



SALE

Highway 17-92 Commercial Corner

414 HWY 17-92

Davenport, FL 33837

PRESENTED BY:

RAFAEL MENDEZ

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$400,000
BUILDING SIZE:	1,200 SF
LOT SIZE:	0.77 Acres
YEAR BUILT:	1950
ZONING:	C-1
TRAFFIC COUNT:	15,200
APN:	272703717500004070

PROPERTY OVERVIEW

SVN Saunders Ralston Dantzler is pleased to present this .75-acre site currently zoned for Commercial/Industrial Use and is an active auto repair shop. Lot features direct visibility from US Hwy 17-92, with ingress and egress to South Swannee Ave, and North Blvd East. Ideal for re-development or repositioning opportunity in this Polk County suburb of Davenport, FL. The property has served as the long-time home for auto repair and tire shop businesses. While the existing 1,200 square foot facility has some adaptive re-use potential, this well-positioned land site offers developers and users an incredible redevelopment opportunity. The site also sits only a few short blocks from the future SunRail commuter rail station along with future improvements road and sidewalk improvements for US Hwy 17-92 beginning on N. Blvd. E. heading south to Haines City. This is a major arterial road with traffic counts averaging 15,200 cars per day connecting the ever-growing cities of Davenport and Haines City.

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PROPERTY SUMMARY CONTINUED



PROPERTY HIGHLIGHTS

- Direct Frontage and Visibility to US Hwy 17-92 (16,900 AADT)
- Ingress and Egress from two separate streets
- Future Road Improvements Underway
- Future SunRail Station

OFFERING SUMMARY

SALE PRICE:	\$400,000
LOT SIZE:	0.77 Acres
BUILDING SIZE:	1,200 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	5,369	20,765	70,160
TOTAL POPULATION	11,264	48,369	159,144
AVERAGE HH INCOME	\$51,636	\$47,794	\$47,218

