

900
HERITAGE
PASS

Retail for Lease
900-978 Heritage Pass
Davenport, FL 33896



Property highlights

- 10,744 sq. ft. shopping plaza newly-constructed in 2024, representing the best of the market
- One availability: 3,500 sq. ft. endcap opportunity with a canopied patio space
- Plaza tenants entail Orlando Health, Encore Nails & Day Spa and a freestanding Outback Steakhouse
- Dedicated right-turn lane off CR-532 (19,300 VPD) and a lighted intersection on CR-532/Heritage Pass
- Multiple points of access along Heritage Pass in addition to its visibility along CR-532 and crosswalks for foot traffic
- Conveniently located off I-4's Exit 58 (140,500 VPD), leading directly to the site via Osceola Polk Line Rd (CR-532)
- I-4's Exit 58 is currently undergoing expansion to 10 lanes to complement the rapid growth and heightened traffic in the area: [Read about The Moving I-4 Forward Project](#)
- Adjacent to Legacy Union Square, an upscale, 3-story apartment community boasting 460 units
- Situated in the upscale, resort-style community of ChampionsGate, known for its extensive amenities, vacation villas and residential homes and world-class, 18-hole championship golf courses designed by Greg Norman
- Homes in the area are typically large, modern single-family homes designed to accommodate affluent families and vacationing groups
- Minutes from Walt Disney World, Universal Studios and other world-renown Orlando attractions



Three-Mile Demographics

300
HERITAGE
PASS



48,087
Individuals



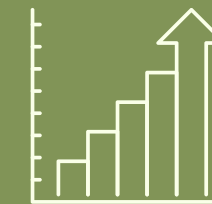
18,372
Households



\$109,887
Avg. HH



37.3
Med. Age



17.8%
2019-2024 Growth



\$425,991
Avg. Home Value



Site plan & tenant roster



Suite #	Tenant	Sq. Ft.
1	AVAILABLE	3,500
2	Encore Nails & Day Spa	2,744
3	Orlando Health	4,500



Demographic profile

in a three mile radius



Up & Coming Families

Suburbanites with diverse family structures, education and employment

Median Age: 33.8

Median HH Income: \$94,086

LifeMode Group: Family Fabric

Socioeconomic Traits: Up and Coming Families are new families and many are first-time homebuyers who favor new construction. They are in tune with the latest technology and focus on experience-based destinations: zoos, aquariums and theme parks.



Modern Minds

Urban, educated, affluent households with commutes

Median Age: 34.8

Median HH Income: \$95,892

LifeMode Group: Tech Trailblazers

Socioeconomic Traits: Modern Minds is comprised of individuals located just outside of their downtown. They tend to order online from clubs and department stores and spend money on clothing and travel, opting for active vacations shared on social media.



Moderate Metros

Young families and singles in growing suburban metro peripheries

Median Age: 38.3

Median HH Income: \$73,985

LifeMode Group: Metro Vibes

Socioeconomic Traits: Moderate Metros represent young families with preschoolers and single-person households in growing suburban areas. They are bargain-conscious online shoppers working in healthcare and retail, with short commutes and civic engagement through voting and recycling practices.



Dreambelt

Ambitious suburban families building wealth through strategic living

Median Age: 41.6

Median HH Income: \$100,825

LifeMode Group: Suburban Shine

Socioeconomic Traits: The Dreambelt represents forward-thinking suburban households. They're brand-loyal warehouse club shoppers who invest in their properties, pets and health, while actively planning their financial futures in homes designed for multiple vehicles and family growth.

CHAMPIONSGATE IN DAVENPORT, FL

UPSCALE DESTINATION IN ORLANDO'S TOURISM EPICENTER

Situated in Davenport, ChampionsGate is a \$1 billion master-planned community in Davenport, Florida, establishing itself as one of the region's largest resort destinations. The 900-acre luxury community encompasses 2,864 hotel rooms, 2,136 resort villas and apartments and 54 holes of golf. Within ChampionsGate, Reunion Village offers villa-style homes where residents and guests access premium facilities.

Located along Osceola Polk Line Rd (CR-532), the property benefits from proximity to these sprawling master-planned communities and new condominium and apartments, both finalized and in a phase of development in the immediate vicinity.

900 Heritage Pass' positioning aligns with Davenport's growth trajectory as one of Florida's fastest-expanding cities, recording a 10.49 percent annual growth rate per World Population Review. Davenport's location provides unparalleled access to major attractions while maintaining distinct charm and high quality of life. The city sits just 10 miles from Walt Disney World, 30 miles from Orlando and 54 miles from Tampa, offering residents convenience world-renowned destinations.

Points of interest



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