

FOR LEASE



FLORIDIAN REAL ESTATE GROUP



BERRY PLAZA BLDG 1

2508 – 2516 JACKS ROAD, DAVENPORT FL 33897



FEATURES:

- US Highway 27, Building 1. Davenport, FL
- 3 2500 SF Spaces | Total of 7500 SF
- Parking 39 spaces or 5.2 per 1000 sf
- C1-C3 Zoning (with approval from the Berry Plaza Condo Association)
- 0.88 Acres
- Adjacent to the newly opened Dutch Brothers Coffee



LOOKING FOR:

- Professional Office User
- Medical Office
- Dry Retail Users

No Nails, Vape, Smoke shops, or Food uses

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PROPERTY SUMMARY

2508 JACKS ROAD



Property Summary

| | |
|---------------|--|
| Lease Rate: | \$35NNN |
| Lease Term: | 5-10 years |
| Available SF: | 3 2500 SF Spaces Total of 7500 SF |
| Year Built: | 2023 |

Property Overview

Three 2,500 SF spaces are currently available within this brand new construction situated in the vibrant Davenport area, showcasing remarkable frontage along the bustling Highway 27. Building 1, encompassing a total area of 7,500 square feet, presents an enticing opportunity for prospective tenants. The expansive project spans 63,000 square feet, providing abundant space to accommodate a variety of business ventures.

Building 1 is particularly well-suited for professional office, medical office users and dry retail establishments. However, it's important to note that businesses such as nail salons, vape shops, smoke shops, and food-related establishments are not suitable for occupancy in Building 1.

Location Overview

Situated in Davenport, Florida, a thriving part of Polk County currently undergoing explosive growth. Excitingly, Building 1 is conveniently adjacent to the newly opened Dutch Brothers coffee, providing an enticing perk for both tenants and visitors.

PROPERTY PHOTOS

2508 JACKS ROAD



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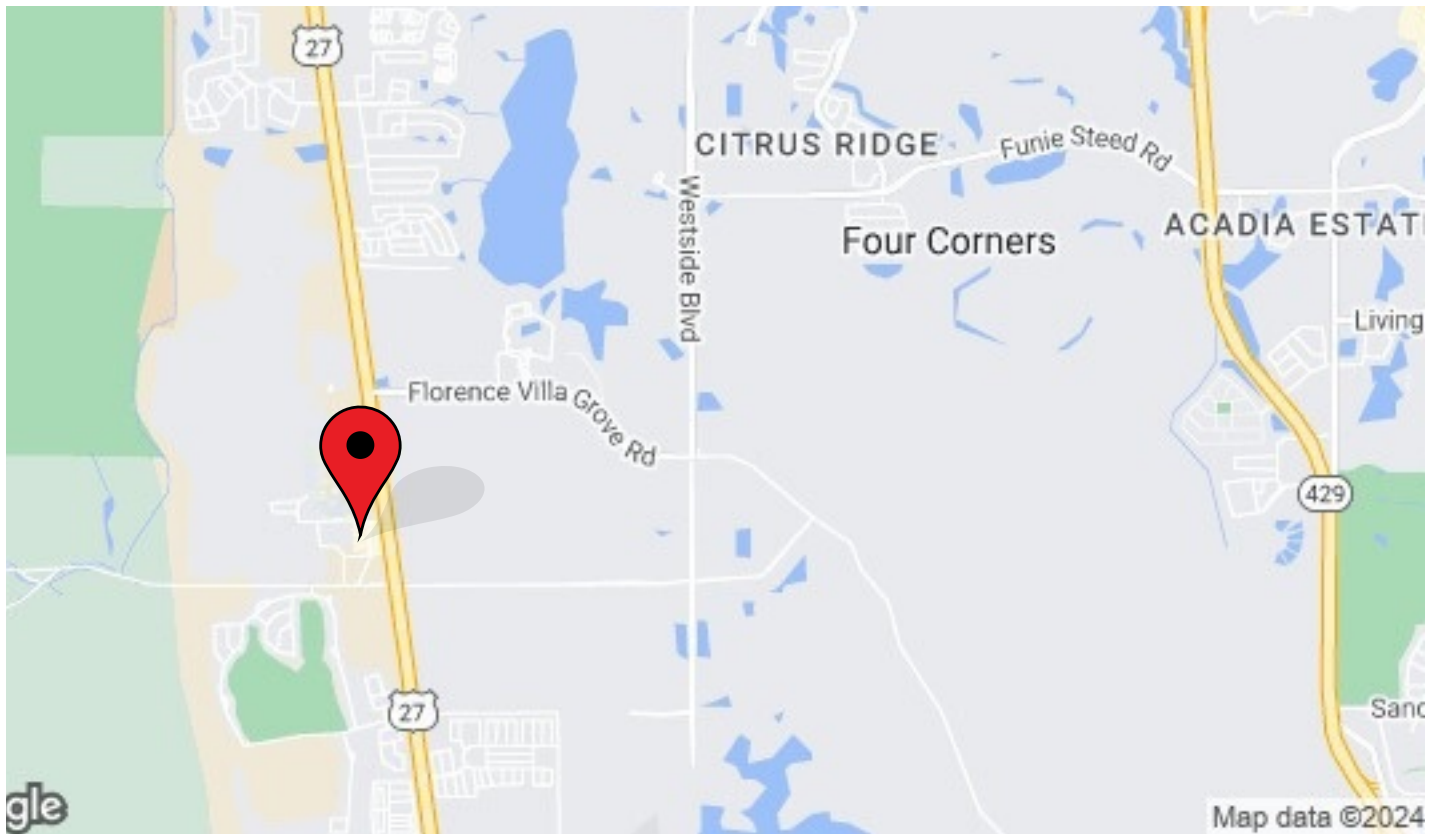
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LOCATION MAPS

