

**SALE / LEASE**

# Trinity Plaza, Davenport, Fl Parcels D, E & G Available!

**49503 HWY 27**  
Davenport, FL 33897

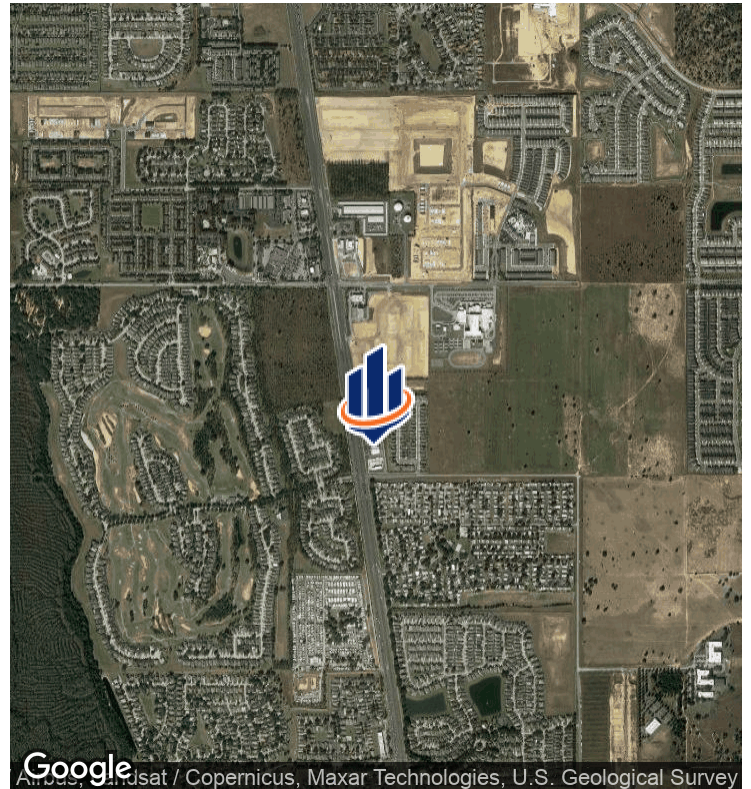
**PRESENTED BY:**

**ALI MUSHTAQ**  
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FL #SL3039910





# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	Subject To Offer
<b>LEASE RATE:</b>	Negotiable
<b>AVAILABLE SF:</b>	1.17 - 1.71 Acres
<b>LOT SIZE:</b>	1.24 Acres
<b>PRICE / ACRE:</b>	-
<b>YEAR BUILT:</b>	2019
<b>ZONING:</b>	Commercial
<b>MARKET:</b>	Orlando
<b>SUBMARKET:</b>	Davenport
<b>APN:</b>	26-25-13-000000-024010

## PROPERTY OVERVIEW

3 Parcels available for Ground Lease, or Sale:  
Parcel G @ \$1,250,000,

Parcel E @ \$1,500,000 -PENDING PSA

Parcel D \$2,500,000 . parcels are Pad Site ready with all infrastructure to each pad and cross access roads. Call for more Info! Located adjacent to Unity Place by Park Square Homes a 77 Lots Community Development.

This access from Parcel F will have cross access with rear 181 acres of development with 3,500 + Units coming to market & access to Sandmine Road connection.

Available Parcels:

Parcel D - Available ground Lease - split into 2 pads

Parcel E - PENDING PSA

Parcel G:(rear parcel F) 1.53 Acres- ideal for Retail, Restaurant or Daycare

Sold: Parcel F: Scooters Coffee & Strickland Oil

Traffic Count: 46,000 AADT

## PROPERTY HIGHLIGHTS

- 3 Parcels D,E & G Available! Ground Lease or Sale
- Delivery: Available Now!

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ADDITIONAL PHOTOS

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ty, FL



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SURVEY, TITLE REPORT, AND OR DUE DILIGENCE. THIS PLAN IS SUBJECT TO CHANGE PRIOR TO FINAL. THEREFORE, THIS PLAN SHALL BE REGARDED AS ALL REGULATORY REQUIREMENTS AND CONDITIONS.

