

FOR LEASE

Multi-Tenant Building on US 27 & I-4

43522 US-27 | Davenport, FL



6,700 SF

Available

Contact Broker

Lease Rate

DESCRIPTION

- 6,700 SF multi-tenant building for lease
- Endcap with drive thru available
- National Dental user lease pending

NEARBY RETAILERS



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	1,580	15,373	40,850
2025 Growth	1.46%	3.70%	3.64%
Median HH Income	\$60,135	\$59,623	\$60,231
Daytime Population	1,555	14,911	37,605

Year: 2021 | Source: Esri

TRAFFIC COUNTS

US-27	60,155 VPD
I-4	134,000 VPD

Year: 2020 | Source: FDOT

CONTACT

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Davenport, FL





Executive Summary

43522 US-27 | Davenport, FL



	1 mile	3 miles	5 miles
Population			
2020 Population	1,580	15,373	40,850
2000 Population	798	5,891	12,875
2010 Population	1,348	10,509	26,609
2025 Population	1,699	18,431	48,837
2000-2010 Annual Rate	5.38%	5.96%	7.53%
2010-2020 Population: Annual Growth Rate	1.56%	3.78%	4.27%
2020-2025 Population: Annual Growth Rate	1.46%	3.70%	3.64%
2020 Median Age	43.8	40.4	40.9
Households			
2000 Households	347	2,341	5,220
2010 Households	529	3,894	9,983
2020 Total Households	603	5,712	15,232
2025 Total Households	643	6,803	18,035
2000-2010 Annual Rate	4.31%	5.22%	6.70%
2010-2020 Households: Annual Growth Rate	1.29%	3.81%	4.21%
2020-2025 Households: Annual Growth Rate	1.29%	3.56%	3.44%
2020 Average Household Size	2.62	2.68	2.68
Housing Units			
2020 Total Housing Units	1,148	11,628	29,020
2020 Owner Occupied Housing Units	473	4,147	11,303
2020 Renter Occupied Housing Units	130	1,565	3,929
2020 Vacant Housing Units	545	5,916	13,788
Race and Ethnicity			
2020 White Alone	74.0%	73.0%	74.0%
2020 Black Alone	11.0%	9.0%	9.0%
2020 American Indian/Alaska Native Alone	1.0%	1.0%	0.0%
2020 Asian Alone	2.0%	2.0%	3.0%
2020 Pacific Islander Alone	0.0%	0.0%	0.0%
2020 Hispanic Origin (Any Race)	38.0%	41.0%	39.0%
Income			
2020 Median Household Income	\$60,135	\$59,623	\$60,231
2020 Average Household Income	\$71,774	\$73,523	\$75,642
2020 Per Capita Income	\$26,090	\$26,640	\$27,397
2020 Population 25+ by Educational Attainment			
Total	1,147	10,957	29,248
High School Graduate	28.0%	26.0%	25.0%
GED/Alternative Credential	3.0%	4.0%	3.0%
Some College, No Degree	24.0%	24.0%	26.0%
Associate Degree	11.0%	11.0%	9.0%
Bachelor's Degree	21.0%	22.0%	19.0%
Graduate/Professional Degree	4.0%	6.0%	8.0%
Data for all businesses in area			
Total Businesses:	72	534	1,245
Total Employees:	853	5,705	12,137
Total Residential Population:	1,580	15,373	40,850
Employee/Residential Population Ratio:	1:1	0:1	0:1
2020 Total Daytime Population	1,555	14,911	37,605
Workers	651	6,399	13,890
Residents	904	8,512	23,715