

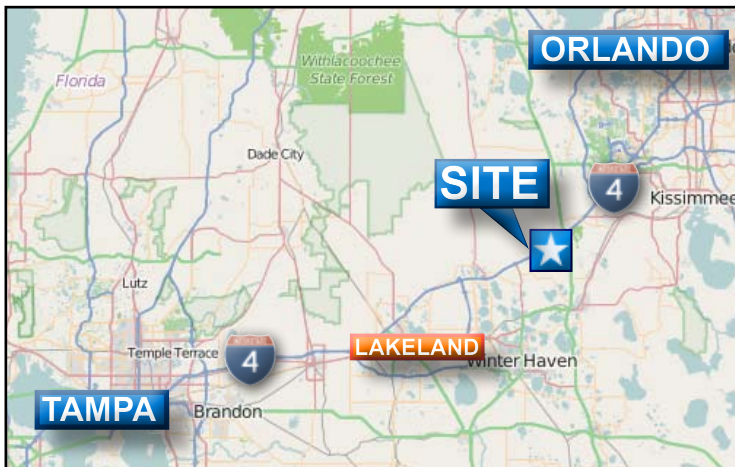
# I-4 & US 27 - EXIT 55



## +6.6 Acre Commercial Land

On I-4 Frontage Road

I-4 Frontage Road, South of Interchange at Exit 55



## PROPERTY HIGHLIGHTS

- Commercial Site
- I-4 Frontage Road Access
- At Major I-4 Interchange with:
  - Posner Park Retail Center
  - Ritchie Brothers Auctioneers
  - Major Logistics Operations

LISA PARKS ABBERGER, SIOR, AICP  
863-682-6147 • Lisa@hauger-bunch.com

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### PROPERTY OVERVIEW

**Identification:** I-4 and US 27, Davenport, Florida

**Tax ID:** 27-26-18-000000-033040

**Location:** I-4 Frontage Road  
South of Interchange at Exit 55

**Lot Size:** 6.62 Acres

**Access:** 455 feet on I-4 Frontage Road

**Taxes:** \$6,308.54 (2018)

**Traffic Count:** 105,000 on I-4 Daily (2018)

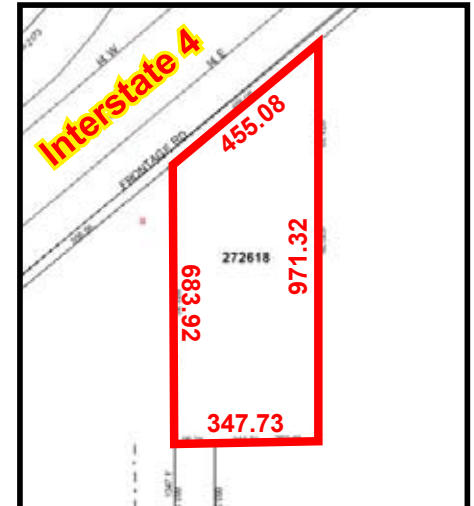
**Utilities:**

- Water & Sewer: Polk County Utilities
- Electric: Progress Energy

**Zoning:** **Regional Activity Center (RAC)** Polk County  
Within North Ridge Selected Area Plan

**Comments:** Site is visible from I-4 west bound, and accessible via I-4 Frontage Road. Property is within the County's North US 27 Selected Area Plan (SAP). Site has **455 linear feet on I-4 Frontage Road at Exit 55**. This Exit serves major retail, including **Posner Park** retail center, housing **Dick's Sporting Goods, Target, JC Penney, Belk, Best Buy, PetsMart, Ross, Michael's**, and other outparcel retailers, as well as serving the large equipment auction house, **Ritchie Brothers Auctioneers**. Uses permitted within the SAP include **Hotels, Banks, Auto Dealers, Restaurants, Medical Clinics, Churches, Schools, Colleges**, and general commercial. Adjacent to RV Parks.