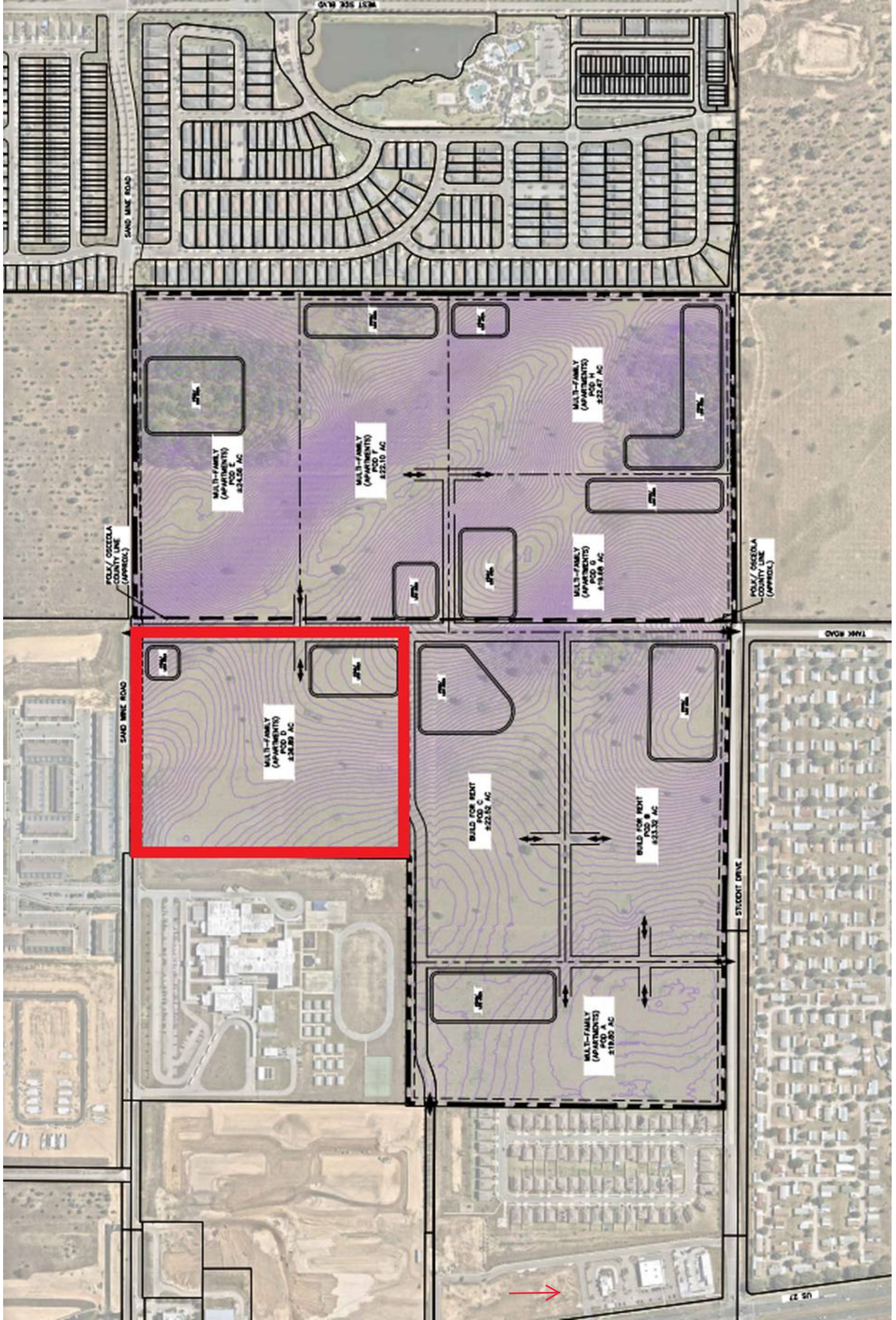
PROJECT NUMBER: 1015\_059  
SCALE: 1"=40' DATE: 03-10-23  
DRAWN BY: BLS/OUT PROJ. MGR: C/1268

