

Ridgecrest Plaza

40230 US Highway 27, Davenport, Florida 33837

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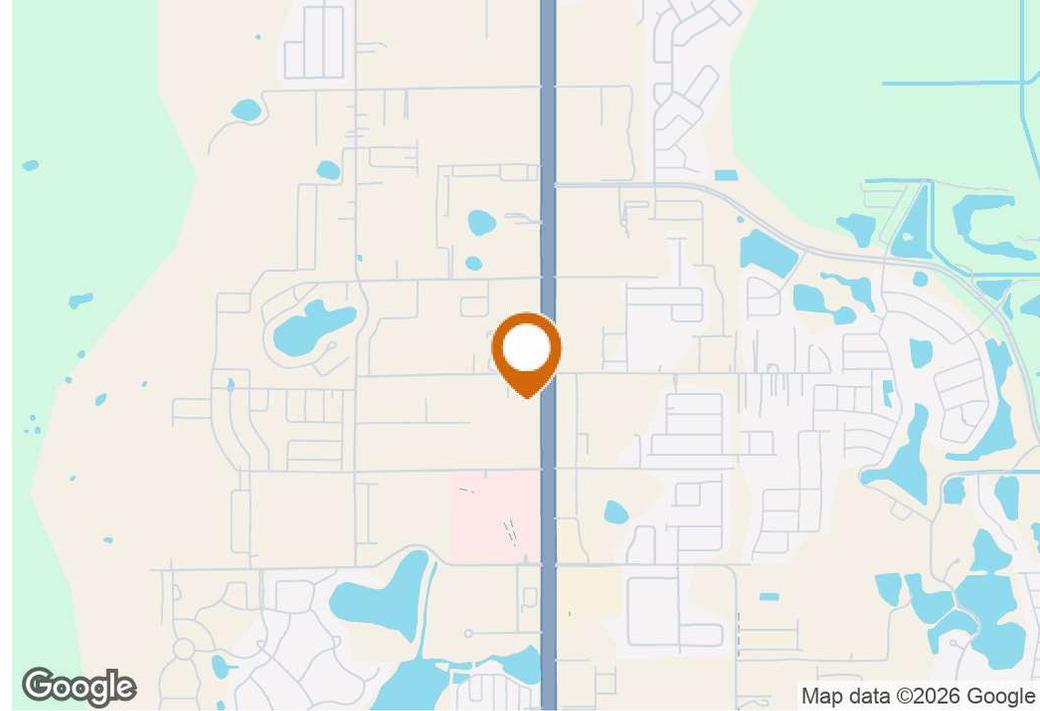
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PROPERTY SUMMARY

Offering Summary

Sale Price:	\$6,900,000
Building Size:	21,473 SF
Lot Size:	2.16 Acres
Price / SF:	\$321.33
2026 NOI:	\$431,839
Cap Rate:	6.26%
Occupancy:	100%
Traffic Count:	75,334 ± Cars/Day (US Hwy 27)
Road Frontage:	370 ± FT (US Hwy 27)
PIN:	272631708500010082
City:	Davenport
County:	Polk
State:	Florida

Property Overview

Established multi-tenant commercial center opportunity. The property is anchored by a diverse mix of national, regional, and local tenants, including Quest Diagnostics, Domino's Pizza, Davenport Diner, Mendoza Pharmacy, along with multiple professional service and medical users. The property has been renovated and expanded in recent years to include a new roof, new paint, and updated landscaping. Positioned along U.S. Highway 27 with exposure to more than 75,000 vehicles per day, the center benefits from strong visibility and accessibility, immediate proximity to I-4 and AdventHealth, and continued residential growth throughout the surrounding area. Ongoing development in the trade area supports long-term demand and stability for retail and service-oriented uses.

