



### PROPERTY HIGHLIGHTS

- Pad ready site by Fall 2017
- Now Pre-Leasing for new construction
- High growth trade area in the Four Corners/ Davenport market
- Great access and visibility to Highway 27
- Located at Ronald Reagan Parkway intersection 1.5 miles north of Interstate 4
- From 1,200 SF up to 10,000 SF available
- Flexible Development Options:
  - Build-to-suit
  - In-Line Retail
  - Office/Medical
  - Drive-Through Options

US HIGHWAY 27

RONALD REAGAN PKWY

#### JACK SALTMAN

DIRECTOR OF LEASING & ACQUISITIONS

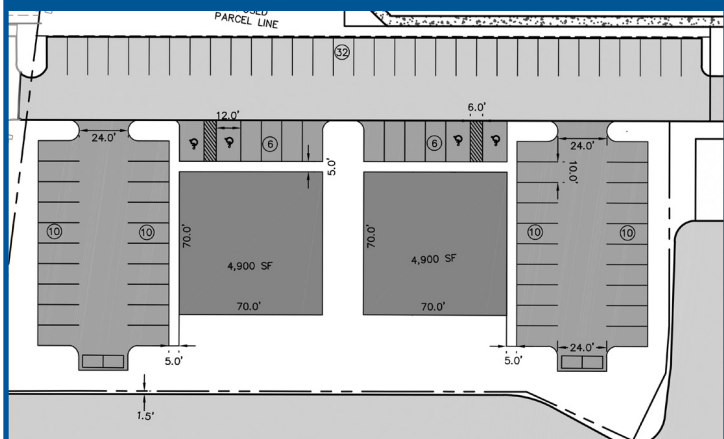
(863) 647-1581 X 215 | [jack@centuryretail.com](mailto:jack@centuryretail.com)

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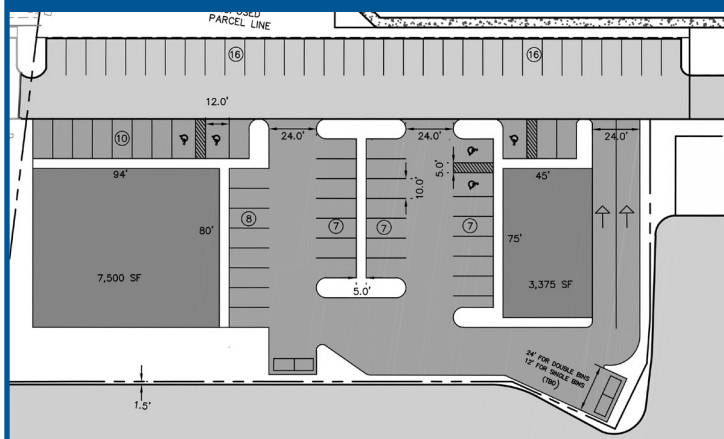
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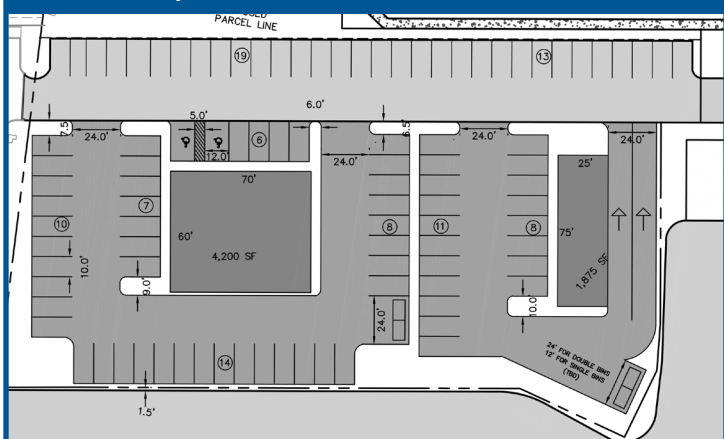
### MEDICAL/OFFICE USE



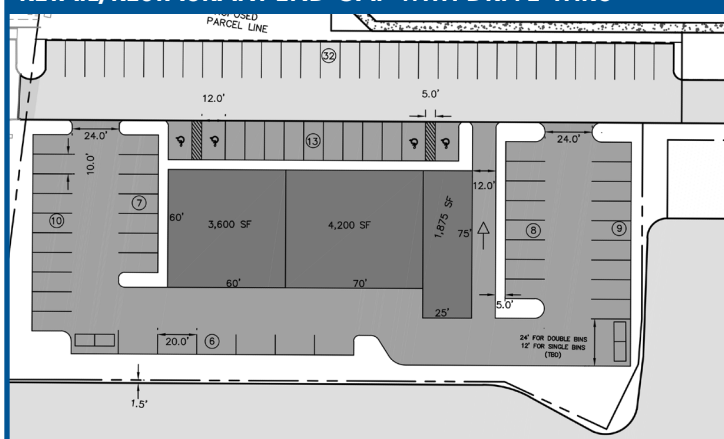
### RETAIL/FAST FOOD WITH DRIVE-THRU



### RESTAURANT / FAST FOOD WITH DRIVE-THRU



### RETAIL/RESTAURANT END CAP WITH DRIVE-THRU



**NOW  
PRE-LEASING...  
CALL TODAY!  
863-647-1581**

### DEMOGRAPHICS

1-MILE

3-MILE

5-MILE

	1-MILE	3-MILE	5-MILE
Avg. HH Income	\$60,655	\$59,749	\$64,563
# Households	1,633	4,060	9,560
Population	4,617	11,480	27,382
Daytime Population (Tot. Employees)	3,122	8,473	31,842
Median Age	38	39	38

Traffic Counts: 40,000 (FDOT)

Source: LoopNet/MapInfoPro

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