

# POSNER PARK SITE

13.17± GROSS ACRES (POLK COUNTY)



NORTHWEST CORNER OF U.S. HIGHWAY 27 DAVENPORT, POLK COUNTY, FL 33837

## HIGHLIGHTS:

- 13.17± Acres of Commercial Land
- New traffic signal in 3rd Q 2015 will be placed at the corner of US HWY 27 and Minute Maid Ramp Rd. Two
- Zoned ECX, Employment Center
- Uses include: Retail, Office, Medical, Light Manufacturing, Multi-Family, Convenience/Gas, Vehicle Sales and Leasing
- Located in the Interstate 4 / Highway 27 Growth Corridor- North Ridge Selected Area Plan
- Immediately South of Posner Commons 1,500,000 SF Regional Commercial Center- "The Gateway to Polk County"
- Posner Commons Tenants: Target, Belk, Best Buy, Dick's Sporting Goods, Staples, Ross, PetSmart
- Enjoys 645± Feet of Linear Frontage on U.S. Highway 27 & 906± Feet of Frontage on Minute Maid Ramp Two Rd.
- Traffic Count (2012)- 41,500 VPD- US Hwy 27- From Interstate 4 to Ernie Caldwell Parkway
- Offering Price: ~~\$3,200,000~~ \$2,950,000
- 1.5 Acres outparcel on hard corner- \$1,500,000