Property Highlights

- 650 ± FT from Advent Health Hospital
- Roughly 3 miles south of exit 55 on I-4
- 370 ± FT of frontage on US Highway 27
- Ample parking available with 103 spaces

LOCATION SUMMARY

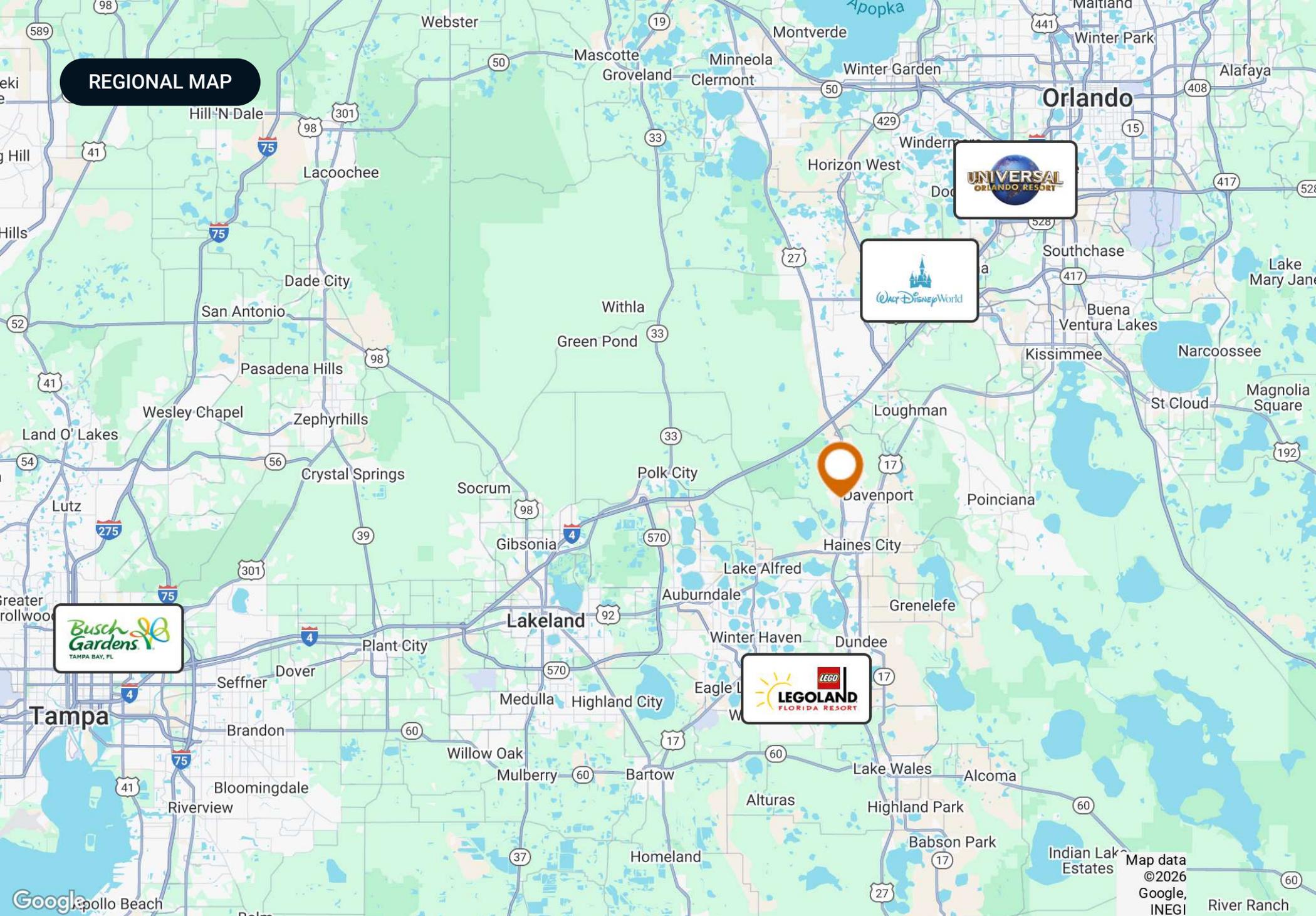


Prime Access Along U.S. Highway 27

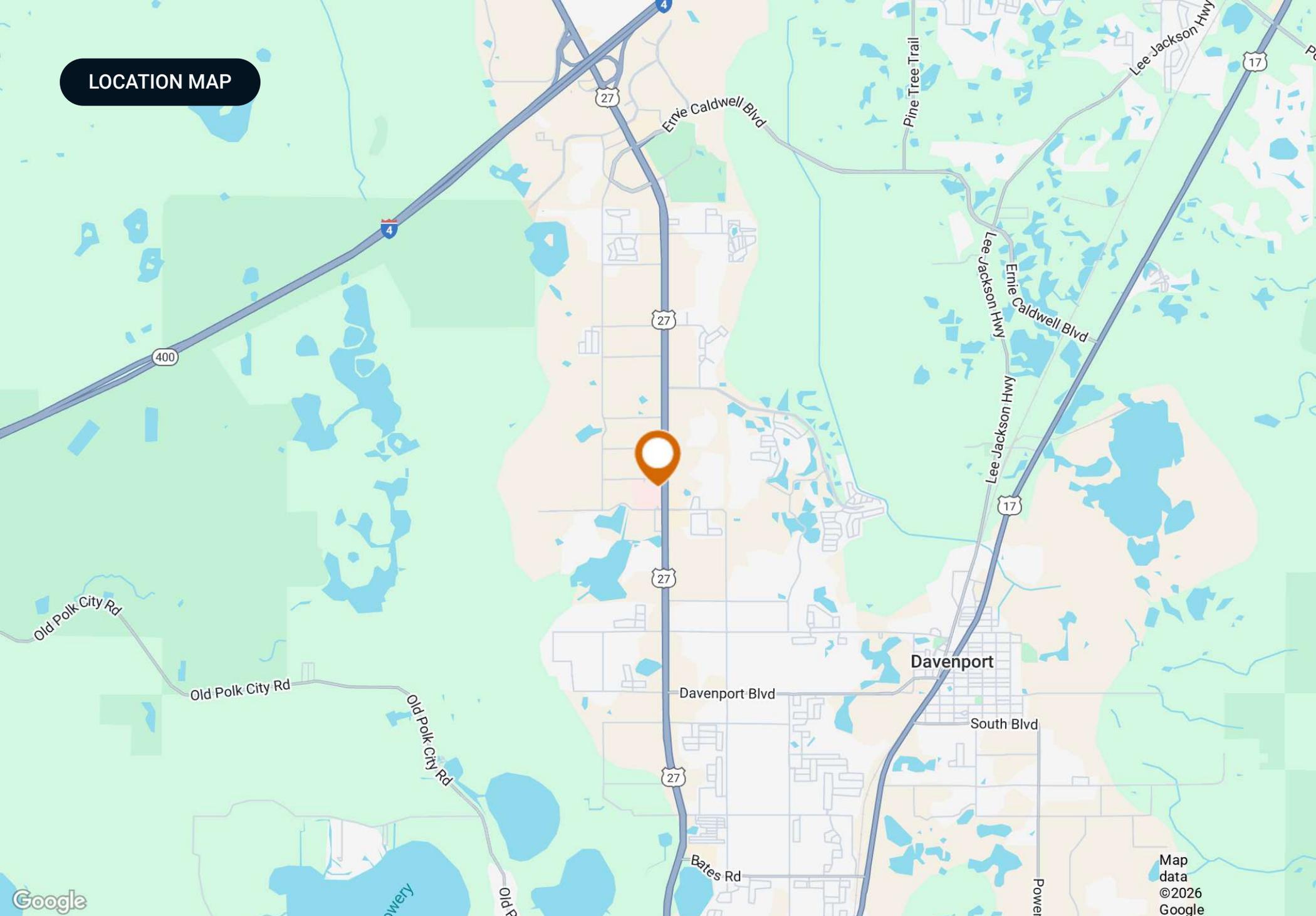
Located on US Highway 27 in Davenport, this property is a mere 3 miles south of Exit 55 on Interstate 4 and roughly 600 feet north of the Advent Health Hospital. The property features a traffic count along Highway 27 of over 75,000 cars/day. The surrounding area continues to see rapid residential and commercial growth, making this corridor a prime location for retailers and service providers alike.

