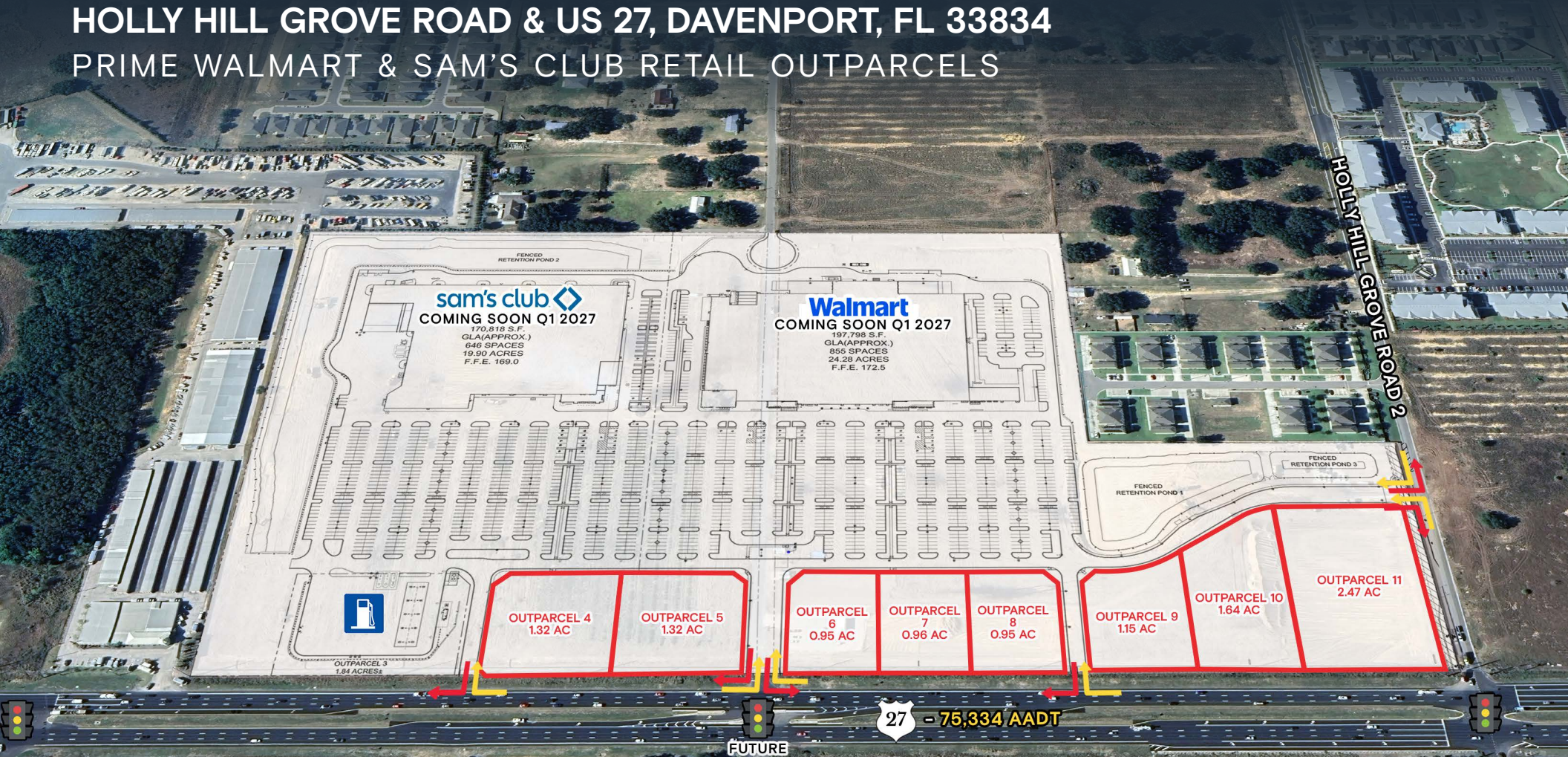


FOR
GROUND
LEASE

8 NEW OUTPARCELS

HOLLY HILL GROVE ROAD & US 27, DAVENPORT, FL 33834
PRIME WALMART & SAM'S CLUB RETAIL OUTPARCELS



EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

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Property Overview

HIGHLIGHTS

- Eight (8) outparcels for ground lease on US Hwy 27 in front of Walmart and Sam's Club (coming soon - Q1 2027)
- Heavy Traffic Counts (75,334 AADT) on US Hwy 27!
- New traffic signal
- Located in one of the fastest growing housing markets in the United States
- Seeking National and Regional ground lease users



Rapid Population Growth

Davenport has come a long way since the days when orange groves dominated its landscape. As housing costs have risen exponentially in Tampa and Orlando, the population of Davenport has surged.