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AERIAL FACING NORTH

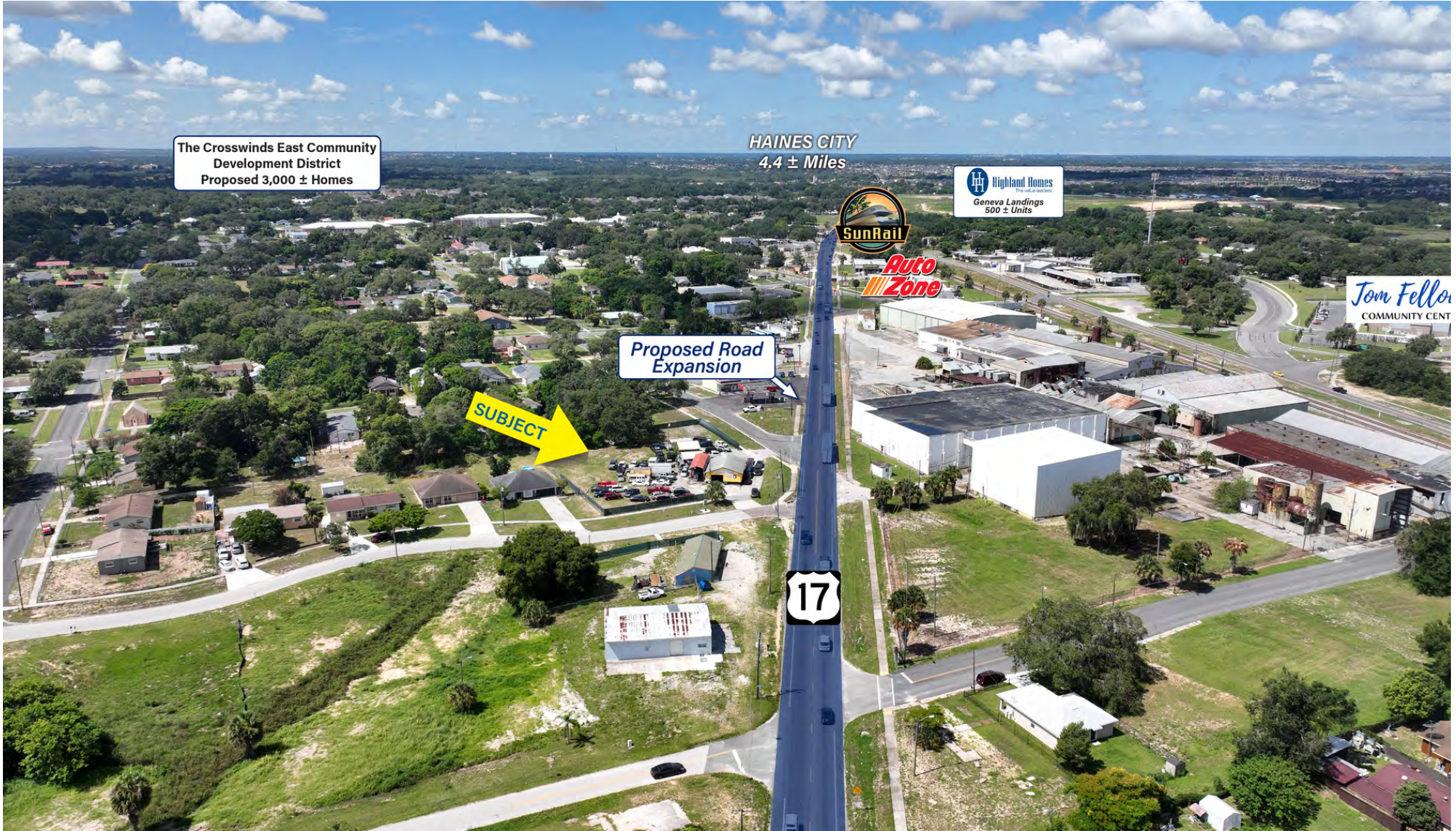


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AERIAL FACING SOUTH



