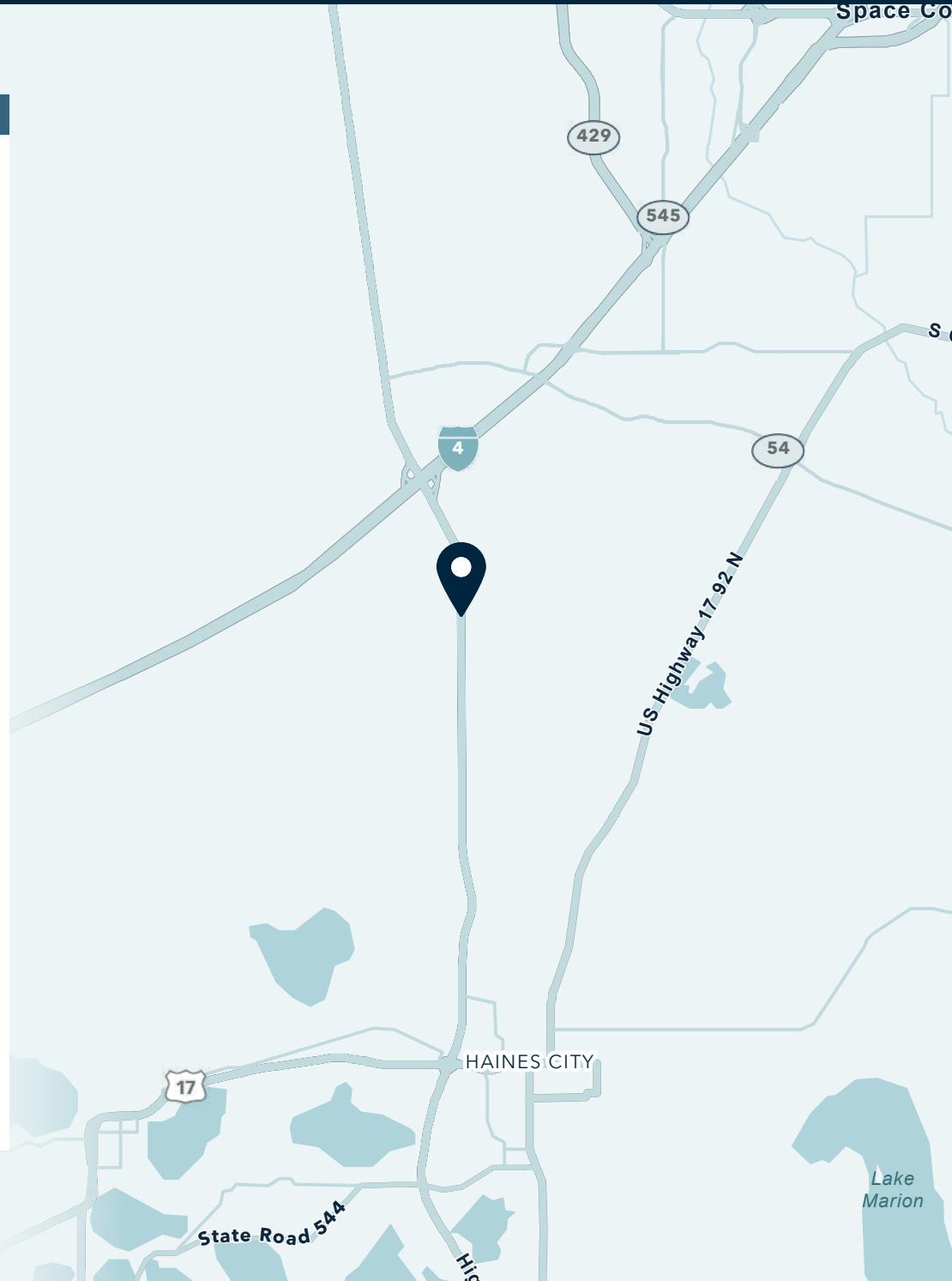
SITE





Area Snapshot

Population	1 MILE	3 MILES	5 MILES
2025 Estimated Population	5,736	30,485	86,428
2030 Projected Population	7,477	37,117	103,040
Proj. Annual Growth 2025 to 2030	5.44%	4.02%	3.58%
Daytime Population			
2025 Daytime Population	4,029	25,249	66,989
Workers	949	7,335	18,636
Residents	3,080	17,914	48,353
Income			
2025 Est. Average Household Income	\$75,122	\$97,540	\$100,293
2025 Est. Median Household Income	\$63,930	\$80,251	\$81,027
Households & Growth			
2025 Estimated Households	2,292	11,588	31,884
2030 Estimated Households	3,011	14,198	38,251
Proj. Annual Growth 2025 to 2030	5.61%	4.15%	3.71%
Race & Ethnicity			
2025 Est. White	49%	50%	49%
2025 Est. Black or African American	10%	10%	11%
2025 Est. Asian or Pacific Islander	2%	2%	3%
2025 Est. American Indian or Native Alaskan	0%	0%	1%
2025 Est. Other Races	39%	37%	37%
2025 Est. Hispanic (Any Race)	44%	44%	44%