## CONTACT:

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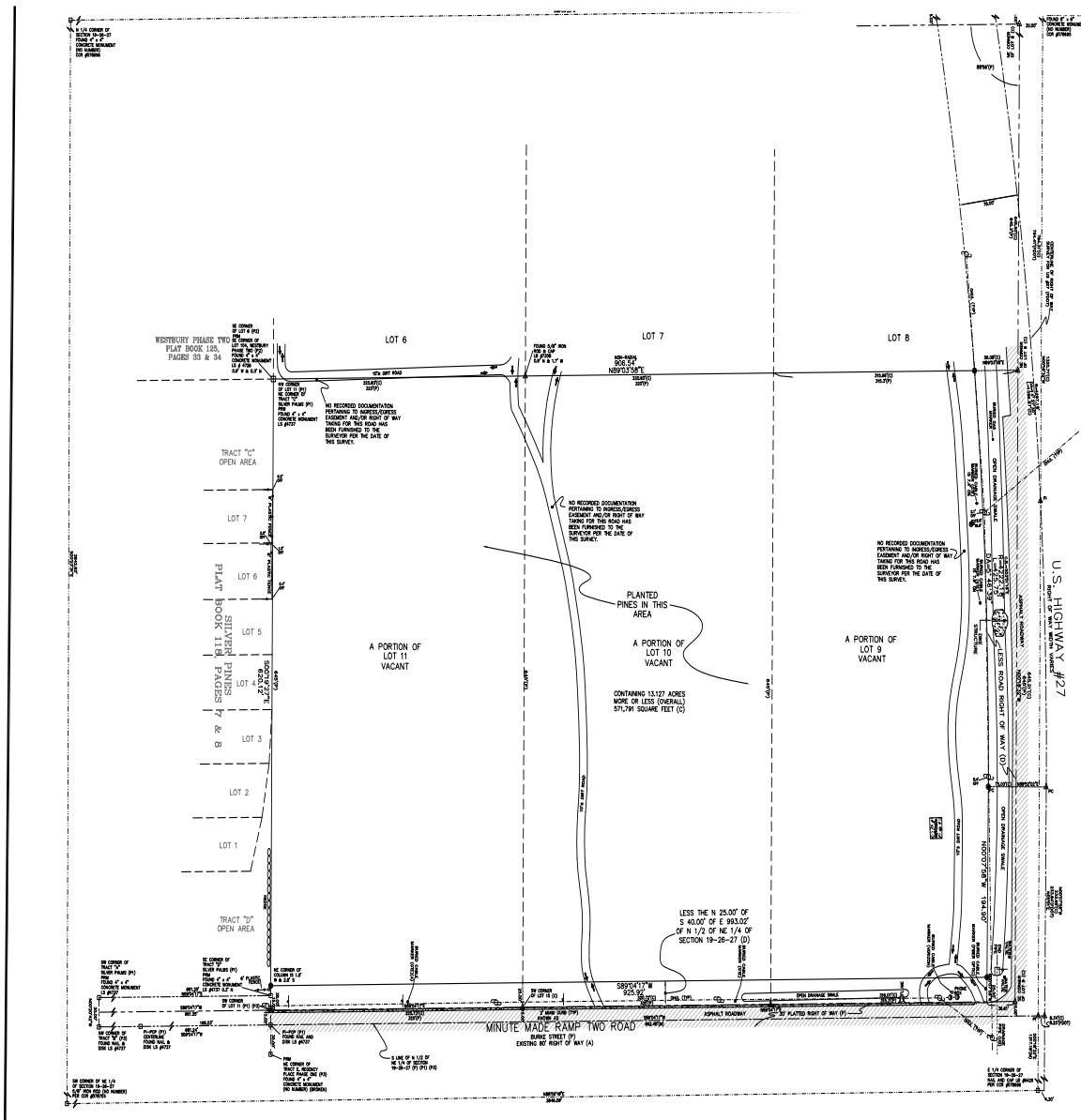
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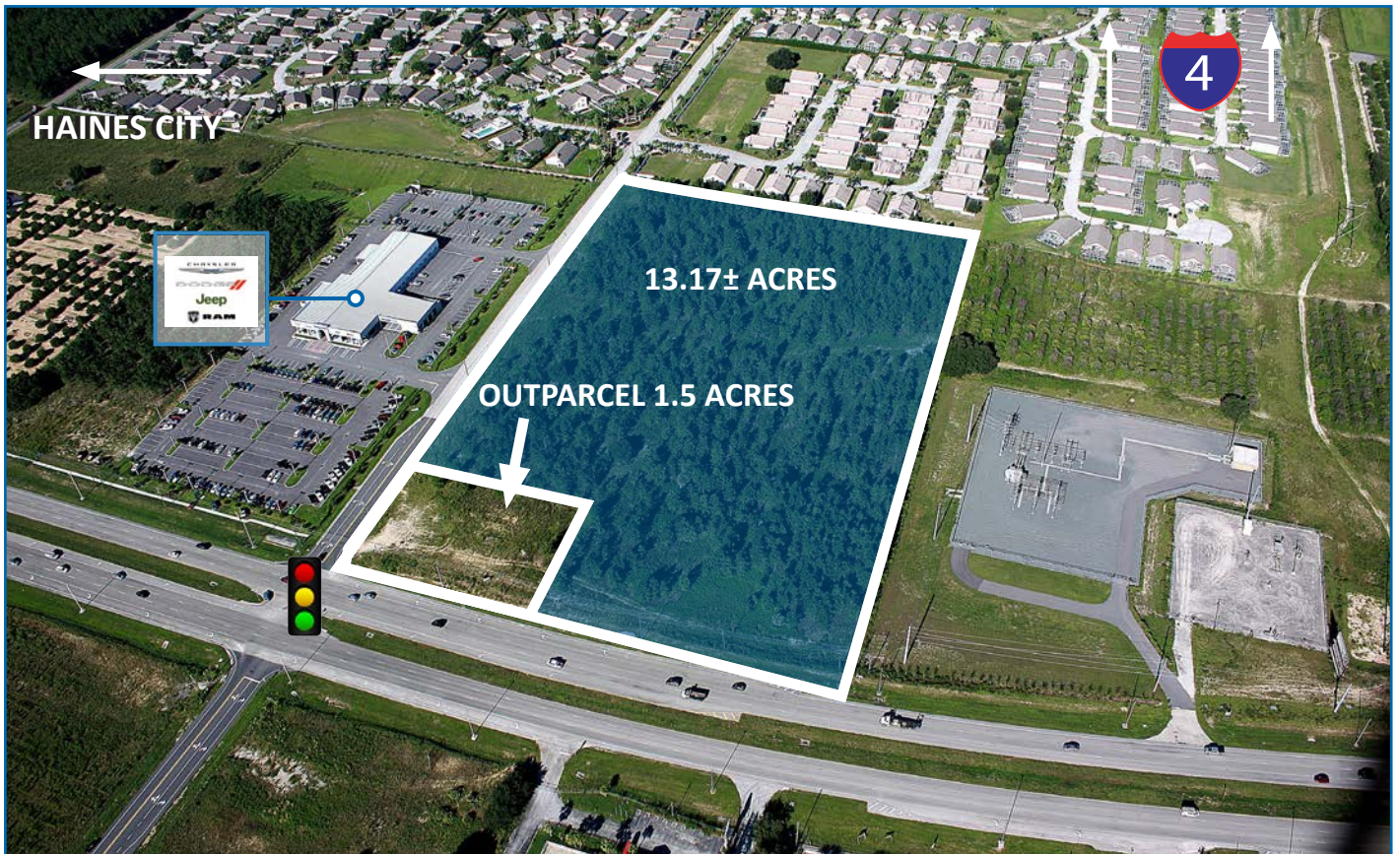
# STATISTICS & DEMOGRAPHICS

SUBJECT PROPERTY	1 MILE	3 MILE	5 MILE
2015 POPULATION	4,007	11,746	28,798
2020 POPULATION GROWTH	0.85%	1.43%	2.09%
2015 MEDIAN HOUSEHOLD INCOME	\$49,547	\$48,170	\$47,428
2020 AVERAGE HOUSEHOLD INCOME	\$57,313	\$55,751	\$54,627

# SURVEY



# PROPERTY AERIAL



The subject property is located in northeast Polk County approximately one mile south of the Interstate 4 and U.S. Highway 27 interchange. It is within Polk's North Ridge Selected Area Plan which encompasses an efficient and highly desirable urban growth pattern with a balance between residential and commercial uses. The zoning is ECX, an activity center zoning called Employment Center and enjoys 660+/- feet of frontage on U.S. Hwy 27 and 870+/- feet on Minute Maid Ramp Two Road. The site is easily accessed via a median cut on Highway 27 to Minute Maid Ramp Two Road.

# LOCATION MAP