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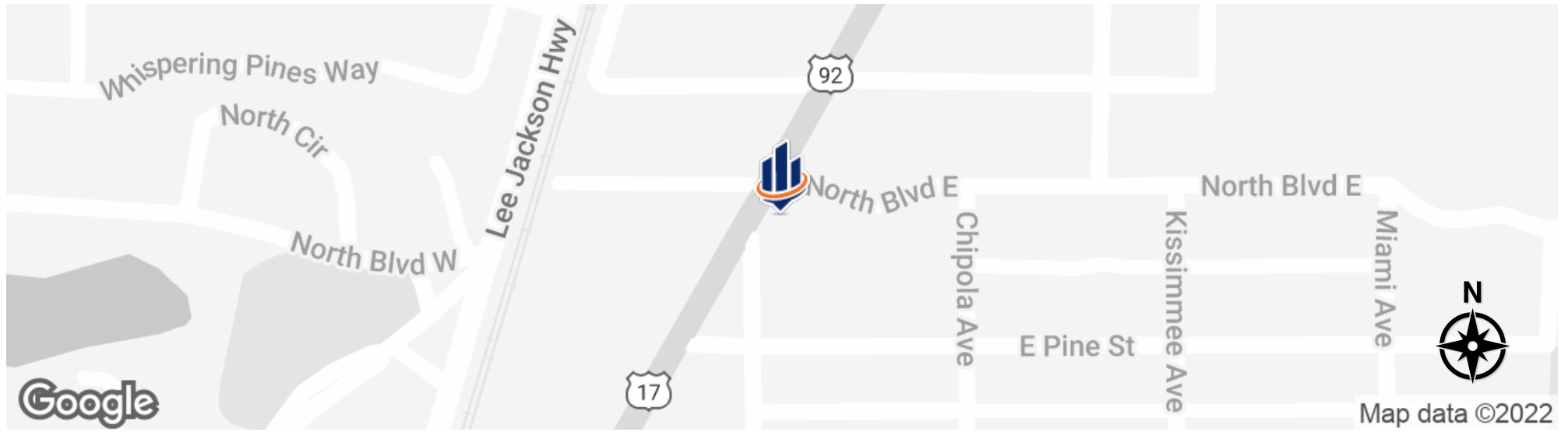
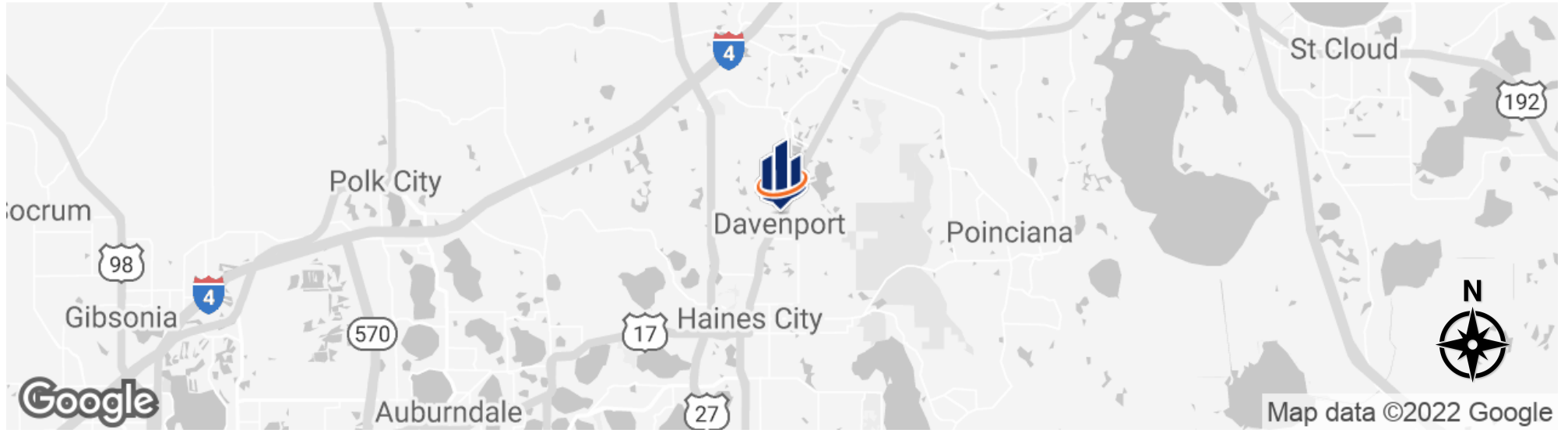
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ADDITIONAL PHOTOS