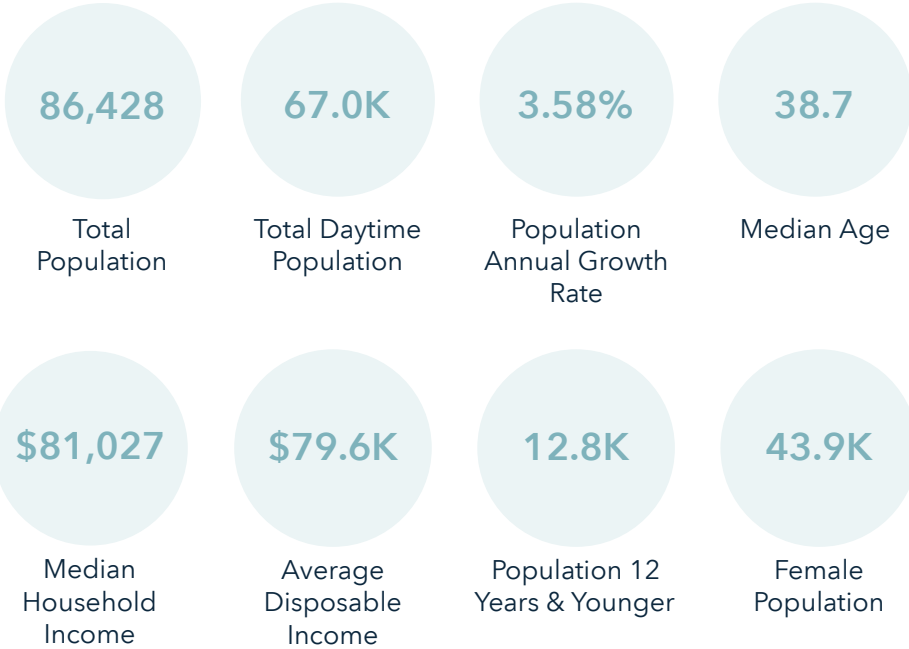


Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.



Ring of 5 Mile

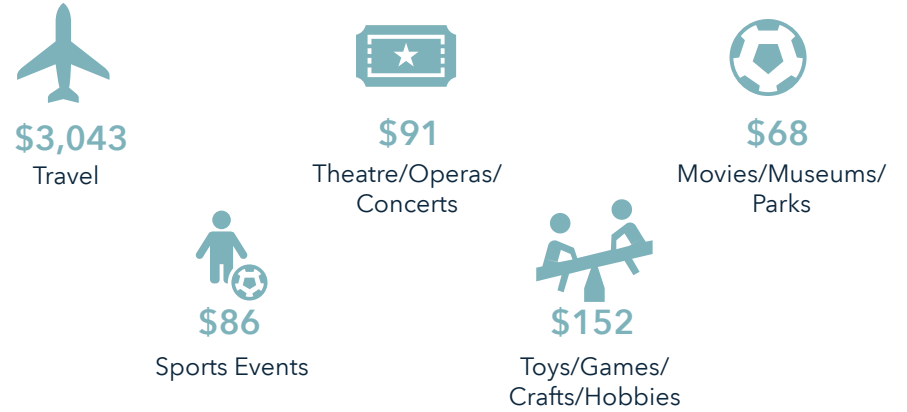
Key Facts



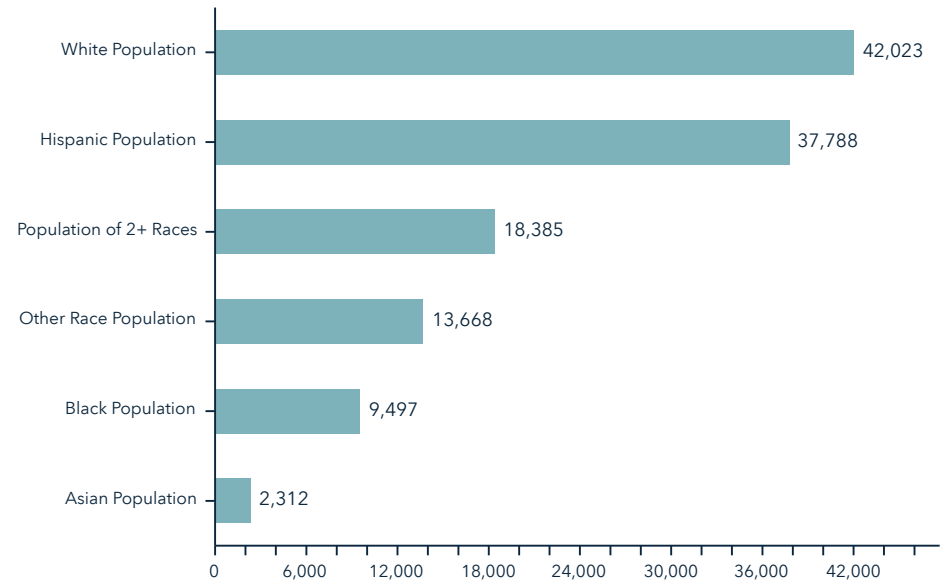
Annual Household Spending



Annual Lifestyle Spending



Race





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