

## EXECUTIVE SUMMARY

DAVENPORT, FL 33837

# 2320 North Blvd W



### OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,300 - 2,600 SF
Number of Units:	2
Year Built:	2015
Zoning:	PIC-NR

### PROPERTY OVERVIEW

This move-in-ready layout includes private examination rooms, doctor's office, check in/check out, waiting area, and a staff break-room. Strategically positioned with immediate access to US Highway 27, benefiting from high daily traffic counts exceeding 44,000 vehicles. Located a few miles away from AdventHealth Heart of Florida, this site is an ideal choice for a medical practice or professional group seeking to grow their presence in Davenport.

### PROPERTY HIGHLIGHTS

- Fully built-out, turnkey medical layout including private examination rooms and a dedicated doctor's office.
- Just 4 miles from AdventHealth Heart of Florida.
- Situated in a rapidly expanding area of Polk County.

PRESENTED BY  
**ASHLEY WALKER**  
407.430.3462  
awalker@millenia-partners.com

OFFICE BUILDING  
**For Lease**

ADDITIONAL PHOTOS

DAVENPORT, FL 33837

2320 North Blvd W # I 3, I 4



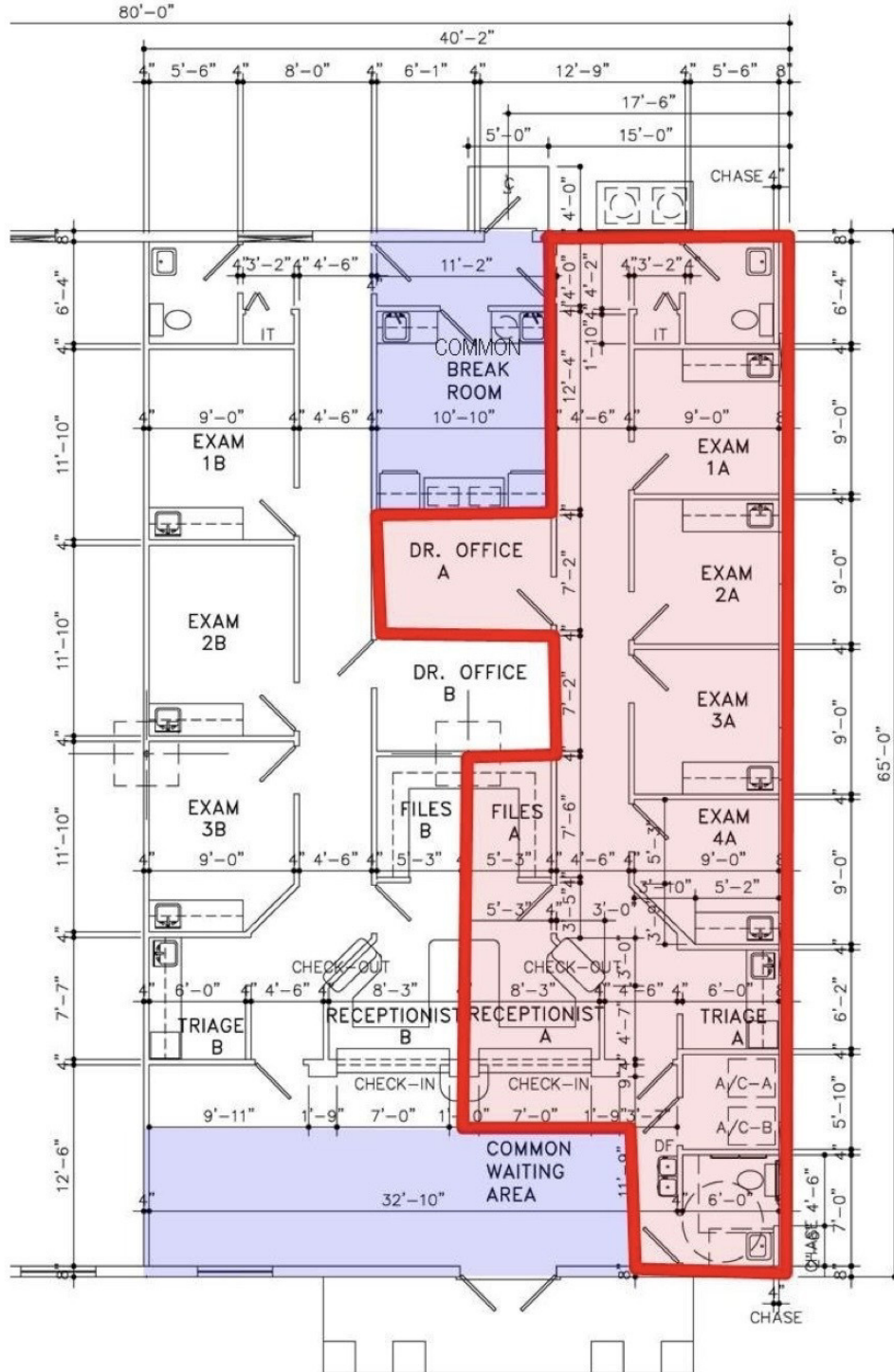
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FLOOR PLANS

