

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
- 2500 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

AVAILABLE USE:

- Professional Office User
- Medical Office
- Dry Retail Users

No Nails, Vape, Smoke shops, or Food uses

MELANIE KAYALEH
DIRECTOR OF COMMERCIAL



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PROPERTY SUMMARY

2508 JACKS ROAD



Property Summary

Lease Rate:	\$36 NNN
Lease Term:	5-10 years
Available SF:	2500 SF
Year Built:	2024

Property Overview

One 2,500 SF spaces is currently available within this brand new center 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.

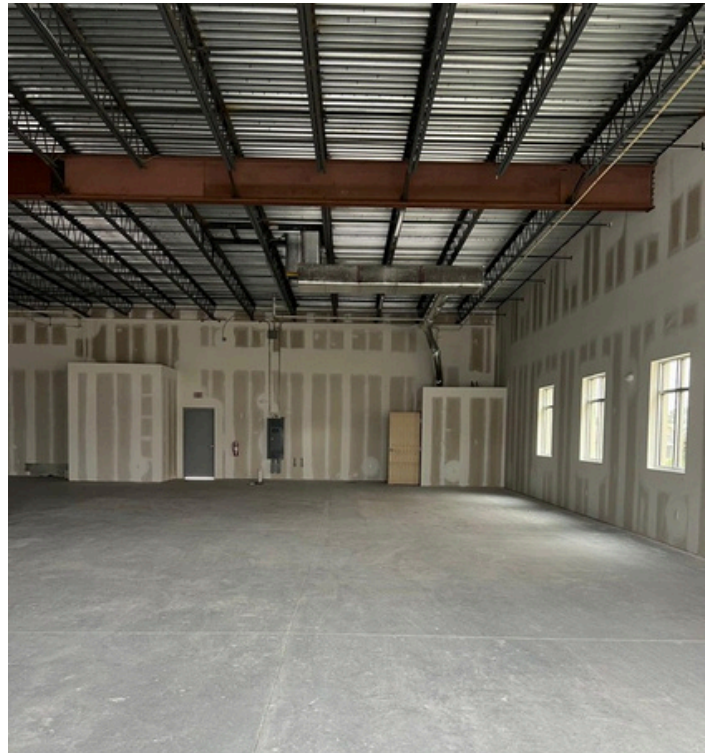
Building 1 is particularly well-suited for professional office, medical office users and dry retail establishments. However, it's important to note that businesses such as nail salons, vape shops, smoke shops, and food-related establishments are not suitable for occupancy in Building 1.