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LOCATION MAPS



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MARKET AREA MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

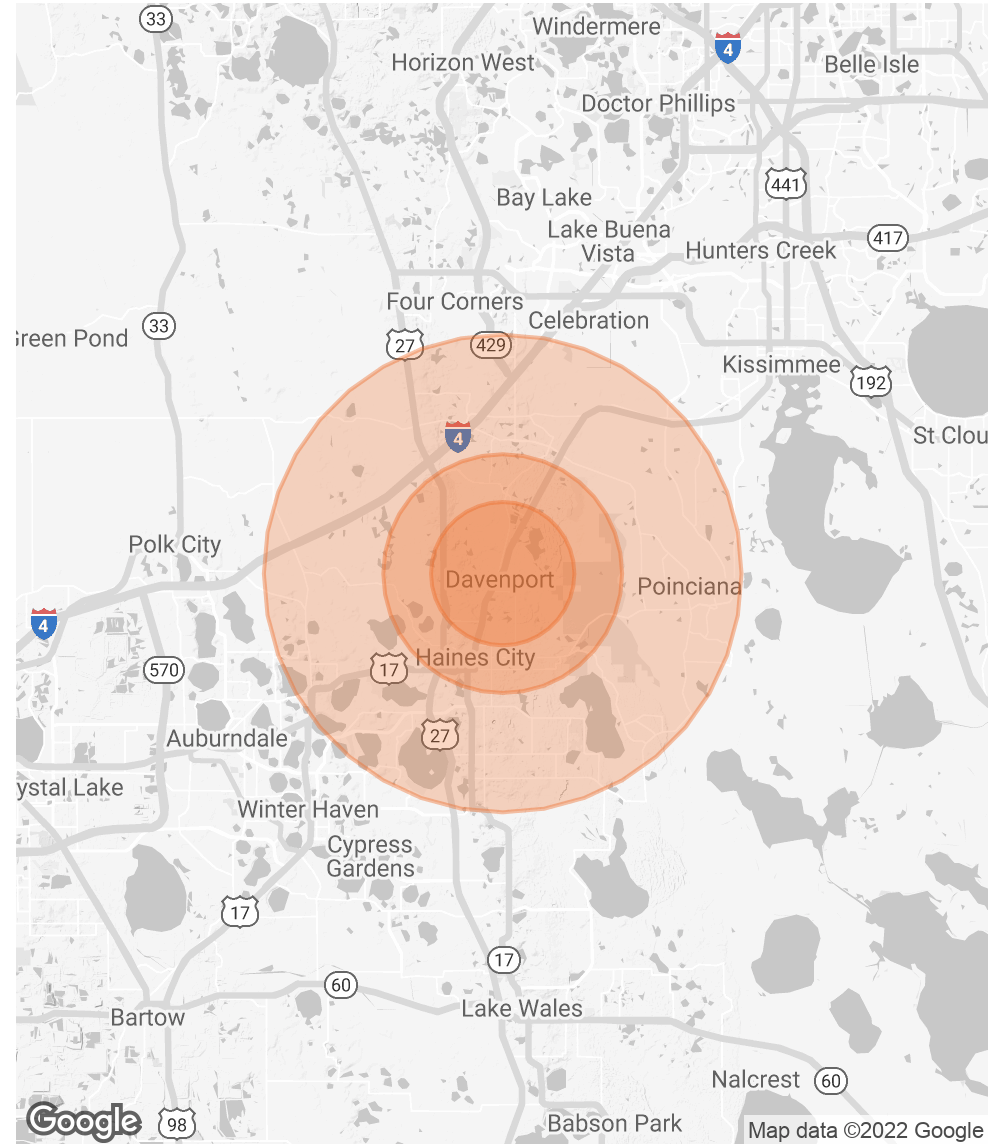
3 MILES 5 MILES 10 MILES

	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	11,264	48,369	159,144
AVERAGE AGE	42.2	40.1	39.0
AVERAGE AGE (MALE)	41.4	38.2	37.4
AVERAGE AGE (FEMALE)	43.8	42.1	40.7

HOUSEHOLDS & INCOME 3 MILES 5 MILES 10 MILES

	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	5,369	20,765	70,160
# OF PERSONS PER HH	2.1	2.3	2.3
AVERAGE HH INCOME	\$51,636	\$47,794	\$47,218
AVERAGE HOUSE VALUE	\$391,107	\$221,403	\$262,790

* Demographic data derived from 2020 ACS - US Census



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TRADE AREA MAP



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PROPOSED SUNRAIL STATION & IMPROVEMENTS

In Davenport, the proposed SunRail station is located between two main streets, Bay Street and Magnolia Street. Bay Street is the traditional core of downtown Davenport. Magnolia Street is envisioned to evolve into a walkable pedestrian oriented corridor connecting the existing downtown east of US 17/92 to the emerging downtown redevelopment west of US 17/92 that will be anchored by the new community center. The proposed SunRail station is located on a proposed Citrus Connection bus route (beginning service August 2020).

The concept plan (Figure 1) consists of commercial and service uses fronting US 17/92, transitioning to mixed-use development, then multi-family residential adjacent to existing single-family homes. A gateway feature could be incorporated into the community center site or adjacent open spaces.

Lee Jackson Highway (traveling south into Davenport) will curve to the southwest near North Boulevard and merge into State Street, a divided roadway with on-street parking that provides a gateway and primary entrance and sets the character for the downtown with "complete streets" treatments.

Lee Jackson Highway will terminate at Orange Street; removing the roadway between Orange Street and Davenport Boulevard will simplify the intersection at the railroad tracks and US 17/92 and allow Wilson Park to expand to the east across the railroad tracks to provide a connection to the proposed SunRail station.

The concept plan also proposes moving the location of the farmer's market across the street into the shaded lot adjacent to Lake Play - this will provide an opportunity to create a better street wall along Bay Street coming off US 17/92.

Figure 19: Transit Oriented Development - Davenport



LEGEND

- Commercial
- Multi-Family
- Mixed-Use
- Outdoor Space
- Walkable Perimeter to SunRail
- Roadway Improvements
- ★ Intersection Improvements
- ★ New Gateway feature
- ↔ Access Improvements

Figure 19: Transit Oriented Development - Davenport



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ADVISOR BIO



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Advisor

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PROFESSIONAL BACKGROUND

Rafael Mendez, Advisor / Commercial REALTOR® at SVN| Saunders, Ralston, Dantzler, focuses on industrial and office properties as well as special use properties such as daycares and churches for investors, property owners, and businesses. Rafael provides commercial real estate services throughout the Greater Orlando Area that include the following: investment analysis, needs analysis, market analysis, financial analysis, and site analysis. Using these models, Rafael helps his clients with facilitating and identifying the best opportunities when making decisions regarding commercial real estate.

Rafael's drive and attitude for lifelong learning is accredited to his upbringing overseas and watching his uncle build and grow a successful commercial real estate investment business. Rafael began his real estate career in 2015 assisting investors, buyers, and sellers in residential real estate and later transitioned into commercial real estate in 2017. His focus on the details and a "client-centric" business model are what have catapulted his success and growth throughout the years.

Rafael lives in Altamonte Springs, FL, and is married to his High School sweetheart with three children. He is involved in his community and volunteers with Habitat for Humanity Building Homes, Special Olympics, and serves on the board of directors for Commonsense Childbirth a Non-Profit Organization.

EDUCATION

Climer School of Real Estate
Keiser University A.S. Health Science
South Lake High School

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