Combined with a mix of restaurants, local businesses, and service providers along the corridor, the area surrounding US Highway 27 in Davenport is evolving into a vibrant hub supported by its strategic transportation access and rapidly expanding community base.

REGIONAL MAP



LOCATION MAP



NEIGHBORHOOD MAP



Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies, etc.

TRADE AREA MAP



Bath & Body Works



Google

Map data ©2026 Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies

TRAFFIC COUNTS MAP

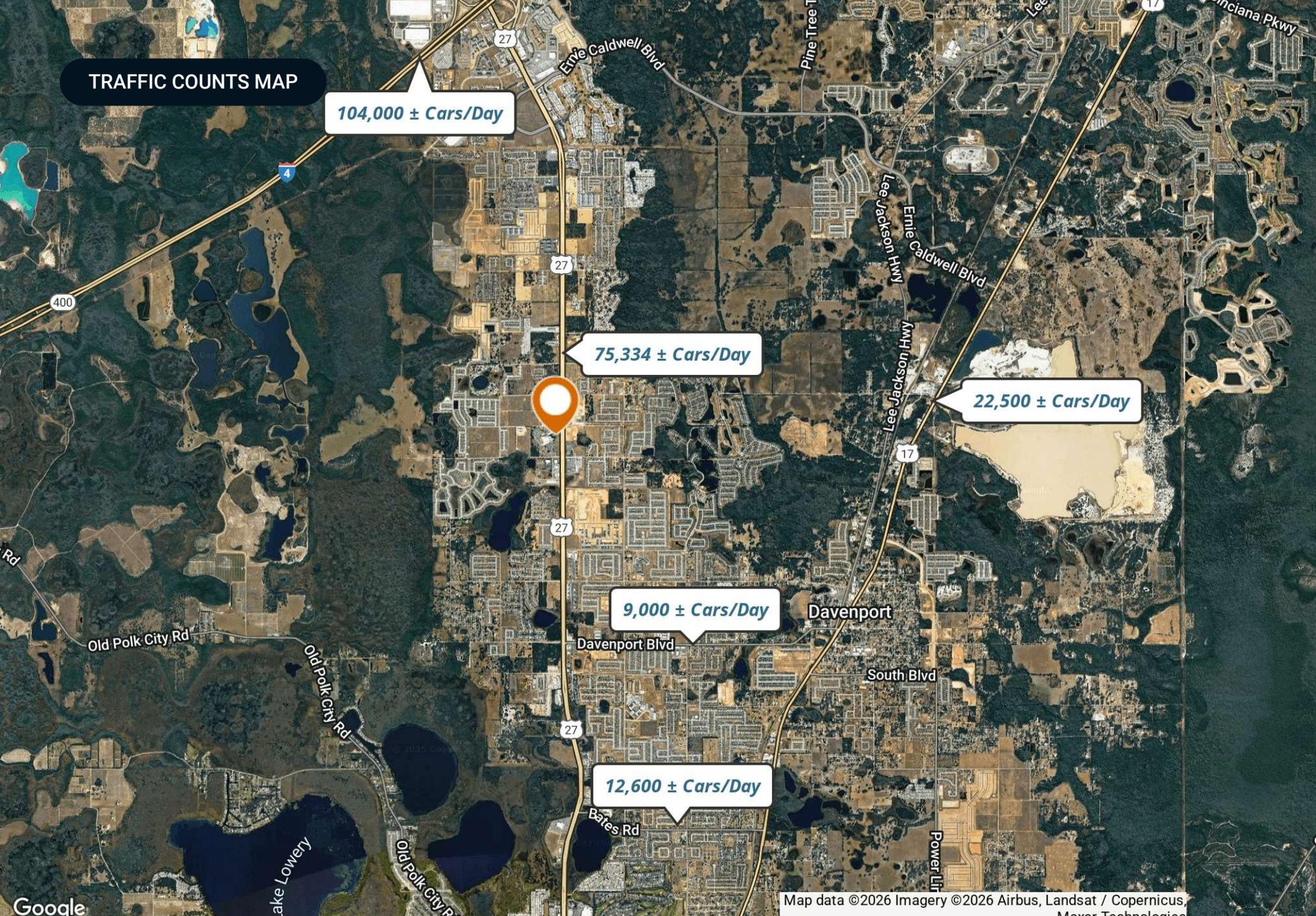
104,000 ± Cars/Day

75,334 ± Cars/Day

22,500 ± Cars/Day

9,000 ± Cars/Day

12,600 ± Cars/Day

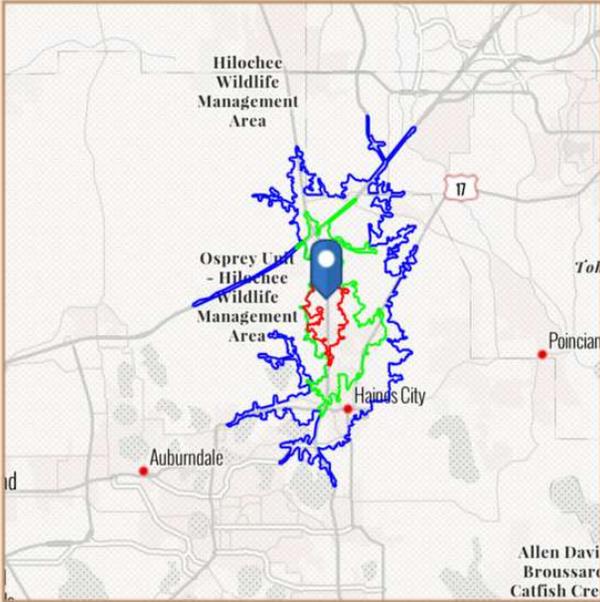


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BENCHMARK DEMOGRAPHICS

40230 Highway 27, Davenport, Florida, 33837

