

HARTFORD TERRACE


Insite
COMMERCIAL
REAL ESTATE

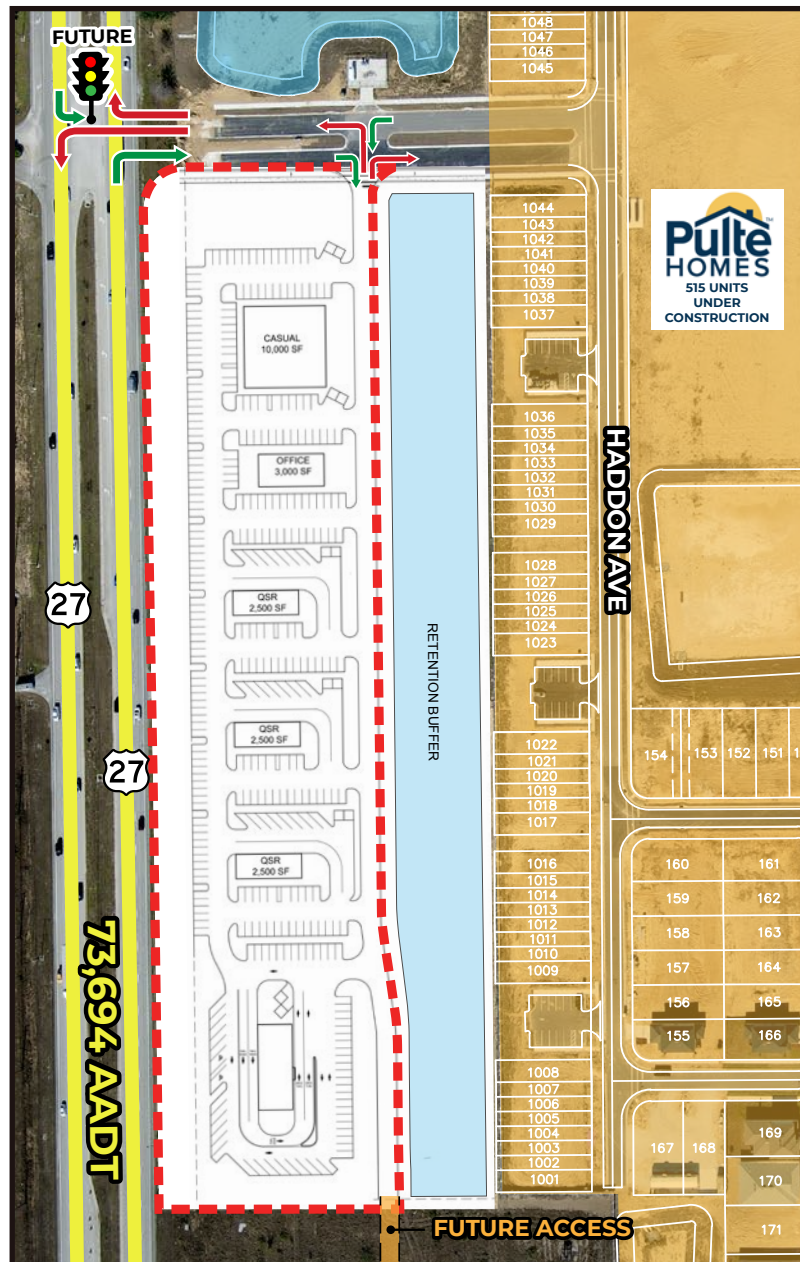


RETAIL PADS FOR LEASE OR BTS

US HWY 27 & FOREST LAKE DR, DAVENPORT, FL 33837

ALEX BISBEE
407-864-6444

PAYTON FOSTER
407-461-8080



*PROPOSED SITE PLAN

PROPERTY HIGHLIGHTS

- New retail development with pads available for ground lease or build-to-suit.
- Opportunities for QSR, full-service restaurant, retail, medical, or car wash.
- Explosive growth and development in Polk County, one of the fastest growing counties in the country.
- At the entrance to Hartford Terrace, a Pulte Homes residential development featuring 515 units currently under construction.