PROVIDED FOR...  
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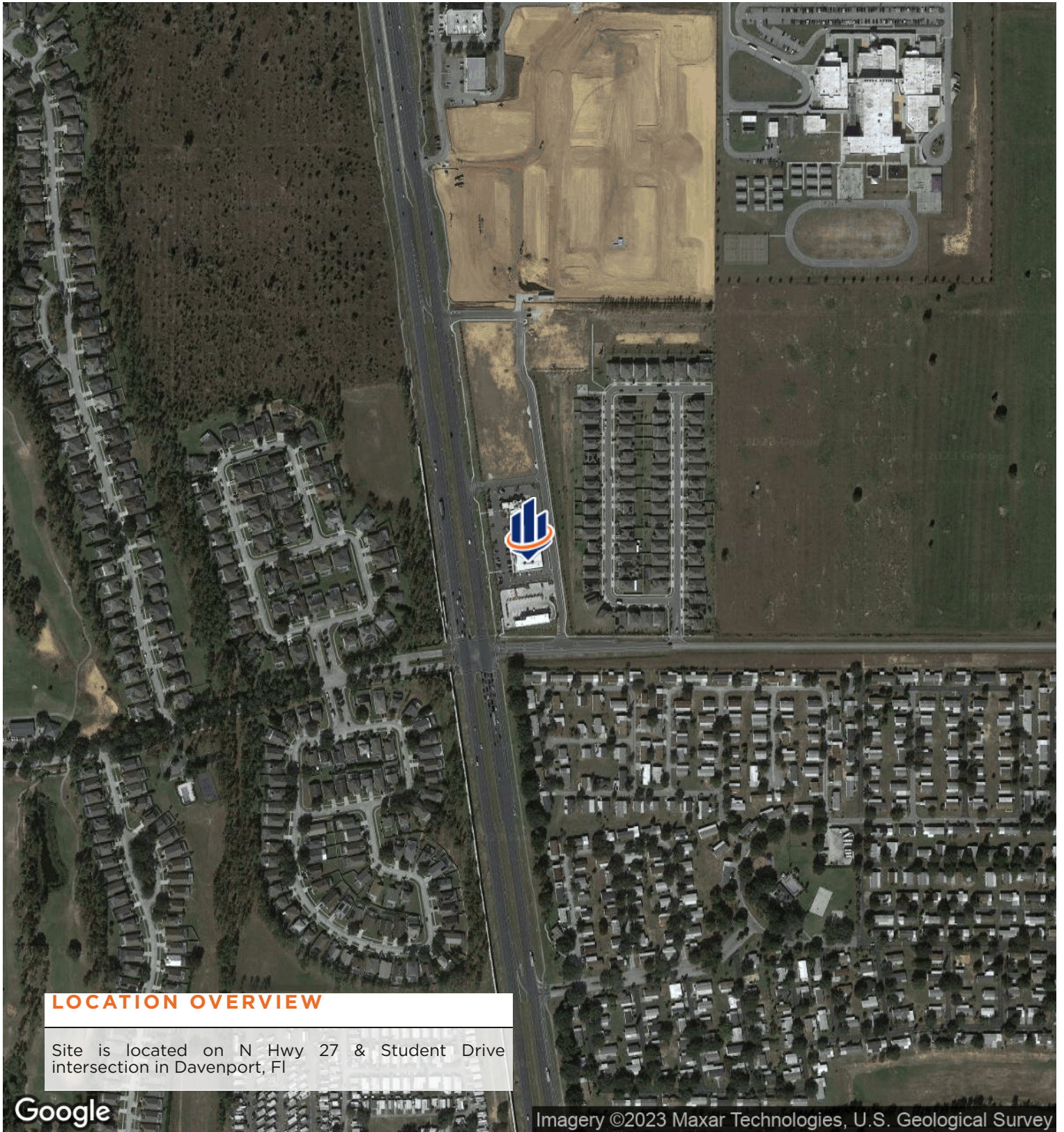
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# LOCATION MAP



