

LEGACY SQUARE RETAIL PLAZA

I-4 OSCEOLA / POLK LINE ROAD

1,500 sf to 4,623 sf
spaces for LEASE

across Starbucks

400 Legacy Village Drive,
Davenport FL, 33896



AVAILABLE:
1,500 sf to 4,623 sf

USES:
Retail, Office, Medical Office

LEASE RATE:
\$45.00 / psf, NNN

LOCATION: The multi retail building is located at the entrance of the Legacy Union Square and situated along CR 532. The site is conveniently accessible to Interstate 4, 429 Expressway, US 27 to the South and US 192 to the North.

SUMMARY:
Our new +/- 2 Acre multitenant development.
Now Leasing up to **4,623 sf** READY Space



5331 Primrose Lake Cir,
Suite #110, Tampa, FL 33647

813.750.7581 Office
rave@ravecommercial.com
www.ravecommercial.com

SPACE FOR LEASE

LEGACY SQUARE RETAIL PLAZA

I-4 OSCEOLA / POLK LINE ROAD

1,500 sf to 4,623 sf
spaces for LEASE

across Starbucks

400 Legacy Village Drive,
Davenport FL, 33896

YEAR BUILT / RENOVATED:

2025

LOT SIZE:

+/- 2 Acres

PROPERTY INFO:

- CAC Zoning
- AADT 40,000 ±
- Easy Ingress & Egress / High Visibility from Traffic light.
 - A combined 1,990 linear feet of frontage on CR 532
 - This is an Outparcel for apartment complex, Legacy Union Square, which is about 450 apartments, There are 70 townhomes behind apartments. There are about 1,200 units within blocks, walkable distance.



Current Highlights:

- **Outback** is open on Legacy's Tract A, east of Tract B.
- **Neighborhood Retail:** Starbucks, Ford's Garage, Olive Garden, Longhorn Steakhouse, Texas Steakhouse, Outback, Chillis, Chipotle, Panda Express, Panera, Red Robin, Anytime Fitness, Bojangles etc.
- **Carraba's, Einstein Bagel, Foxtail Coffee and Potbelly** are now **OPEN!**
READY spaces to be Delivered!



