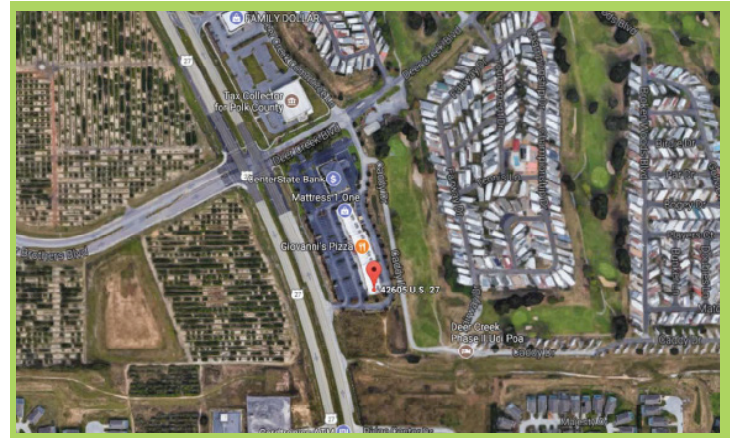




**PROPERTY HIGHLIGHTS**

- 26,956 SF of retail space
- Located off US Hwy 27 in northern Polk County in the Four Corners area
- Situated at the entrance to Deer creek RV Resort, a 950 lot retiree community
- Easy access to I-4. Minutes from Championsgate, Orlando, Kissimmee, & Walt Disney World
- Established tenants include Greenberg Dental, Cricket Wireless, Advance America, Ovation Bistro, and Giovanni's



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This offering is subject to errors, omissions, changes, prior sales, or withdrawal without notice.



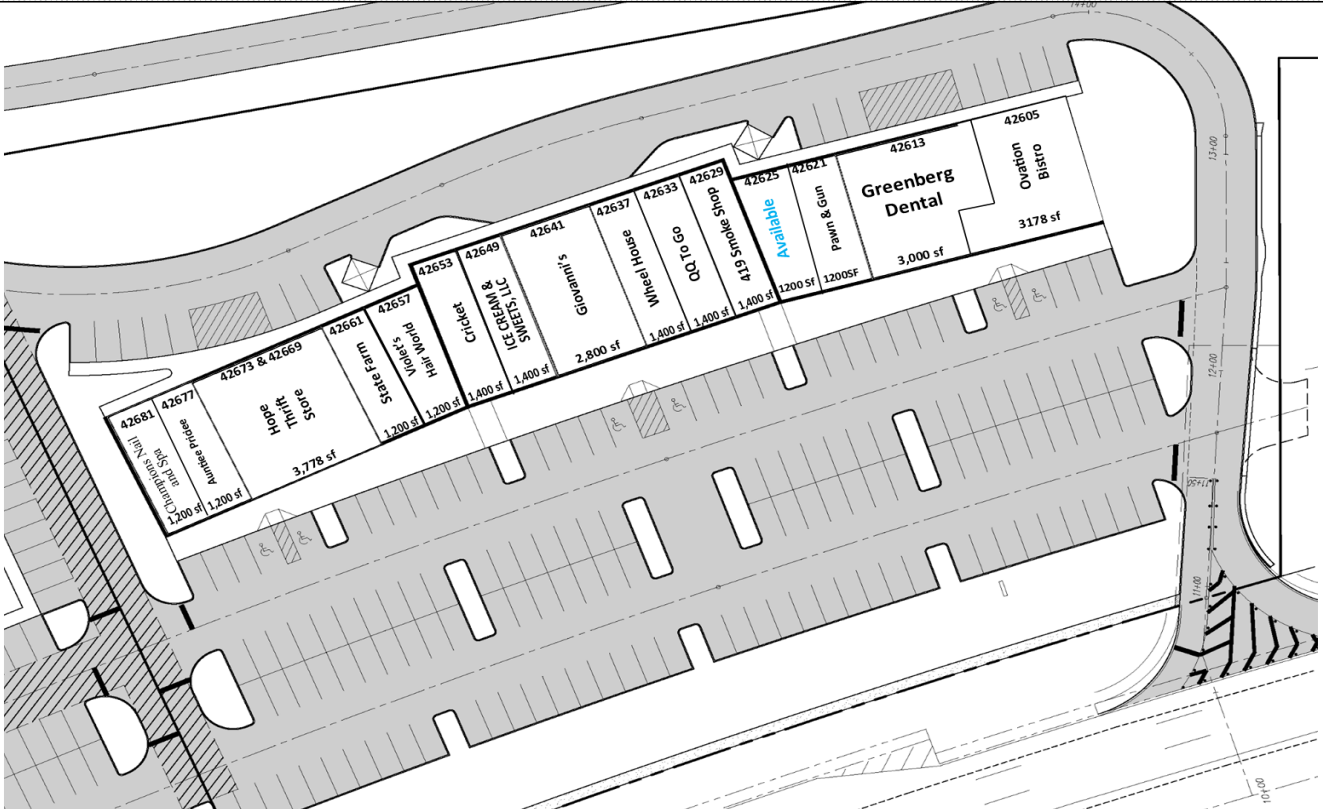
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LEASE**

Deer Creek Crossings  
42605 - 42681 US Highway 27  
Davenport, FL 33837

**Deer Creek Crossings**

42605-42681 Highway 27 North, Davenport, FL 33837



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**DEMOGRAPHICS**

1-MILE

3-MILE

5-MILE

Avg. HH Income	\$61,204	\$66,136	\$77,268
# Households	2,572	7,069	55,899
Population	6,773	18,732	145,775
Daytime Population (Tot. Employees)	923	5,087	65,514
Median Age	41	41	40

Traffic Counts: 72576 (FDOT 2024)

Source: Costar 2018

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