

RIDGECREST PLAZA

40230 US HIGHWAY 27

DAVENPORT, FL 33837



21,473 SF



INVESTMENT FOR SALE

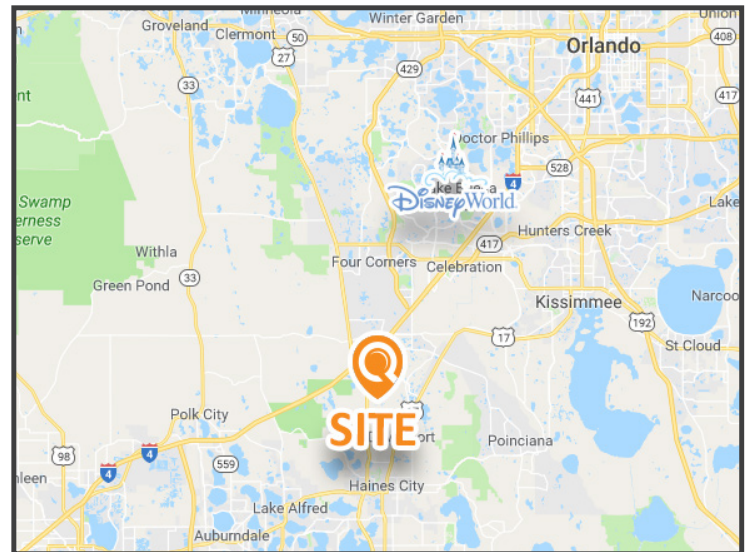


\$3,635,000

PROPERTY INFORMATION

Price:	\$3,635,000 (\$169.28 PSF)
Occupancy:	83% Occupied
Cap Rate:	7.92%
Total GLA:	21,473 SF
Year Built:	2013
US Highway 27 AADT:	58,237 CPD

- The center features a diverse mix of tenants, including national credit tenants Domino's Pizza and Quest Diagnostics.
- Located at the highly-visible intersection of US Highway 27 and Holly Tank Hill Road.
- Adjacent property has an easement to Holly Hill Tank Road.
- Adjacent to the Heart of Florida Regional Medical Center (a 193-bed acute care facility).
- Within a half-mile of more than 1,000 homes.
- Great visibility on US Highway 27.