**PRICES:** \$850,000



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### CLOSE UP AERIAL



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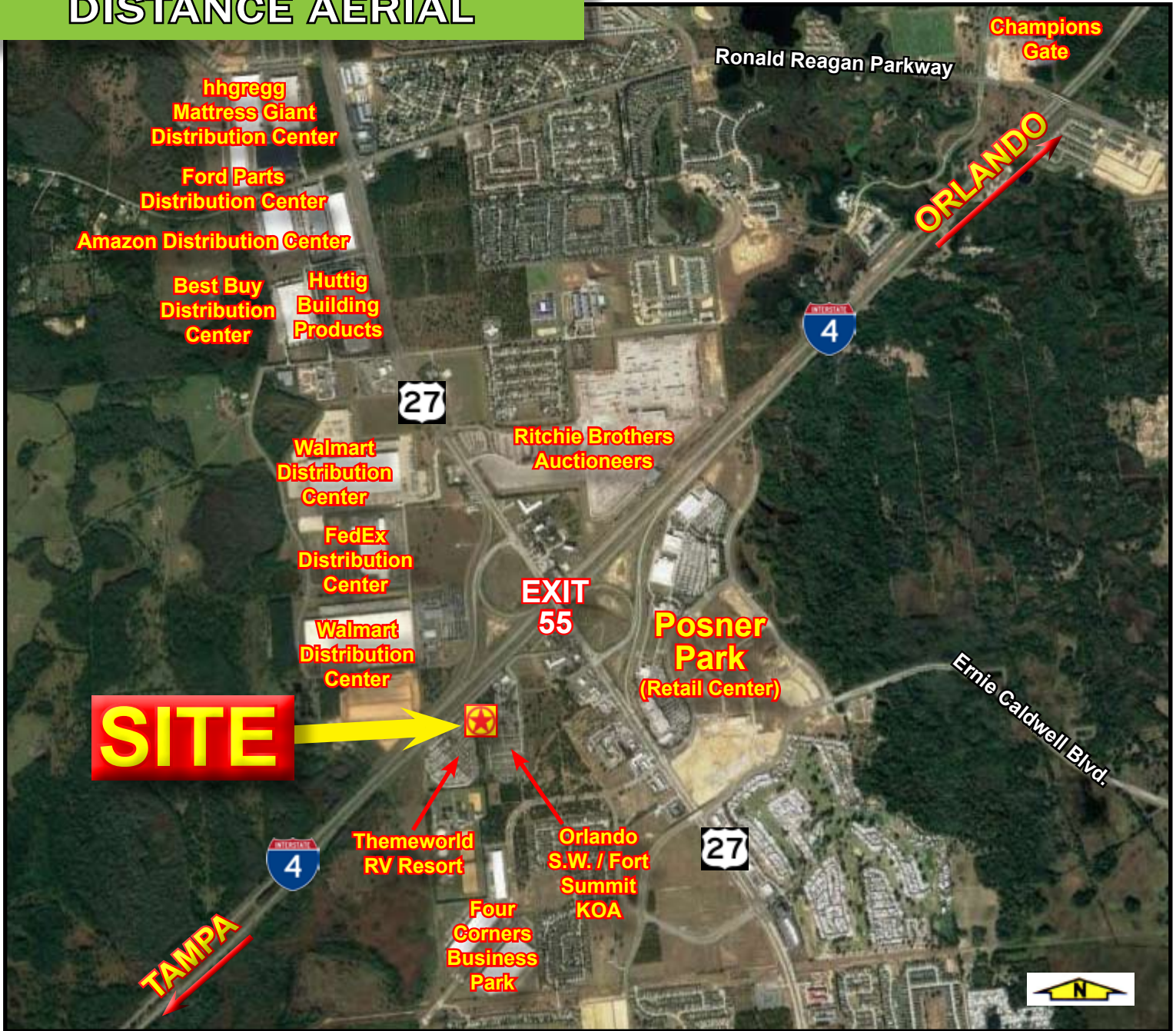
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### DISTANCE AERIAL



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### EXECUTIVE SUMMARY

	10 miles	20 miles	30 miles
<b>Population</b>			
2000 Population	56,450	438,745	1,253,611
2010 Population	100,347	650,990	1,664,658
<b>2018 Population</b>	<b>130,236</b>	<b>796,375</b>	<b>1,972,967</b>
2023 Population	151,306	900,716	2,195,447
2000-2010 Annual Rate	5.92%	4.02%	2.88%
2010-2018 Annual Rate	3.21%	2.47%	2.08%
2018-2023 Annual Rate	3.04%	2.49%	2.16%
2018 Male Population	49.7%	48.7%	48.9%
2018 Female Population	50.3%	51.3%	51.1%
2018 Median Age	40.0	38.4	37.5

In the identified area, the current year population is 1,972,967. In 2010, the Census count in the area was 1,664,658. The rate of change since 2010 was 2.08% annually. The five-year projection for the population in the area is 2,195,447 representing a change of 2.16% annually from 2018 to 2023. Currently, the population is 48.9% male and 51.1% female.

