

MULTI-TENANT BUILDING FOR LEASE

US Hwy-27 & Sand Mine Rd Davenport, FL 33897



PROPERTY HIGHLIGHTS

- Located at the northeast corner of US Highway 27 and Sand Mine Road
- Hard Corner, Signalized Intersection
- ±11,370 SF Building with Drive-Thru
- Adjacent to 169 Unit Multi-Family Complex and across from 264 Unit Multi-Family Complex
- Across from Publix anchored shopping center

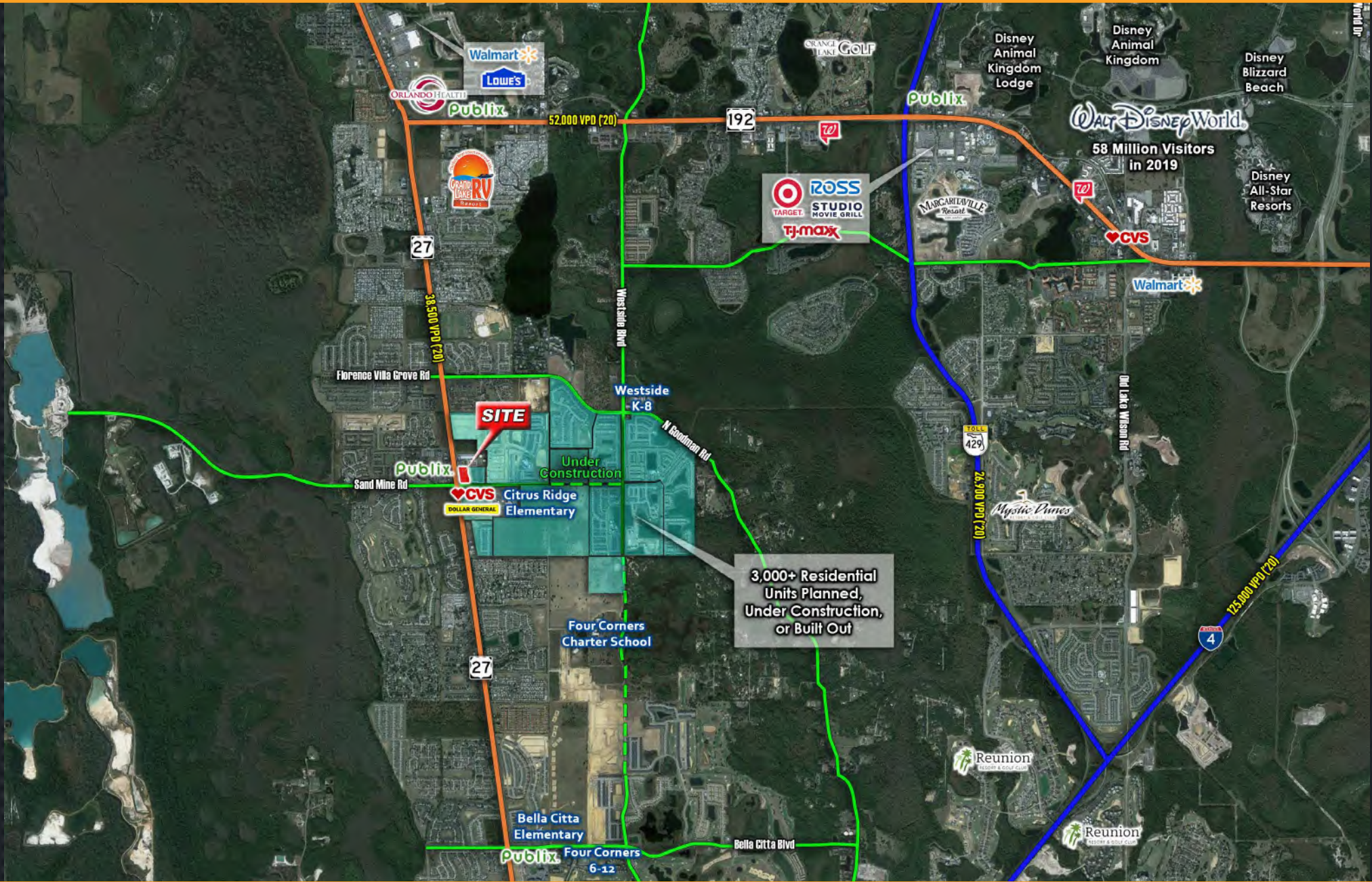
2021 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	3,759	24,805	48,634
Average HH Income	\$75,955	\$71,398	\$72,360
Median Age	41.9	41.5	38.4