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



PROPERTY PHOTOS

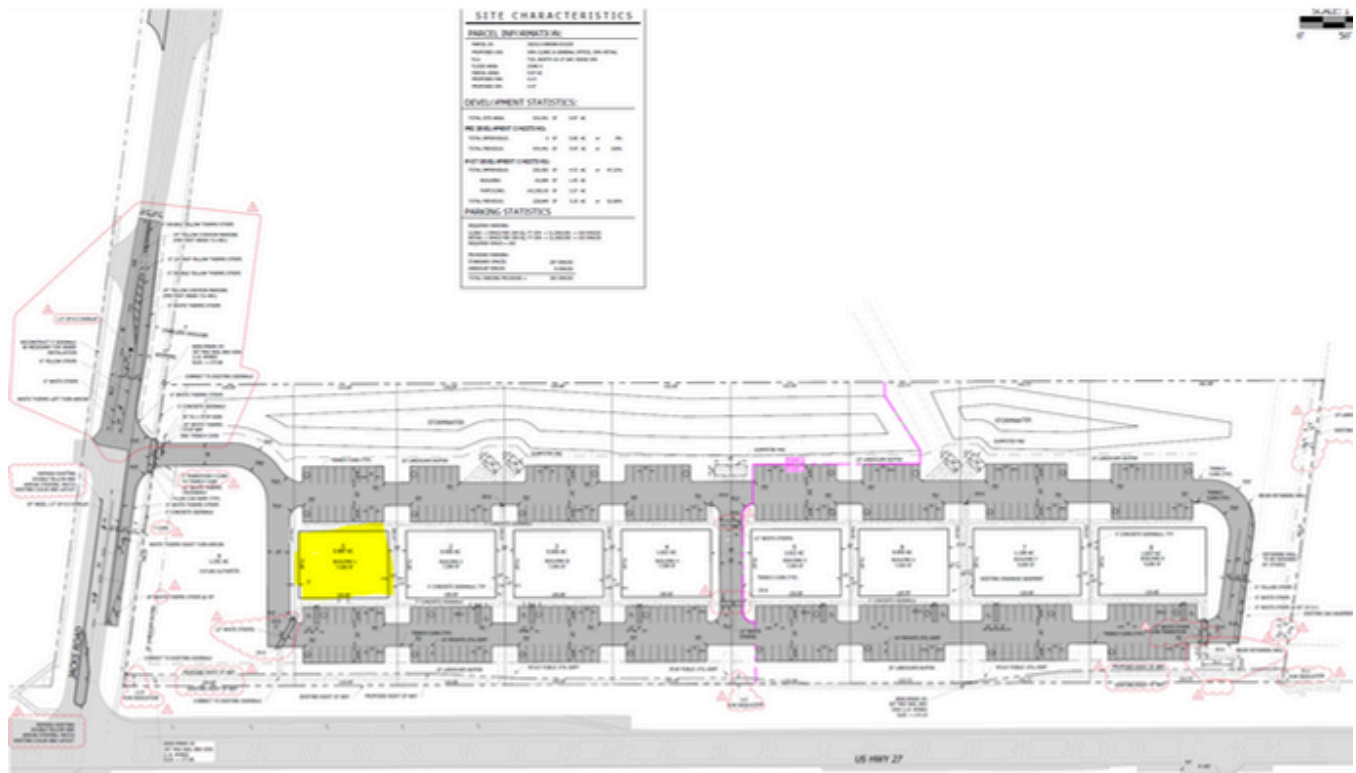
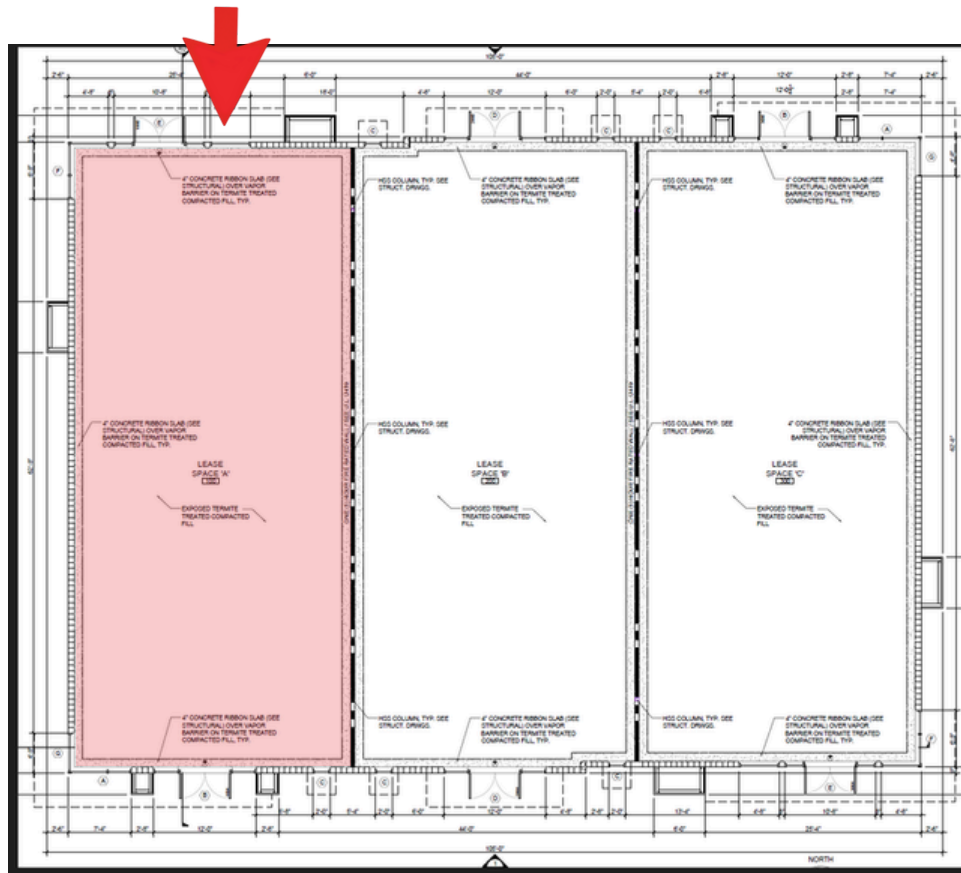
2508 JACKS ROAD