#### Median Age

The median age in this area is 40.0, compared to U.S. median age of 38.3.

#### Race and Ethnicity

2018 White Alone	69.9%	68.6%	64.4%
2018 Black Alone	12.8%	13.1%	19.1%
2018 American Indian/Alaska Native Alone	0.5%	0.5%	0.5%
2018 Asian Alone	2.2%	4.3%	3.8%
2018 Pacific Islander Alone	0.1%	0.1%	0.1%
2018 Other Race	11.2%	9.5%	8.3%
2018 Two or More Races	3.4%	3.9%	3.8%
2018 Hispanic Origin (Any Race)	36.6%	37.5%	32.1%

Persons of Hispanic origin represent 32.1% of the population in the identified area compared to 18.3% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 74.5 in the identified area, compared to 64.3 for the U.S. as a whole.

#### Households

2000 Households	21,533	163,800	474,071
2010 Households	36,389	233,353	612,866
2018 Total Households	46,684	281,916	716,634
2023 Total Households	54,023	317,104	793,462
2000-2010 Annual Rate	5.39%	3.60%	2.60%
2010-2018 Annual Rate	3.07%	2.32%	1.91%
2018-2023 Annual Rate	2.96%	2.38%	2.06%
2018 Average Household Size	2.74	2.78	2.71

The household count in this area has changed from 612,866 in 2010 to 716,634 in the current year, a change of 1.91% annually. The five-year projection of households is 793,462, a change of 2.06% annually from the current year total. Average household size is currently 2.71, compared to 2.67 in the year 2010. The number of families in the current year is 489,676 in the specified area.



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	10 miles	20 miles	30 miles
<b>Median Household Income</b>			
2018 Median Household Income	\$50,133	\$51,530	\$50,973
2023 Median Household Income	\$56,672	\$58,101	\$57,544
2018-2023 Annual Rate	2.48%	2.43%	2.45%
<b>Average Household Income</b>			
2018 Average Household Income	\$66,553	\$70,759	\$70,082
2023 Average Household Income	\$78,691	\$83,819	\$83,430
2018-2023 Annual Rate	3.41%	3.45%	3.55%
<b>Per Capita Income</b>			
2018 Per Capita Income	\$24,395	\$25,614	\$25,933
2023 Per Capita Income	\$28,560	\$30,024	\$30,584
2018-2023 Annual Rate	3.20%	3.23%	3.35%

#### Households by Income

Current median household income is \$50,973 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$57,544 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$70,082 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$83,430 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$25,933 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$30,584 in five years, compared to \$36,530 for all U.S. households

#### Housing

2000 Total Housing Units	32,145	197,079	541,769
2000 Owner Occupied Housing Units	17,253	118,272	312,444
2000 Renter Occupied Housing Units	4,279	45,529	161,627
2000 Vacant Housing Units	10,613	33,278	67,698
2010 Total Housing Units	67,938	316,988	757,122
2010 Owner Occupied Housing Units	25,167	156,688	385,128
2010 Renter Occupied Housing Units	11,222	76,665	227,738
2010 Vacant Housing Units	31,549	83,635	144,256
2018 Total Housing Units	82,797	379,163	877,026
2018 Owner Occupied Housing Units	31,231	182,852	430,164
2018 Renter Occupied Housing Units	15,453	99,064	286,470
2018 Vacant Housing Units	36,113	97,247	160,392
2023 Total Housing Units	94,246	423,579	965,873
2023 Owner Occupied Housing Units	36,913	210,708	490,907
2023 Renter Occupied Housing Units	17,109	106,396	302,555
2023 Vacant Housing Units	40,223	106,475	172,411

Currently, 49.0% of the 877,026 housing units in the area are owner occupied; 32.7%, renter occupied; and 18.3% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 757,122 housing units in the area - 50.9% owner occupied, 30.1% renter occupied, and 19.1% vacant. The annual rate of change in housing units since 2010 is 6.75%. Median home value in the area is \$194,444, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 3.65% annually to \$232,575.