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RETAILER MAP

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2320 North Blvd W



Google

Map data ©2026 Google Imagery ©2026 Airbus, Maxar Technologies

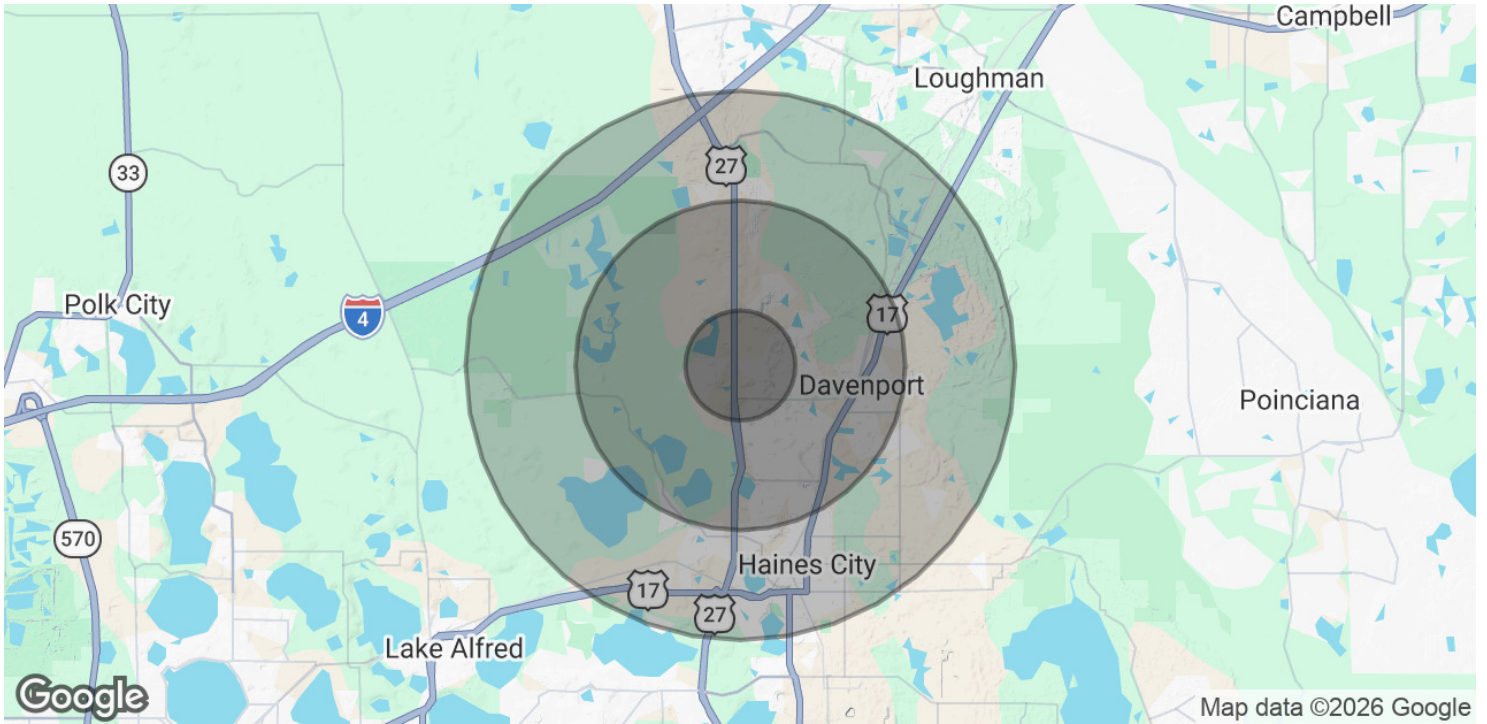
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# DEMOGRAPHICS MAP & REPORT

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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,954	34,985	67,324
Average Age	39.9	39.0	39.6
Average Age (Male)	37.8	39.1	39.1
Average Age (Female)	41.5	39.6	40.1

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,622	11,475	22,860
# of Persons per HH	3.1	3.0	2.9
Average HH Income	\$89,855	\$83,370	\$79,787
Average House Value	\$305,414	\$292,570	\$256,973

2023 American Community Survey (ACS)

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