2024 DEMOGRAPHICS



Population

1 Mile	5,566
3 Miles	41,619
5 Miles	77,344



Employees

1 Mile	828
3 Miles	4,281
5 Miles	9,399



Average Household Income

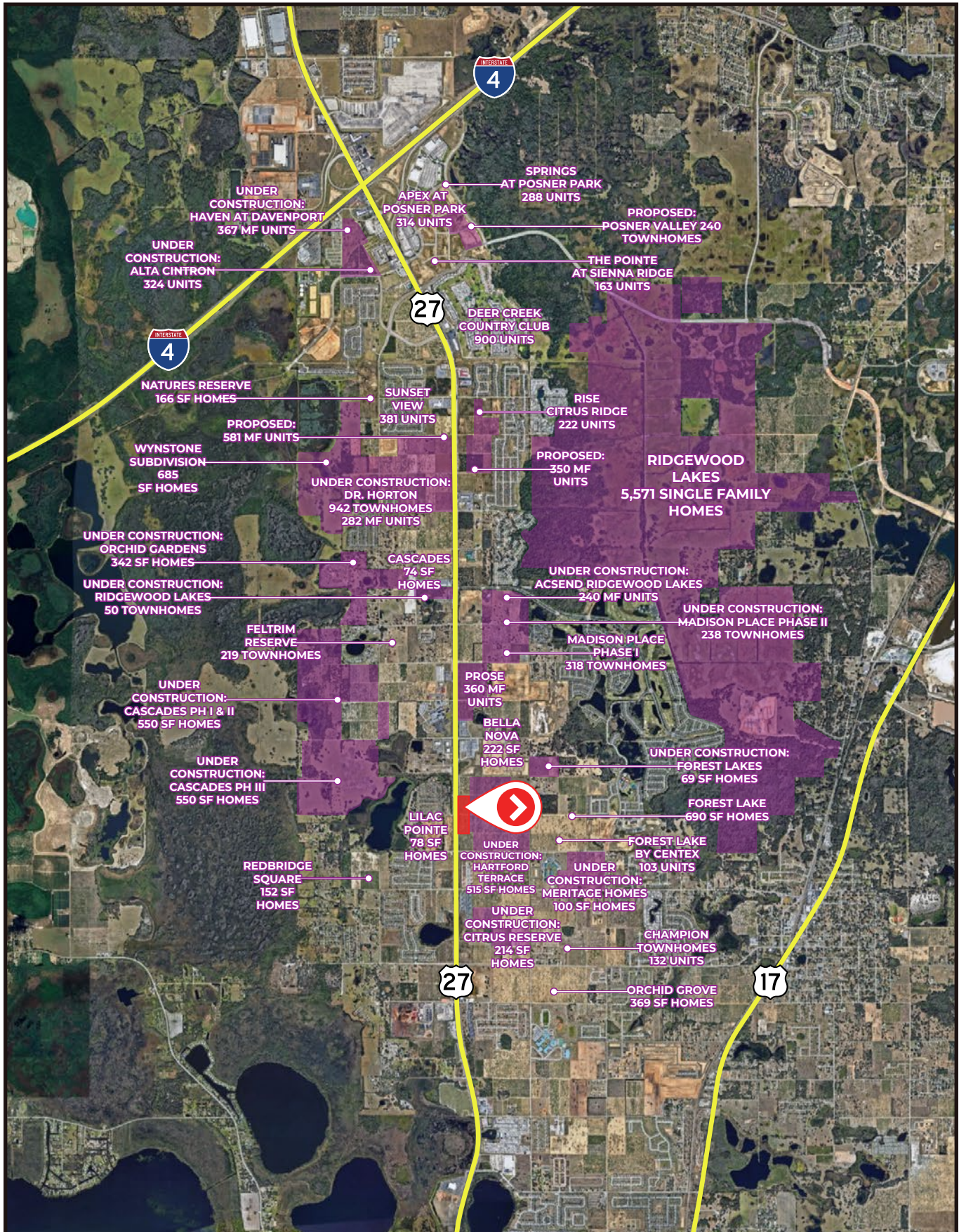
1 Mile	\$97,103
3 Miles	\$94,795
5 Miles	\$90,605