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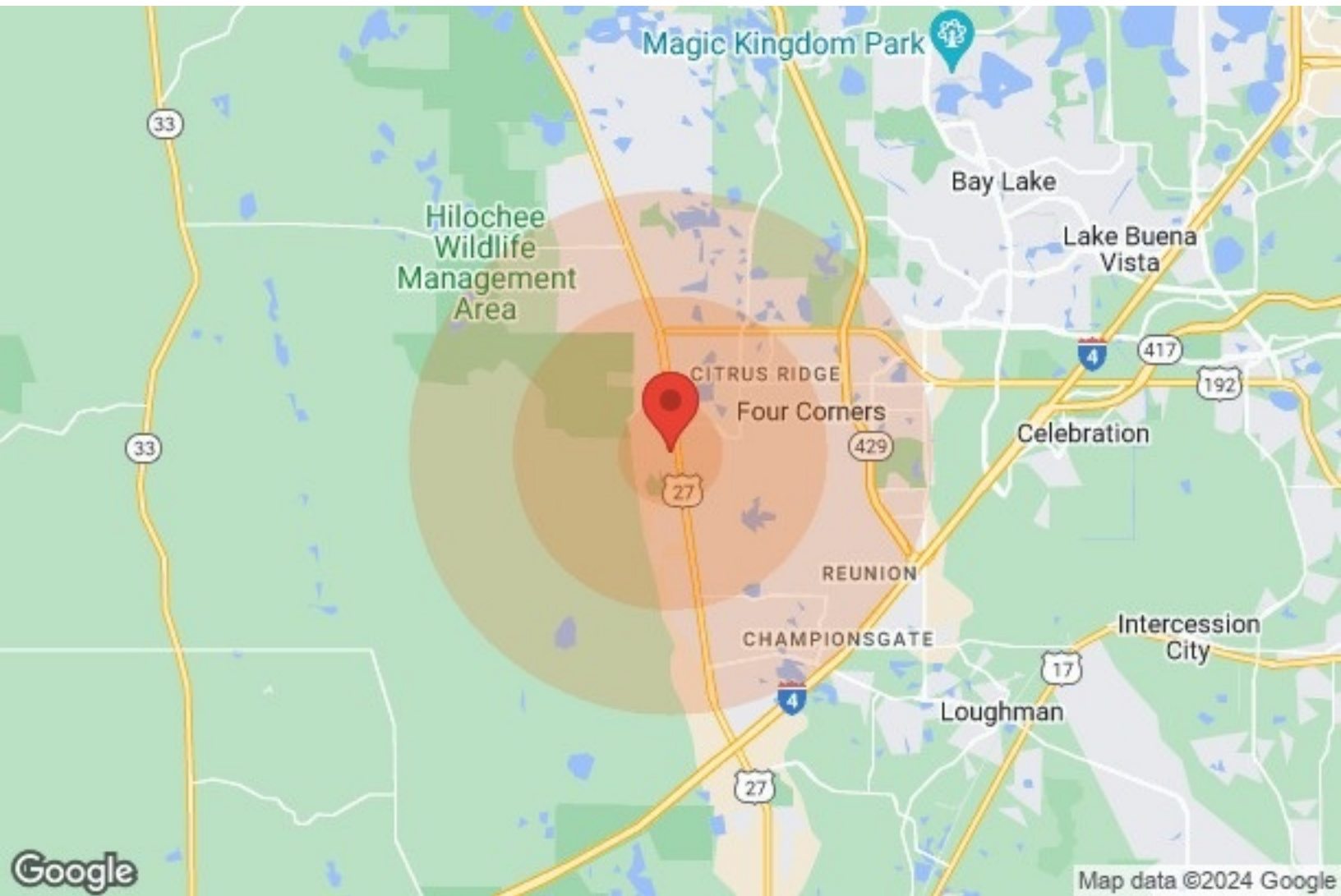
BUSINESS MAP