## LOCATION OVERVIEW

Site is located on N Hwy 27 & Student Drive intersection in Davenport, FL

Google

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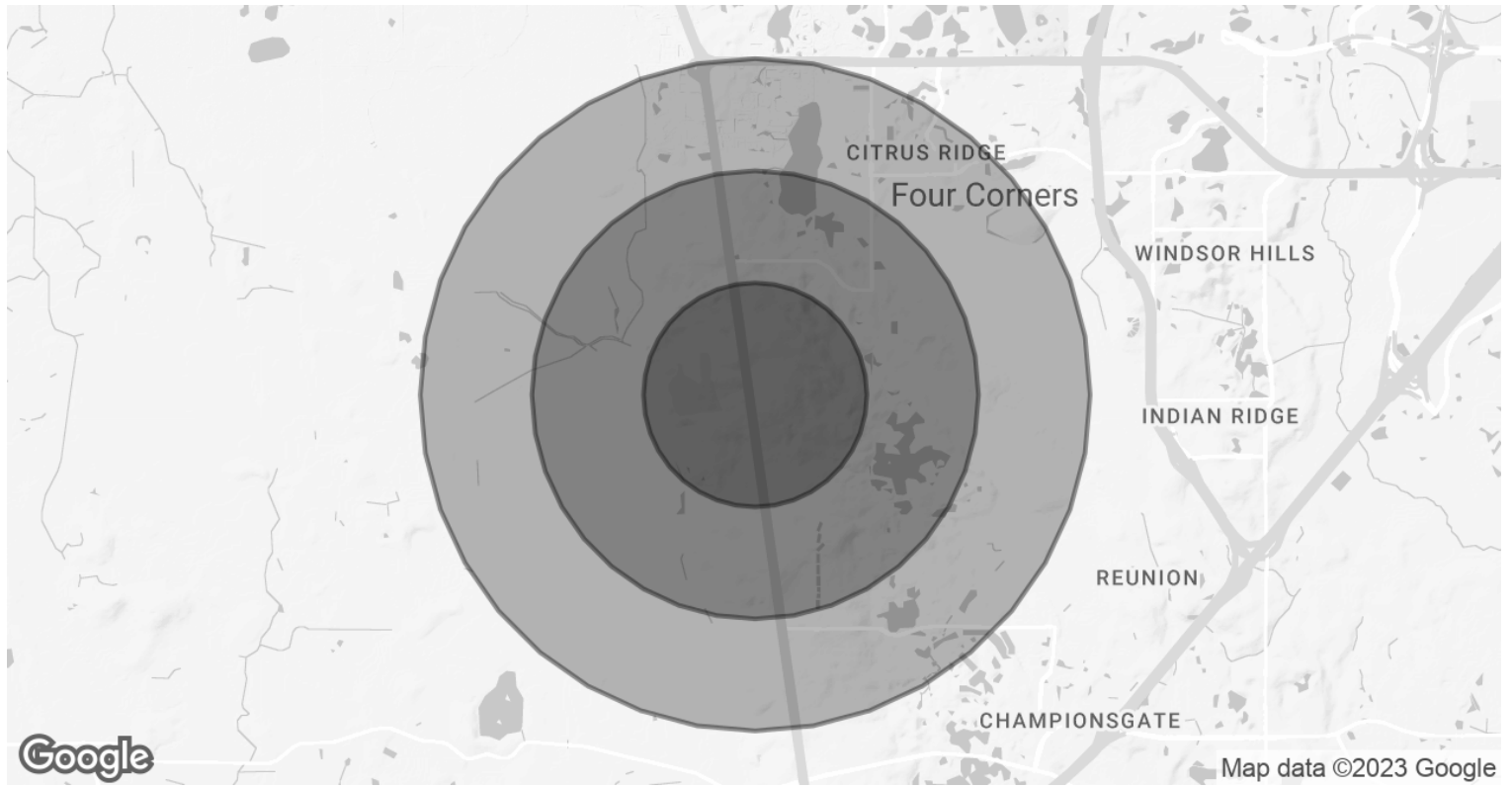
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Imagery ©2023 Maxar Technologies, U.S. Geological Survey



# DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
<b>TOTAL POPULATION</b>	4,957	13,338	22,775
<b>AVERAGE AGE</b>	34.2	38.2	42.7
<b>AVERAGE AGE (MALE)</b>	36.1	39.6	43.7
<b>AVERAGE AGE (FEMALE)</b>	33.3	37.4	41.7
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
<b>TOTAL HOUSEHOLDS</b>	2,734	7,821	14,915
<b># OF PERSONS PER HH</b>	1.8	1.7	1.5
<b>AVERAGE HH INCOME</b>	\$38,365	\$40,202	\$39,041
<b>AVERAGE HOUSE VALUE</b>	\$156,770	\$191,755	\$191,719

*\* Demographic data derived from 2020 ACS - US Census*

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