Within 3 miles of the subject property there has been a 77% population growth since 2020 and it is projected to rise another 88% in the next five years.

DRIVE TIME

5 MINUTES

POPULATION	9,811
HOUSEHOLDS	3,755
EMPLOYEES	1,656
AVERAGE HH INCOME	\$86,580

10 MINUTES

POPULATION	48,604
HOUSEHOLDS	17,873
EMPLOYEES	7,717
AVERAGE HH INCOME	\$99,929

15 MINUTES

POPULATION	118,614
HOUSEHOLDS	43,489
EMPLOYEES	19,541
AVERAGE HH INCOME	\$103,879

DISTANCE

1 MILE

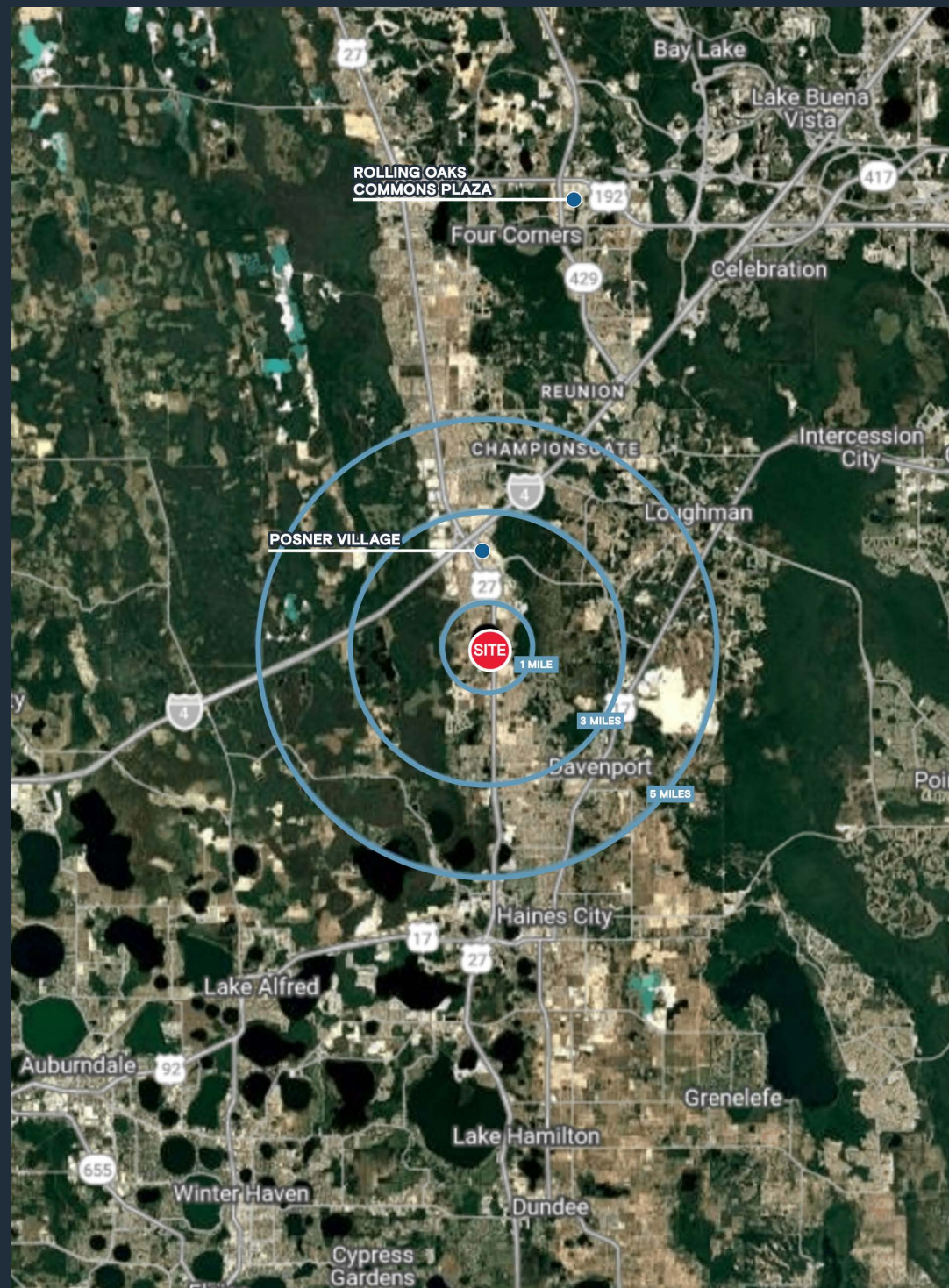
POPULATION	6,692
HOUSEHOLDS	2,374
EMPLOYEES	922
AVERAGE HH INCOME	\$82,280