DEMOGRAPHICS

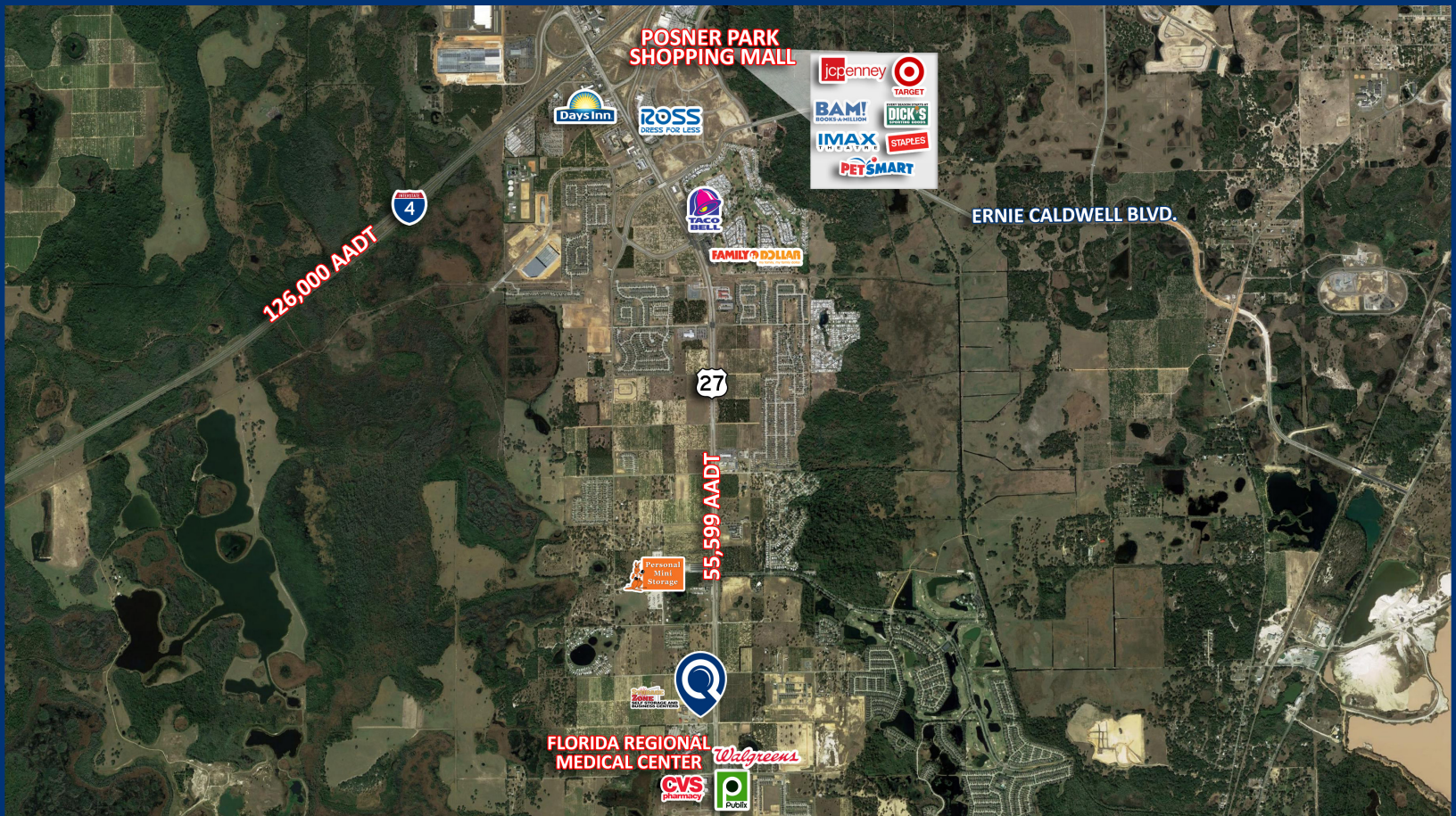
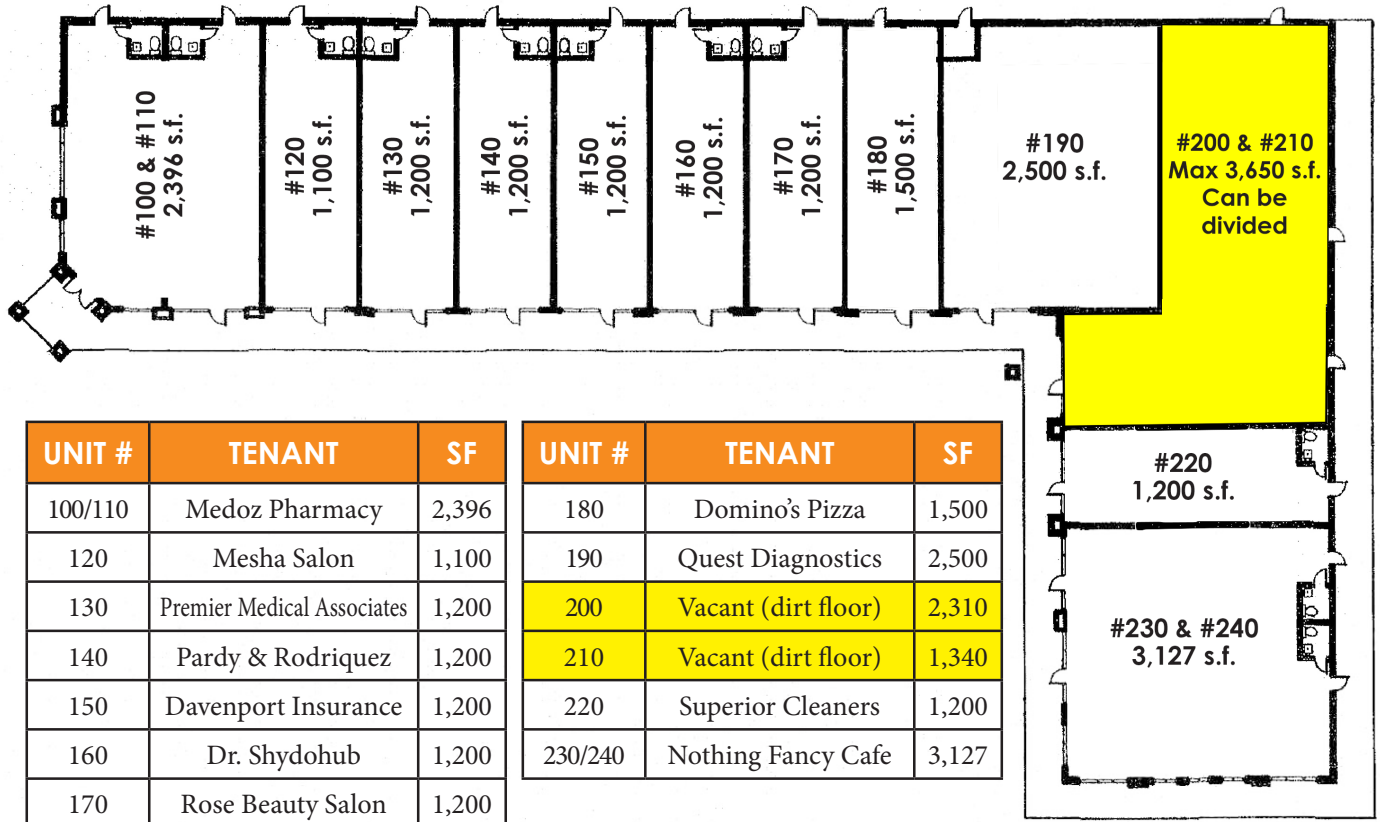
	<u>1-MILE</u>	<u>3-MILES</u>	<u>5-MILES</u>
Total Population	1,971	20,073	44,272
Five-Year Increase	3.3%	3.4%	3.5%
Avg Household Income	\$58,674	\$61,182	\$57,664
Total Households	713	7,802	16,407
Daytime Employees	928	4,549	9,615

(Applied Geographic Solutions 2020)

LQWEST.COM/RIDGECREST-PLAZA

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