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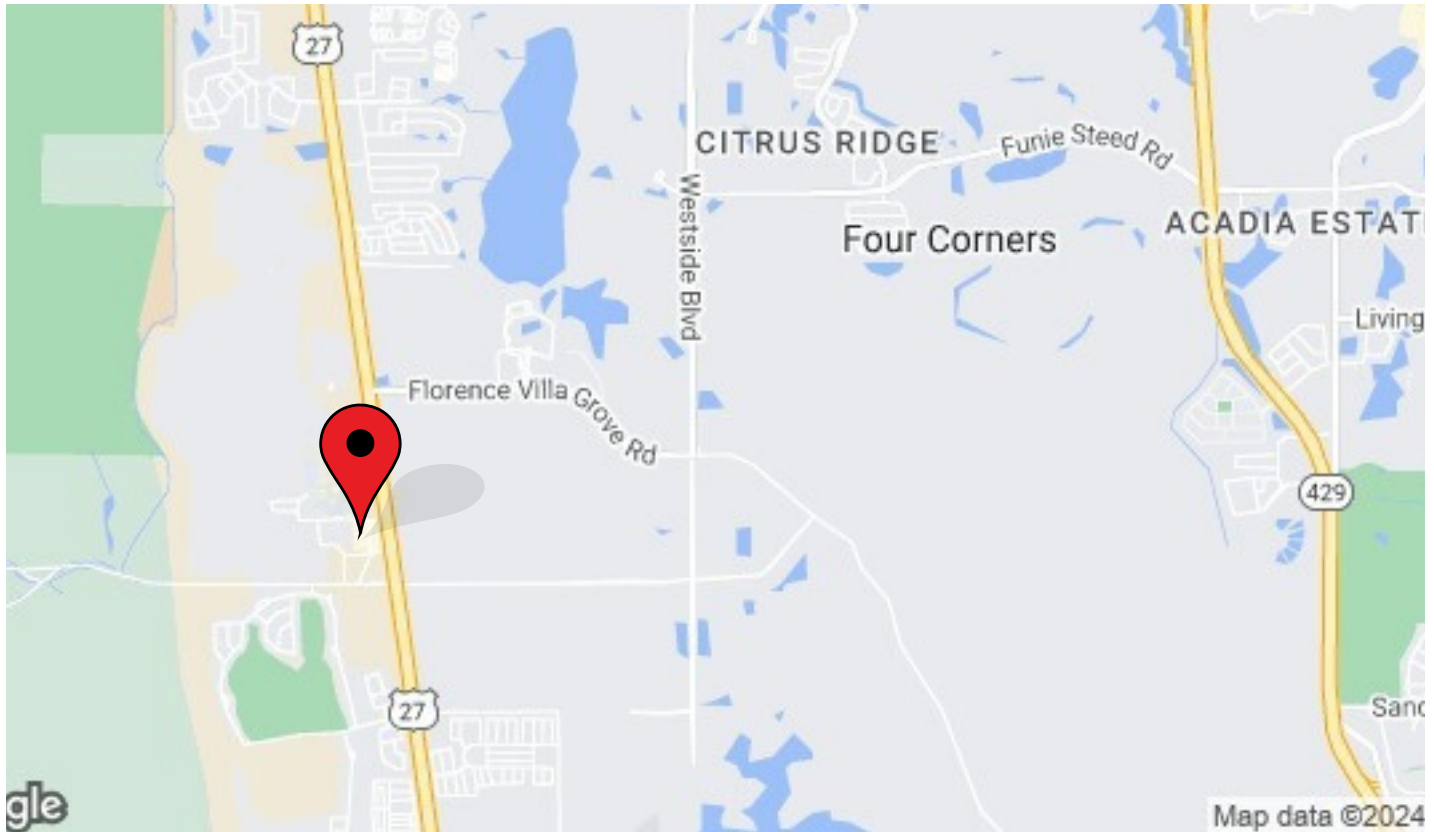
FLORIDIAN REAL ESTATE GROUP
483 Montgomery Place Altamonte
Springs, FL 32714

2508 JACKS ROAD



LOCATION MAPS

2508 JACKS ROAD



BUSINESS MAP

2508 JACKS ROAD



Lowe's Home Improvement

Walmart Supercenter

Grumpy Bat Bakery

Dunkin'