3 MILES

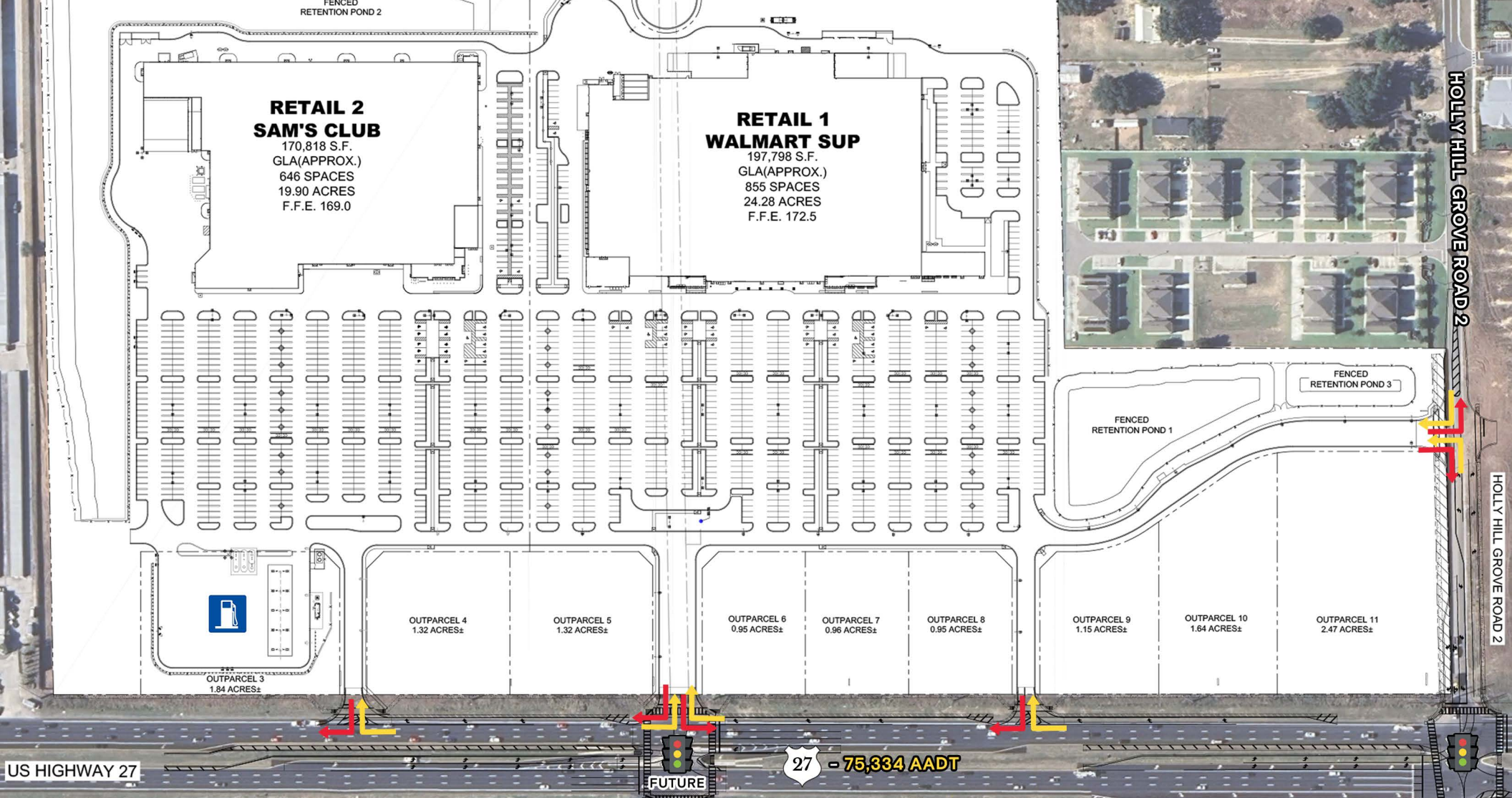
POPULATION	33,573
HOUSEHOLDS	12,478
EMPLOYEES	4,435
AVERAGE HH INCOME	\$92,483