2508 JACKS ROAD



DEMOGRAPHICS

2508 JACKS ROAD



| Population | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| Male | 1,289 | 2,300 | 8,012 |
| Female | 1,330 | 2,512 | 8,669 |
| Total Population | 2,619 | 4,812 | 16,681 |

| Age | 1 Mile | 3 Miles | 5 Miles |
|------------|--------|---------|---------|
| Ages 0-14 | 510 | 693 | 2,984 |
| Ages 15-24 | 323 | 428 | 1,902 |
| Ages 25-54 | 909 | 1,505 | 5,809 |
| Ages 55-64 | 304 | 612 | 2,225 |
| Ages 65+ | 573 | 1,574 | 3,761 |

| Race | 1 Mile | 3 Miles | 5 Miles |
|--------------|--------|---------|---------|
| White | 2,271 | 4,293 | 14,062 |
| Black | 116 | 162 | 733 |
| Am In/AK Nat | 43 | 43 | 43 |
| Hawaiian | N/A | N/A | N/A |
| Hispanic | 712 | 1,012 | 4,167 |
| Multi-Racial | 340 | 576 | 3,272 |

| Income | 1 Mile | 3 Miles | 5 Miles |
|---------------------|----------|----------|----------|
| Median | \$72,943 | \$60,318 | \$56,407 |
| < \$15,000 | 146 | 185 | 525 |
| \$15,000-\$24,999 | 17 | 238 | 650 |
| \$25,000-\$34,999 | 31 | 266 | 755 |
| \$35,000-\$49,999 | 112 | 335 | 1,020 |
| \$50,000-\$74,999 | 323 | 622 | 1,608 |
| \$75,000-\$99,999 | 216 | 303 | 1,097 |
| \$100,000-\$149,999 | 96 | 137 | 598 |
| \$150,000-\$199,999 | N/A | N/A | 79 |
| > \$200,000 | 14 | 34 | 121 |

| Housing | 1 Mile | 3 Miles | 5 Miles |
|-----------------|--------|---------|---------|
| Total Units | 2,340 | 4,223 | 23,115 |
| Occupied | 890 | 2,003 | 6,282 |
| Owner Occupied | 654 | 1,420 | 4,116 |
| Renter Occupied | 236 | 583 | 2,166 |
| Vacant | 1,450 | 2,220 | 16,833 |

DISCLAIMER

2508 JACKS ROAD



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