Drive time of 5 mins, 10 mins, & 15 mins



Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025)

THE CCIM INSTITUTE



DRIVE TIME

5 mins 10 mins 15 mins

GEOGRAPHY

Counties
Polk County
CBSAs
Lakeland-Winter Haven, FL Metropolitan Statistical Area
States
Florida
USA

AGE SEGMENTS

Age Segment	5 mins	10 mins	15 mins	Polk County	Lakeland-Winter Haven, FL Metropolitan Statistical Area	Florida	USA
0 - 4	5.33%	5.56%	5.48%	5.30%	5.30%	4.69%	5.39%
5 - 9	5.76%	5.94%	5.86%	5.61%	5.61%	5.03%	5.75%
10 - 14	6.62%	6.48%	6.27%	6.00%	6.00%	5.34%	5.98%
15 - 19	5.87%	6.05%	6.19%	6.26%	6.26%	5.84%	6.47%
20 - 34	19.64%	18.93%	19.07%	18.85%	18.85%	18.43%	20.33%
35 - 54	27.02%	26.85%	25.95%	24.12%	24.12%	24.41%	25.20%
55 - 74	22.77%	22.09%	22.61%	23.96%	23.96%	25.55%	22.82%
75+	6.94%	8.13%	8.58%	9.91%	9.91%	10.74%	8.05%