5331 Primrose Lake Cir,
Suite #110, Tampa, FL 33647

813.750.7581 Office
rave@ravecommercial.com
www.ravecommercial.com

LEGACY SQUARE RETAIL PLAZA

I-4 OSCEOLA / POLK LINE ROAD

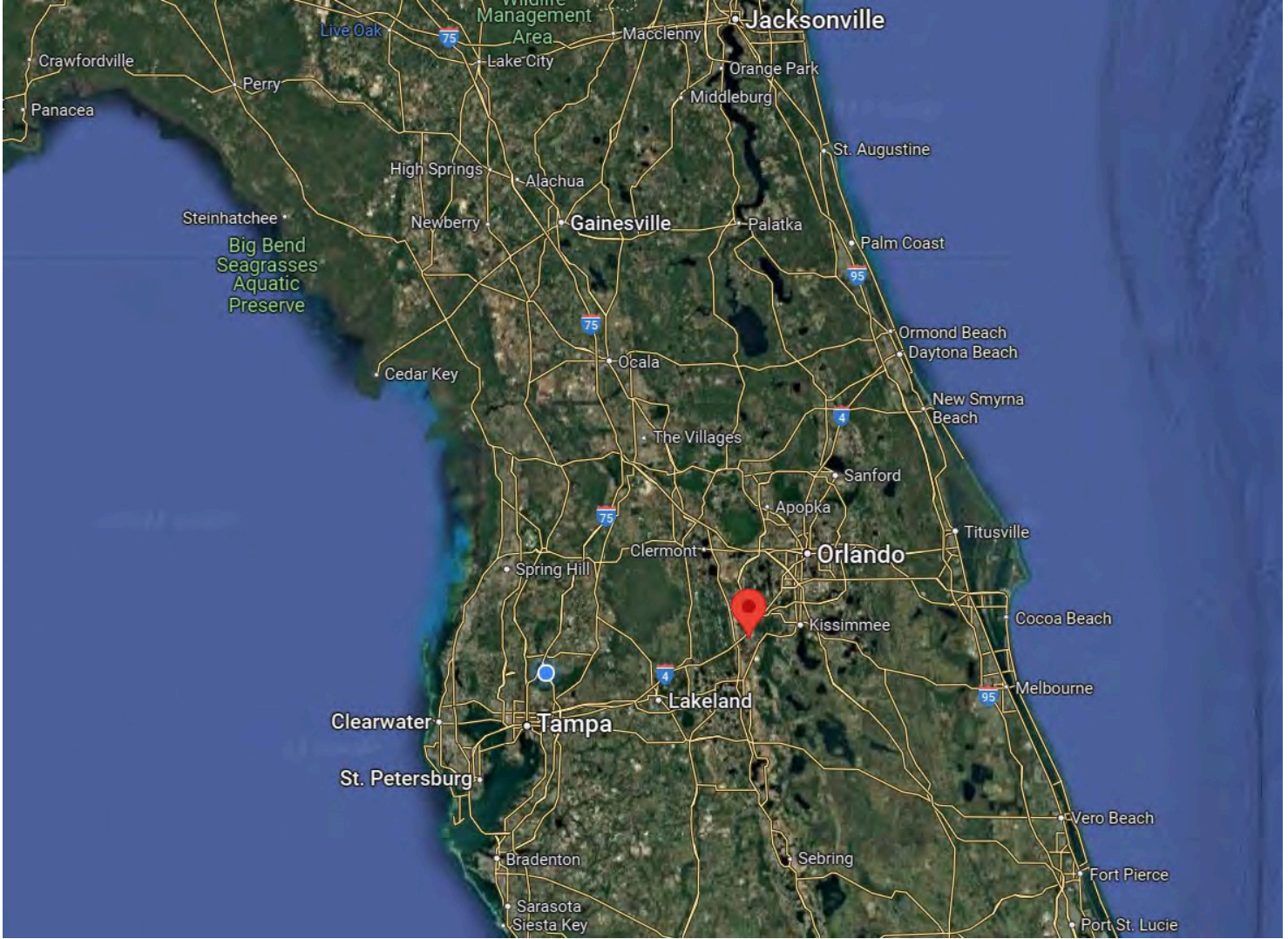
across Starbucks

1,500 sf to 4,623 sf

400 Legacy Village Drive,
Davenport FL, 33896

spaces for LEASE

LOCATION MAP



5331 Primrose Lake Cir,
Suite #110, Tampa, FL 33647

813.750.7581 Office
rave@ravecommercial.com
www.ravecommercial.com

LEGACY SQUARE RETAIL PLAZA

across Starbucks

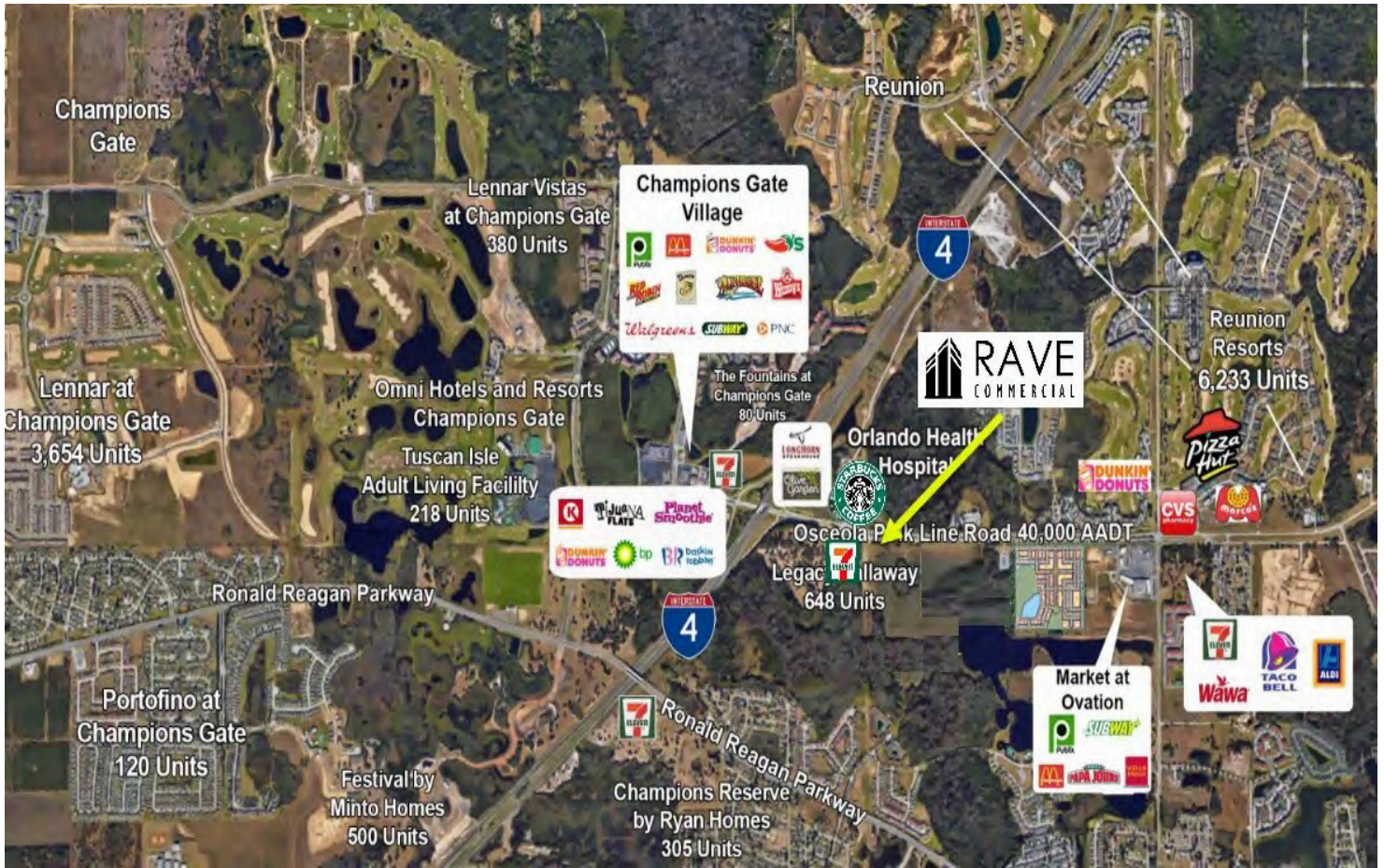
I-4 OSCEOLA / POLK LINE ROAD

1,500 sf to 4,623 sf

400 Village Square Drive,
Davenport FL 33896

spaces for LEASE

DEMOGRAPHICS



Demographics	1 Mile	3 Miles	5 Miles
<u>Population</u>	23,470	50,296	101,159
<u>Business</u>	152	791	2,168
<u>HH Income</u>	\$101,959	\$112,610	\$118,323
<u>Employees</u>	2,134	5,159	13,842



5331 Primrose Lake Cir,
Suite #110, Tampa, FL 33647

813.750.7581 Office
rave@ravecommercial.com
www.ravecommercial.com