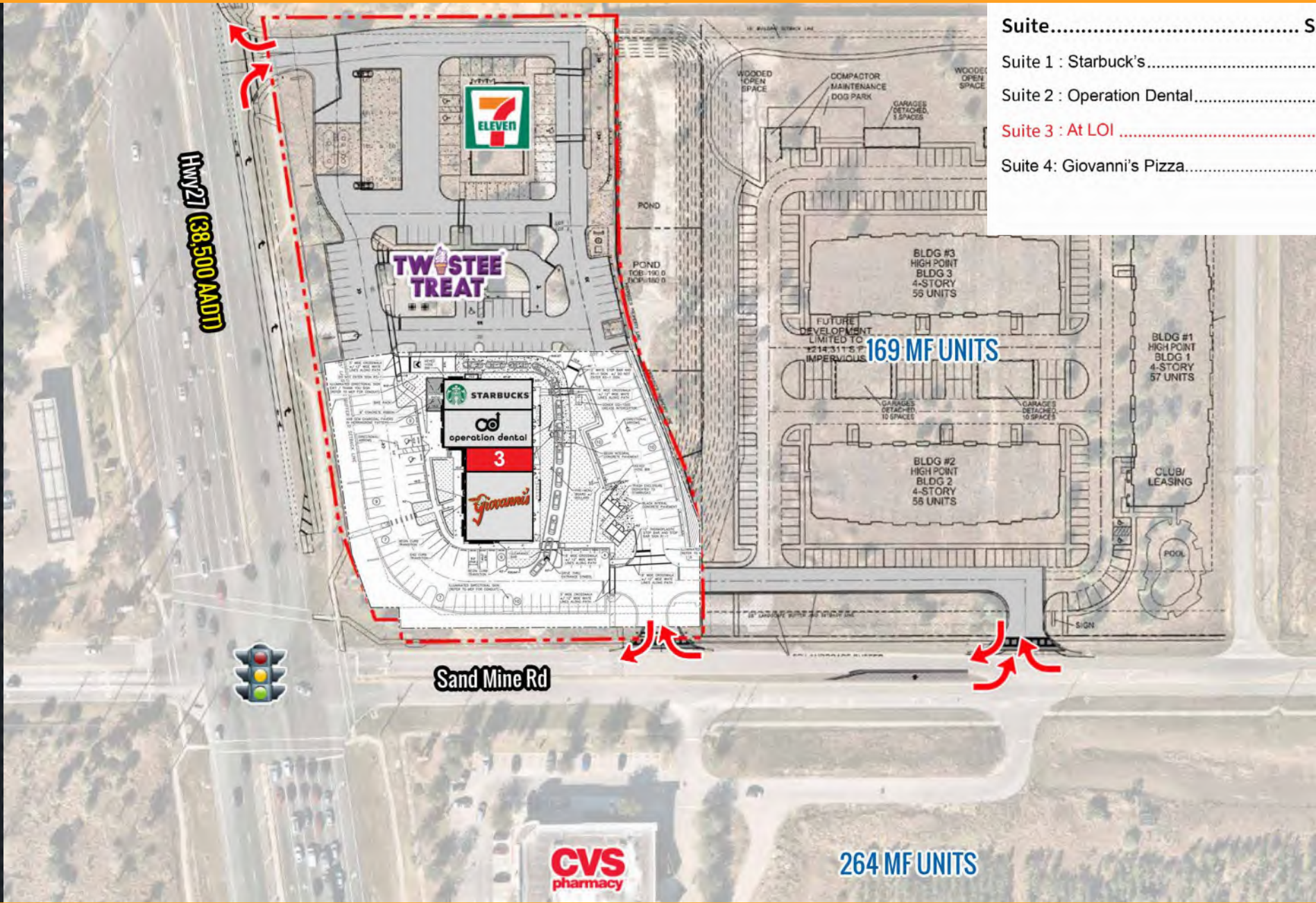
AREA RETAILERS



MARKET AERIAL



SITE PLAN



Suite.....	Size(SF)
Suite 1 : Starbuck's.....	2,500
Suite 2 : Operation Dental.....	2,989
Suite 3 : At LOI	1,457
Suite 4: Giovanni's Pizza.....	4,359