HOUSEHOLD INCOME

Household Income	5 mins	10 mins	15 mins	Polk County	Lakeland-Winter Haven, FL Metropolitan Statistical Area	Florida	USA
<\$15,000	4.7%	4.9%	5.9%	7.4%	7.4%	8.0%	8.3%
\$15,000-\$24,999	3.4%	4.3%	4.5%	6.1%	6.1%	5.8%	5.9%
\$25,000-\$34,999	6.2%	6.0%	6.5%	7.2%	7.2%	6.7%	6.3%
\$35,000-\$49,999	13.4%	11.5%	11.9%	12.0%	12.0%	10.5%	9.8%
\$50,000-\$74,999	21.3%	22.0%	21.1%	19.8%	19.8%	16.9%	15.6%
\$75,000-\$99,999	20.1%	16.0%	16.3%	14.6%	14.6%	12.9%	12.5%
\$100,000-\$149,999	16.7%	18.9%	17.6%	18.1%	18.1%	18.4%	17.8%
\$150,000-\$199,999	10.3%	10.3%	9.2%	8.1%	8.1%	8.7%	9.8%
\$200,000+	3.9%	6.1%	7.1%	6.6%	6.6%	12.1%	14.0%

KEY FACTS

Key Fact	5 mins	10 mins	15 mins	Polk County	Lakeland-Winter Haven, FL Metropolitan Statistical Area	Florida	USA
Population	9,884	44,129	94,375	822,142	822,142	23,027,836	339,887,819
Daytime Population	9,326	35,591	79,335	782,956	782,956	22,846,618	338,218,372
Employees	4,163	18,145	39,017	334,740	334,740	10,832,721	167,630,539
Households	3,354	15,737	34,286	313,012	313,012	9,263,074	132,422,916
Average HH Size	2.95	2.79	2.74	2.57	2.57	2.43	2.50
Median Age	39.6	39.7	40.0	41.3	41.3	43.6	39.6