5 MILES

POPULATION	90,349
HOUSEHOLDS	32,593
EMPLOYEES	12,465
AVERAGE HH INCOME	\$100,609



Source: Sitieseer



Tenant Roster

OP 1	Walmart - Q1 2027 Opening	24.28 AC	OP 5	Available	1.32 AC	OP 9	Available	1.15 AC
OP 2	Sam's Club - Q1 2027 Opening	19.9 AC	OP 6	Available	0.95 AC	OP 10	Available	1.64 AC
OP 3	Sam's Club Fuel Station	1.84 AC	OP 7	Available	0.96 AC	OP 11	Available	2.47 AC
OP 4	Available	1.32 AC	OP 8	Available	0.95 AC			

DAVENPORT

Centrally located between Tampa and Orlando

11.6K
POPULATION

3.4K
HOUSEHOLDS

5.6K
EMPLOYEES

40.5
AVERAGE COMMUTE TIME

*SOURCE: US CENSUS BUREAU QUICKFACTS



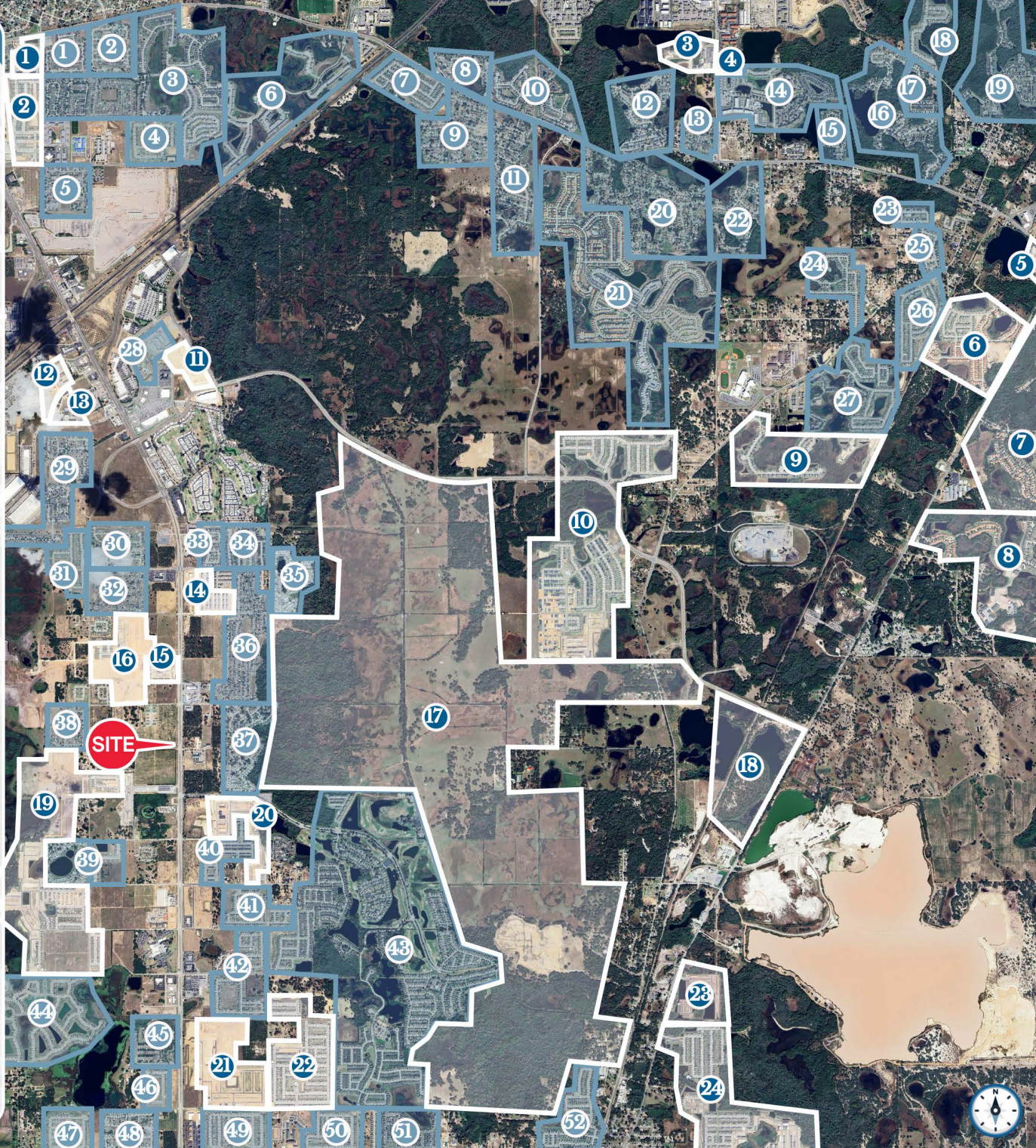
LEGEND

UNDER DEVELOPMENT:

- 1 Ltd. Champions Ridge - 330 Units
 - 2 Belle Haven - 353 Homes
 - 3 The Bradley Lake Wilson - 312 Units
 - 4 Future Residential
 - 5 Pointe Grand - 288 Units
 - 6 Aviana Resort - 190 Homes
 - 7 Providence - 4,000 Homes
 - 8 Watersong - 220 Homes
 - 9 Preservation Pointe - 273 Homes
 - 10 Astoria - 1,338+ Homes
 - 11 Grandview Townhomes - 115 Units
 - 12 Haven @ Davenport - 367 Units
 - 13 Alta Citron - 324 Units
 - 14 RISE Citrus Ridge - 222 Units
 - 15 The Brightly Apartments - 250 Units
 - 16 Brentwood - 972 Homes
 - 17 Ridgewood - 8,565 Homes
 - 18 Pulte Group - 1,300 Homes
 - 19 Cascades - 1,000 Homes
 - 20 Danbury - 238 Homes
 - 21 Hartford Terrace - 500 Homes
 - 22 Forest Lake - 388 Homes
 - 23 Temple Crossings - 202 Units
 - 24 Crosswinds - 272 Homes
- TOTAL = 22,019**

EXISTING DEVELOPMENT:

- 1 Bella Toscana - 170 Homes
 - 2 Loma Vista - 150 Homes
 - 3 Westhaven - 750 Homes
 - 4 Summers Corner - 165 homes
 - 5 Dunson Hills - 220 Homes
 - 6 The Enclaves at Festival - 163 Homes
 - 7 Champions Reserve - 220 Homes
 - 8 Bentley Oaks - 90 Homes
 - 9 Loma Linda - 229 Homes
 - 10 Windwood Bay - 250 Homes
 - 11 Briargrove - 275 Homes
 - 12 Bridgewater Crossing - 220 Homes
 - 13 Robins Rest - 65 Homes
 - 14 Towns Center East - 990 Homes
 - 15 Pinewood Country Estates - 85 Homes
 - 16 Thousand Oaks - 200 Homes
 - 17 Cypress Pointe - 69 Homes
 - 18 Tanglewood Preserve - 145 Homes
 - 19 Sandy Ridge - 365 Homes
 - 20 Sunridge Woods - 400 Homes
 - 21 Solterra Resort - 900 Homes
 - 22 Grand Reserve - 105 Homes
 - 23 First Place - 57 Homes
 - 24 Aldea Reserve - 150 Homes
 - 25 Wildflower Ridge - 62 Homes
 - 26 Greenfield Village - 250 Homes
 - 27 Williams Preserve - 250 Homes
 - 28 Posner Park - 602 Units
 - 29 Sunset Ridge - 381 Homes
 - 30 Westbury - 150 Homes
 - 31 Natures Reserve - 110 Homes
 - 32 Regency Place - 140 Homes
 - 33 Royal Palms - 80 Homes
 - 34 Viscay - 88 Homes
 - 35 Citrus Ridge - 459 Homes
 - 36 Royal Ridge - 300 Homes
 - 37 Edgehill - 310 Homes
 - 38 Holly Hill Estates - 134 Homes
 - 39 Emerald Lakes - 108 Homes
 - 40 Madison Place - 346 Homes
 - 41 Carlisle Grand - 758 Homes
 - 42 Bella Nova - 331 Homes
 - 43 Ridgewood Lakes - 1,500 Homes
 - 44 Charles Cove - 736 Homes
 - 45 La Casa Del Sol - 305 Units
 - 46 Lilac Pointe - 78 Homes
 - 47 Redbridge Square - 152 Homes
 - 48 Estates of Lake St Charles - 150 Homes
 - 49 North Ridge Estates - 450 Homes
 - 50 Citrus Landing - 182 Homes
 - 51 Marbella North - 95 Homes
 - 52 Davenport Estates - 250 Homes
- TOTAL = 15,240**





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The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 09.04.26