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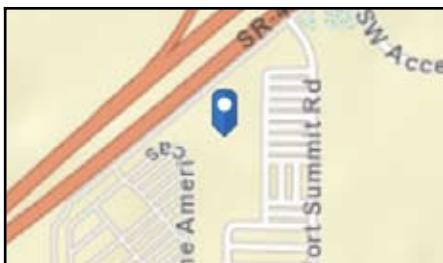
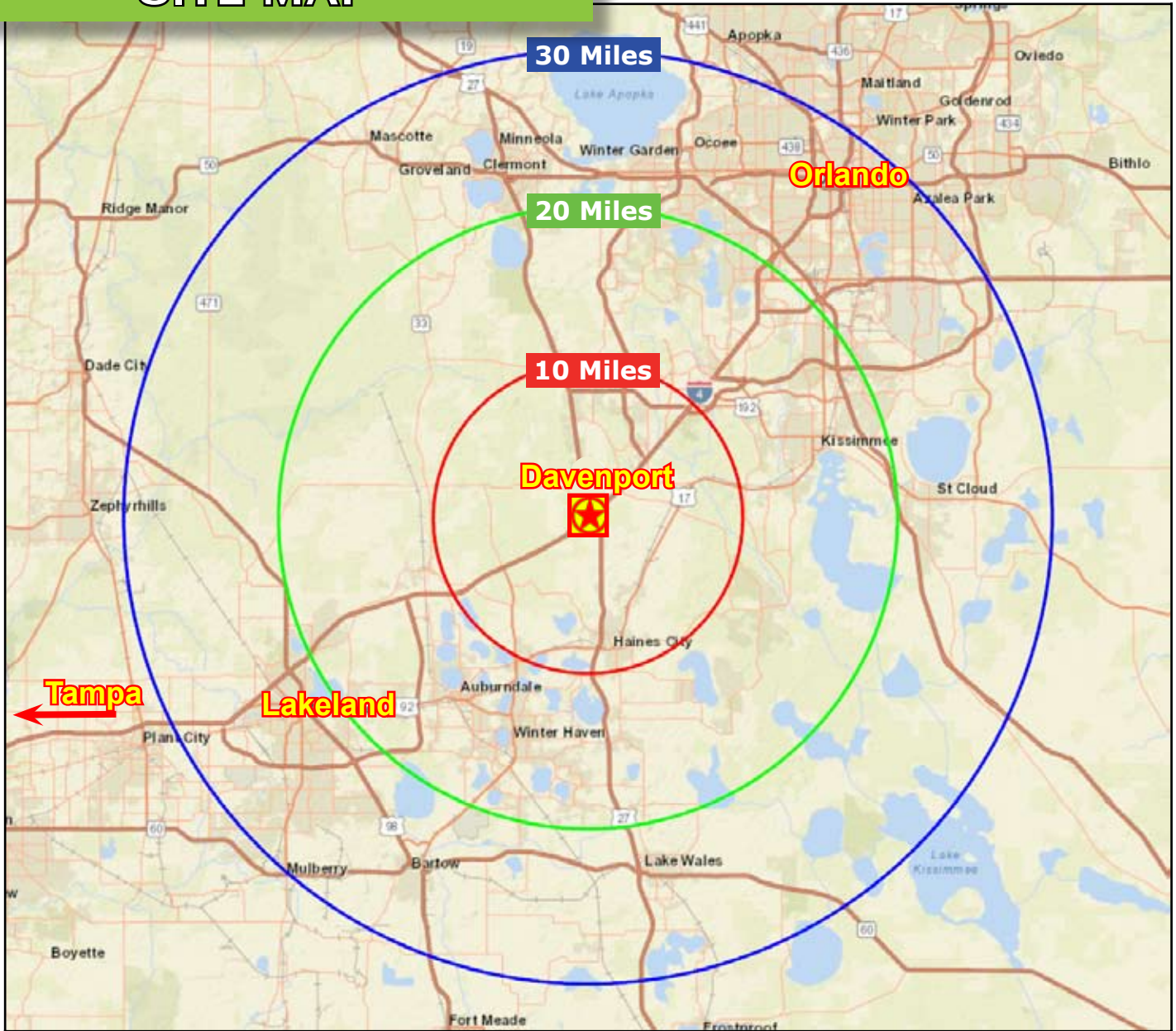
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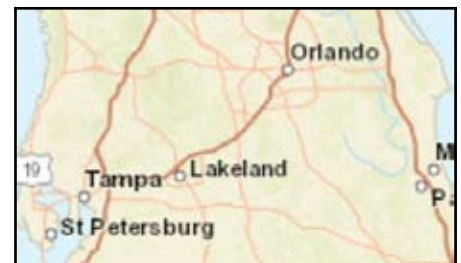
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### SITE MAP



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