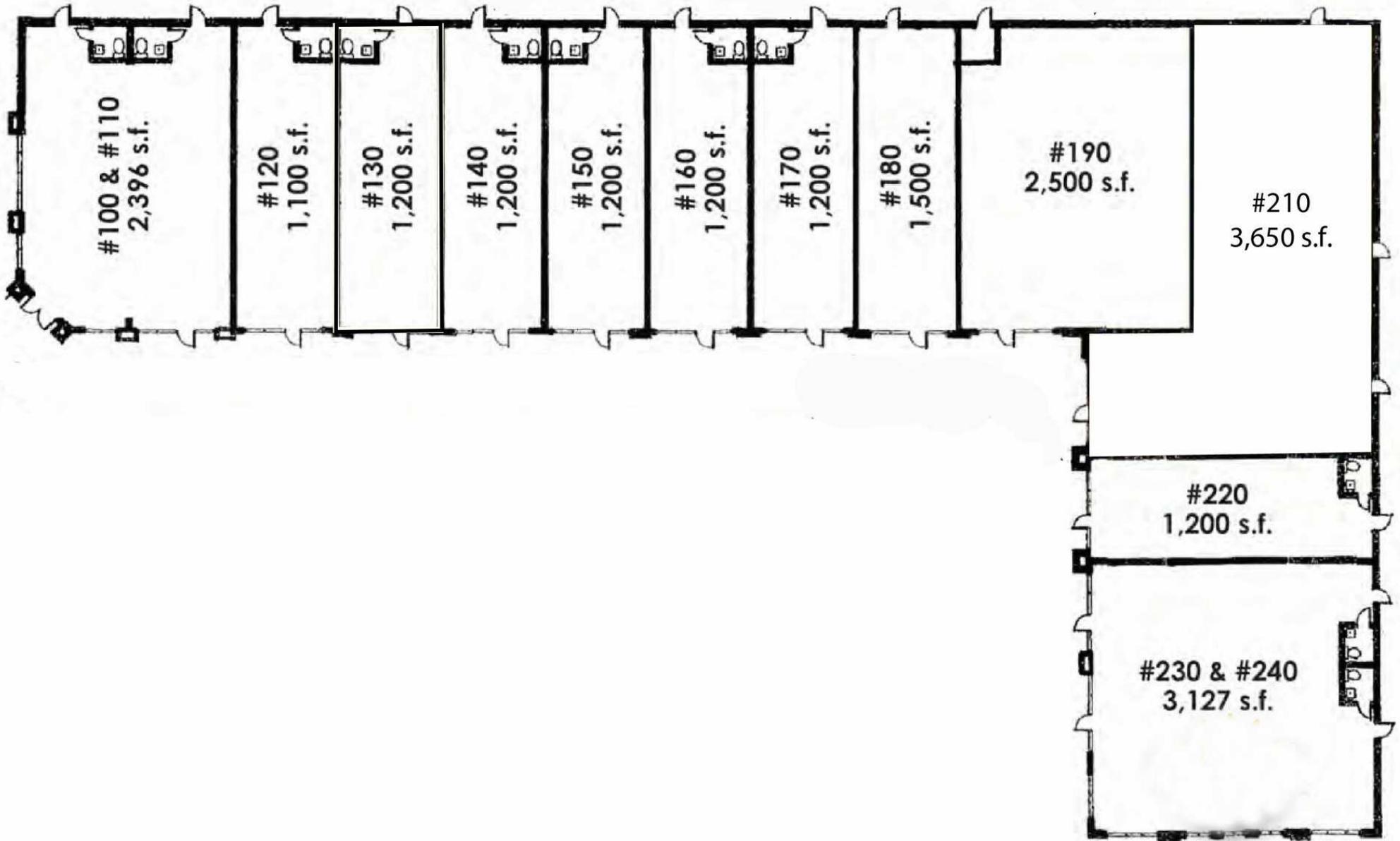
HOUSING FACTS

Housing Fact	5 mins	10 mins	15 mins	Polk County	Lakeland-Winter Haven, FL Metropolitan Statistical Area	Florida	USA
Median Home Value	309,024	336,308	338,764	319,676	319,676	416,969	370,578
Owner Occupied %	82.3%	78.8%	73.2%	71.8%	71.8%	67.2%	64.2%
Renter Occupied %	17.7%	21.2%	26.8%	28.2%	28.2%	32.8%	35.8%
Total Housing Units	4,256	20,263	44,289	361,112	361,112	10,635,372	146,800,552

INCOME FACTS

Income Fact	5 mins	10 mins	15 mins	Polk County	Lakeland-Winter Haven, FL Metropolitan Statistical Area	Florida	USA
Median HH Income	\$75,845	\$76,594	\$75,217	\$70,958	\$70,958	\$78,205	\$81,624
Per Capita Income	\$31,993	\$34,302	\$34,479	\$34,967	\$34,967	\$44,891	\$45,360
Median Net Worth	\$253,542	\$254,723	\$233,981	\$224,923	\$224,923	\$253,219	\$228,144

SITE PLAN



RENT ROLL

Tenant Name	Size (SF)	Rent
Jestic Professional Barber	1,100 SF	\$25,674.00
Family Life Counseling Center LLC	1,200 SF	\$30,000.00
Pardy and Rodriguez	1,200 SF	\$24,072.00
Florida Health Plans	1,200 SF	\$20,981.40
Anthony Shydohub MD	1,200 SF	\$25,283.40
Rose Beauty Salon	1,200 SF	\$24,606.84
Domino's Pizza	1,500 SF	\$29,700.00
Quest Diagnostics	2,500 SF	\$42,012.00
Iglesia De Dios Pentecostal Movimiento	3,540 SF	\$67,454.76
Superior Cleaners	1,200 SF	\$27,324.00
Medoz Pharmacy of Polk	2,396 SF	\$53,691.00
Davenport Diner (Nothing Fancy Cafe)	3,127 SF	\$61,039.44
Totals:	21,363 SF	\$431,838.84

EXTERIOR PHOTOS



INTERIOR PHOTOS



ADVISOR BIOGRAPHY



Tyler Davis, ALC

President

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Professional Background

Tyler Davis, ALC, serves as the President of Saunders Real Estate, where he drives the firm's strategic initiatives to ensure continued growth and success in the Southeast U.S.'s competitive real estate market. In his leadership role, Tyler is responsible for guiding the firm's geographic expansion, diversifying its service offerings, and positioning the company for long-term sustainability. He works closely with the executive leadership team to implement forward-thinking business strategies, ensuring the firm remains a trusted leader in the industry.