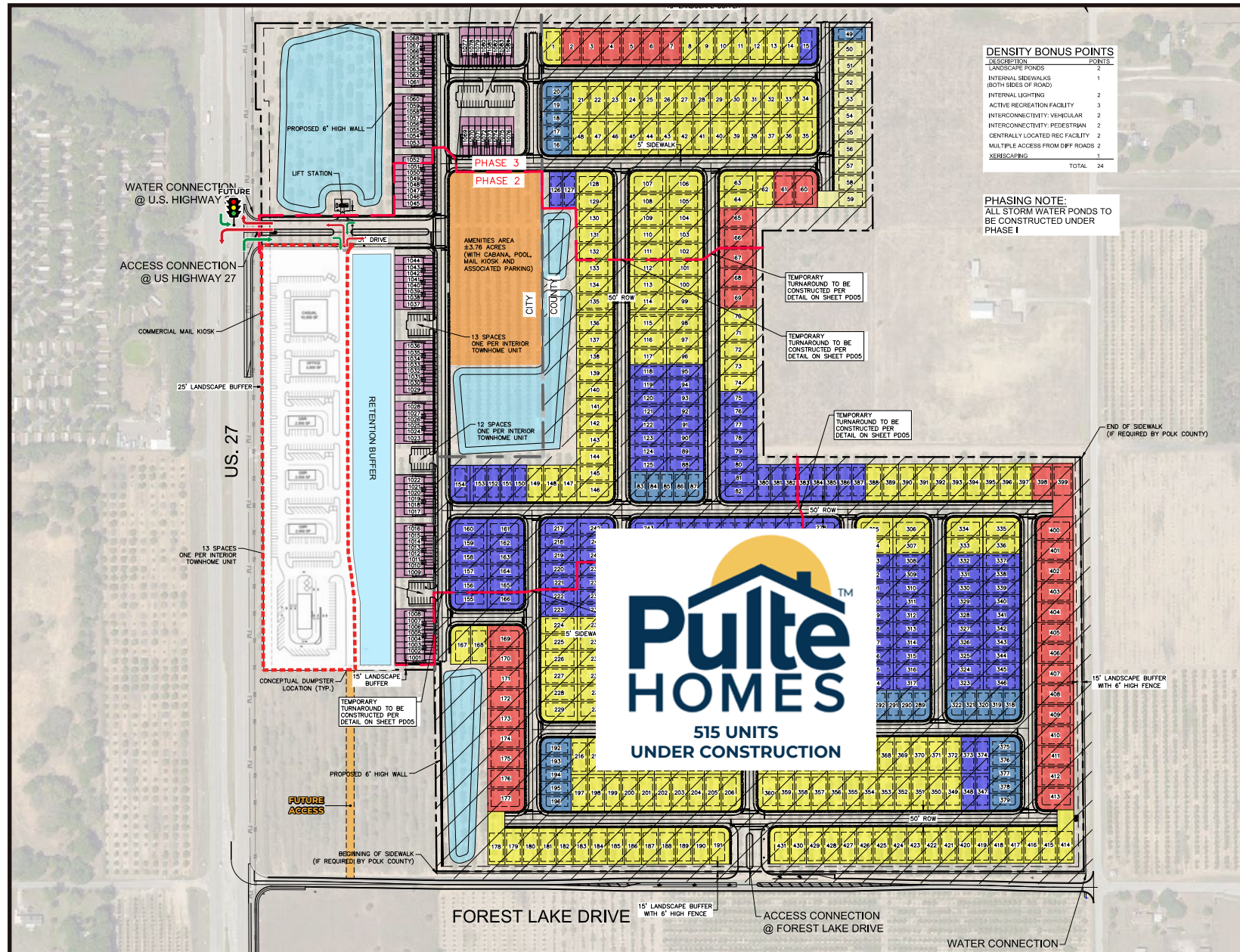
Households

1 Mile	1,943
3 Miles	14,320
5 Miles	27,031





SITE PLAN



DENSITY BONUS POINTS	
DESCRIPTION	POINTS
LANDSCAPE PONDS	2
INTERNAL SIDEWALKS (BOTH SIDES OF ROADS)	1
INTERNAL LIGHTING	2
ACTIVE RECREATION FACILITY	3
INTERCONNECTIVITY: VEHICULAR	2
INTERCONNECTIVITY: PEDESTRIAN	2
CENTRALLY LOCATED REC FACILITY	2
MULTIPLE ACCESS FROM OFF ROADS	2
XERISCAPING	1
TOTAL	24

PHASING NOTE:
ALL STORM WATER PONDS TO
BE CONSTRUCTED UNDER
PHASE 1

FACING NORTHEAST



FACING SOUTHEAST



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FOR MORE
INFORMATION
PLEASE CONTACT

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