Sabroso Bakery & Coffee

Auntie Anne's

Publix Super Market at Summer Bay

GK Shopping Plaza, LLC

SouthState Bank

BERRY NAILS & SPA

IHOP

Twistee Treat Sand Mine

Dutch Bros Coffee

CVS

7-Eleven

Publix Super Market at Berry Town Center

Applebee's Grill + Bar

Berry Town Center

Circle K

Truist

Starbucks

Westridge Plaza

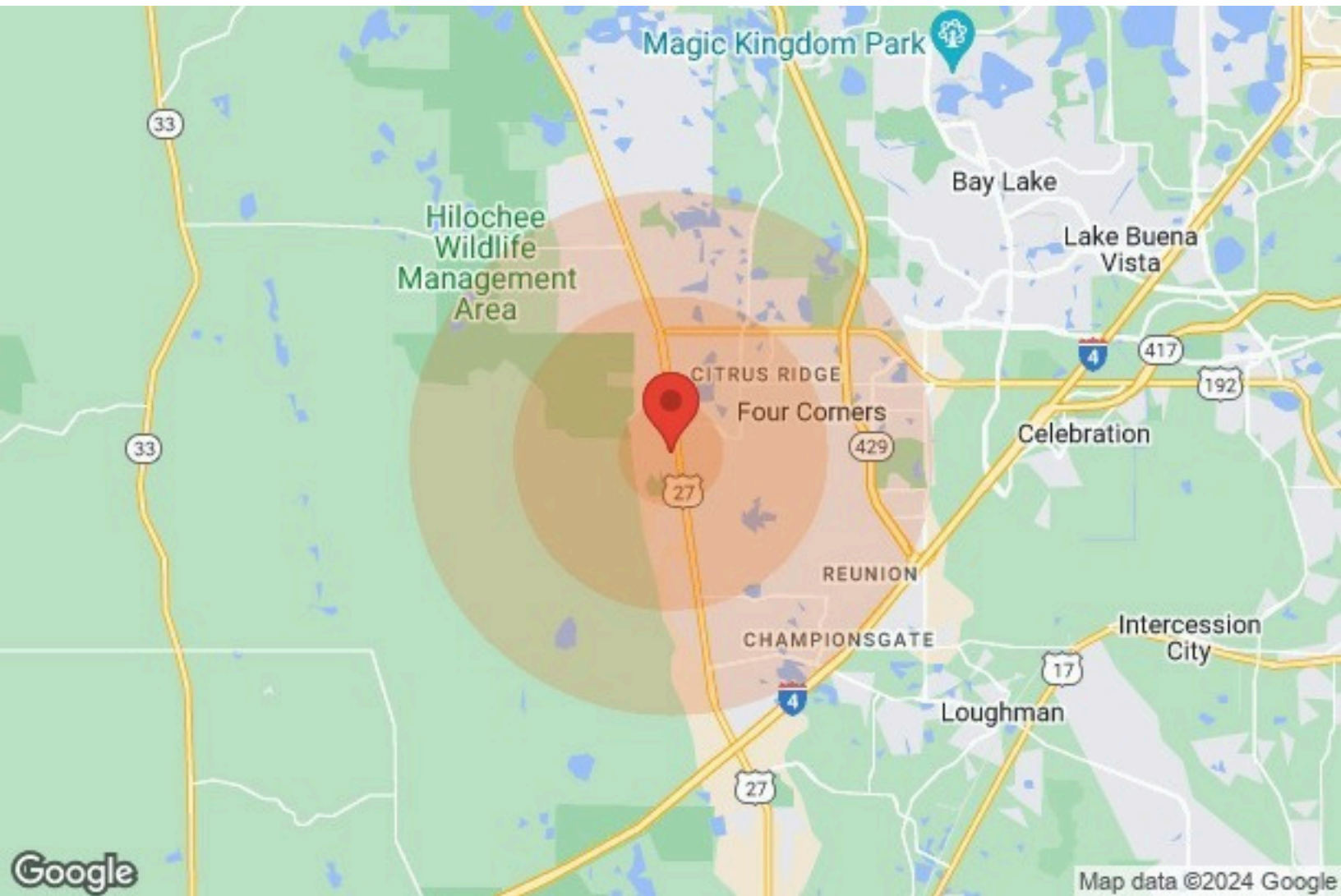
McDonald's

Wendy's

Publix Super Market at Champions Crossing

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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