As President, Tyler is instrumental in shaping the firm's operational direction. His leadership extends to the recruitment of top talent, expanding the firm's advisor team, and fostering a collaborative environment that drives innovation and client-focused service. Beyond operations, Tyler is dedicated to instilling and upholding the firm's core values, which are focused on championing community involvement, maintaining a deep commitment to landowners across the Southeastern U.S, and fostering a culture where colleagues and clients alike are treated like family. His commitment to operational excellence and data-driven decision-making ensures Saunders Real Estate continues to meet the evolving needs of its clients while staying true to its mission of service and stewardship.

Before becoming President, Tyler served as the firm's Chief Financial Officer, where he played a critical role in streamlining financial operations, implementing growth initiatives, and strengthening the company's financial health. His background in financial management, combined with his deep understanding of commercial real estate and land values, gives him a unique ability to navigate complex challenges and capitalize on emerging market opportunities.

Joining Saunders Real Estate in 2019, Tyler brought invaluable experience from his career in public accounting at PwC, where he specialized in tax planning and consulting.

Tyler is a proud graduate of Samford University, where he earned his Bachelor of Science in Accounting, summa cum laude. He also holds a Master of Tax Accounting from The University of Alabama. His professional accolades include being named the Florida Land Broker of the Year, earning a spot in the President's Circle, and serving as President of the Florida Chapter of the Realtors Land Institute (RLI). Outside of his professional life, Tyler is deeply committed to his family, valuing the same strong relationships and sense of community that define Saunders Real Estate.

ADVISOR BIOGRAPHY



Gary Ralston, CCIM, SIOR, CRE, CPM, CRRP, FRICS

Senior Advisor

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Professional Background

Gary M. Ralston, CCIM, SIOR, SRS, CPM, CRE, CLS, CDP, CRX, CRRP, FRICS is a Senior Advisor at Saunders Real Estate.

Gary is a recognized subject matter expert on retail and commercial properties, a successful real estate developer, investor, and group investment sponsor.

From the early 1990s through 2004, Gary was the president and member of the board of directors at Commercial Net Lease Realty, Inc. (NYSE:NNN) - the industry leader in single-tenant, net-leased, corporate real estate. During that time, he guided the company's growth from less than \$15 million in real estate assets to over \$1.5 billion.

Gary holds many designations including the Certified Commercial Investment Member (CCIM), Society of Industrial and Office Realtors (SIOR), Specialist in Real Estate Securities (SRS), Certified Property Manager (CPM), Counselor of Real Estate (CRE), Certified Leasing Specialist (CLS), Certified Development, Design, and Construction Professional (CDP), Certified Retail Property Executive (CRX), Certified Retail Real Estate Professional (CRRP) and Fellow of the Royal Institute of Chartered Surveyors (FRICS). He is also a Florida-licensed real estate broker and certified building contractor.

Gary is a senior instructor for the CCIM Institute and a member of the board of directors of CCIM Technology. He is also a member of the Urban Land Institute (ULI), the International Council of Shopping Centers (ICSC), and the Commercial Real Estate Development Association (NAIOP).

Gary holds a Master's in Real Estate and Construction Management from the University of Denver. He is also an adjunct faculty member at Florida Southern College and the University of Florida. Gary was inducted as a Hoyt Fellow (<http://hoytgroup.org/hoyt-fellows/>) in 2001. Gary is a member of the Business Panel of the Federal Reserve Bank of Atlanta.

Gary is recognized as the most accredited commercial real estate practicing professional in the nation.

Gary specializes in:

- Commercial Real Estate
- Leasing and Tenant Representation
- Certified Building Contractor
- Development
- Group Investment Programs
- Instructor, Adjunct Faculty



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Serving the Southeast

At Saunders Real Estate, we deliver full-service real estate solutions across the Southeast, built on more than 30 years of trusted experience. Our dedicated teams—experts in both land and commercial real estate—offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



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