

17-92 N

SALE / LEASE
**WaterSong -2 Pads For
Lease/Sale**

4304 ORANGE COSMOS BLVD

Davenport, FL 33837

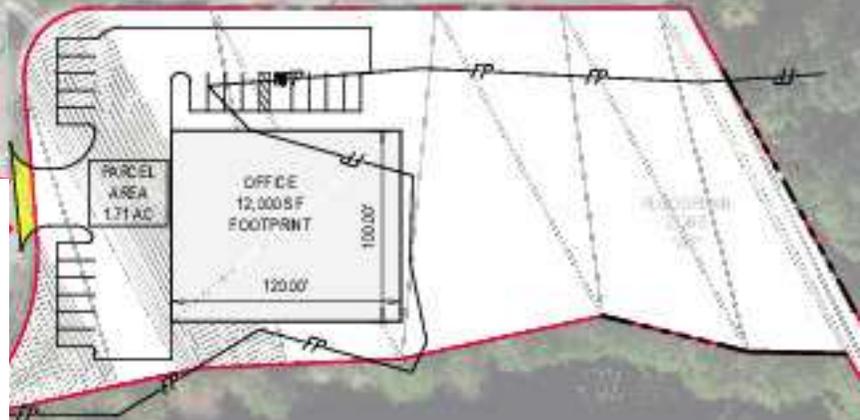
PRESENTED BY:

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CONCEPT PLAN 'B'
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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

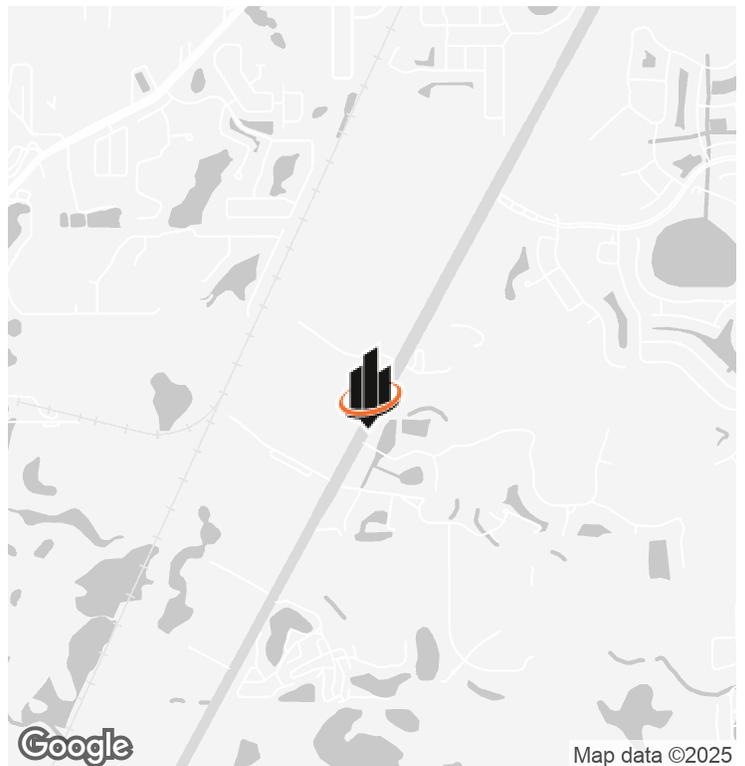
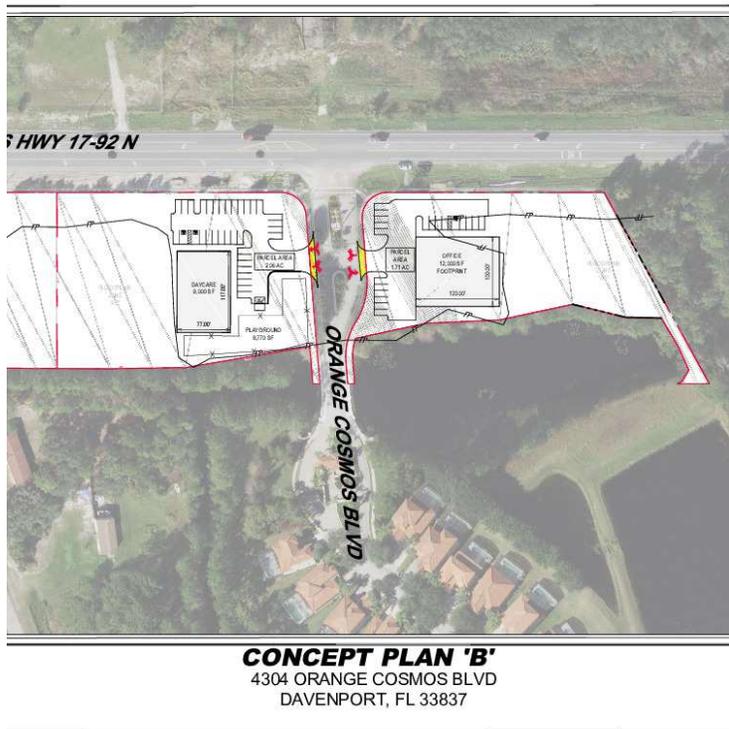
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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Subject To Offer
LEASE RATE:	Negotiable
AVAILABLE SF:	38,011 - 47,215 SF
LOT SIZE:	3.29 Acres
PRICE / ACRE:	-
ZONING:	Commercial
MARKET:	Davenport
SUBMARKET:	Loughman
APN:	272624706191002110 & 272624706191002120

PROPERTY OVERVIEW

SVN Alliance is proud to bring 1st time to market the 2 outparcel pads to WaterSong a community built by Park Square Homes located in Hwy 17-92 & Orange Cosmos Blvd.

north pad # 1 is 47,215(1.083 acre) SF & south Pad #2 is 38,011 SF(.872 acre) net usable.

The 41 Acres across the street referred as Hwy 17 Apartments will consist of estimated 416 apartments & will be aligned with Orange Cosmos Blvd Entrance.

PROPERTY HIGHLIGHTS

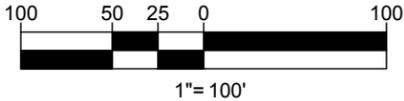
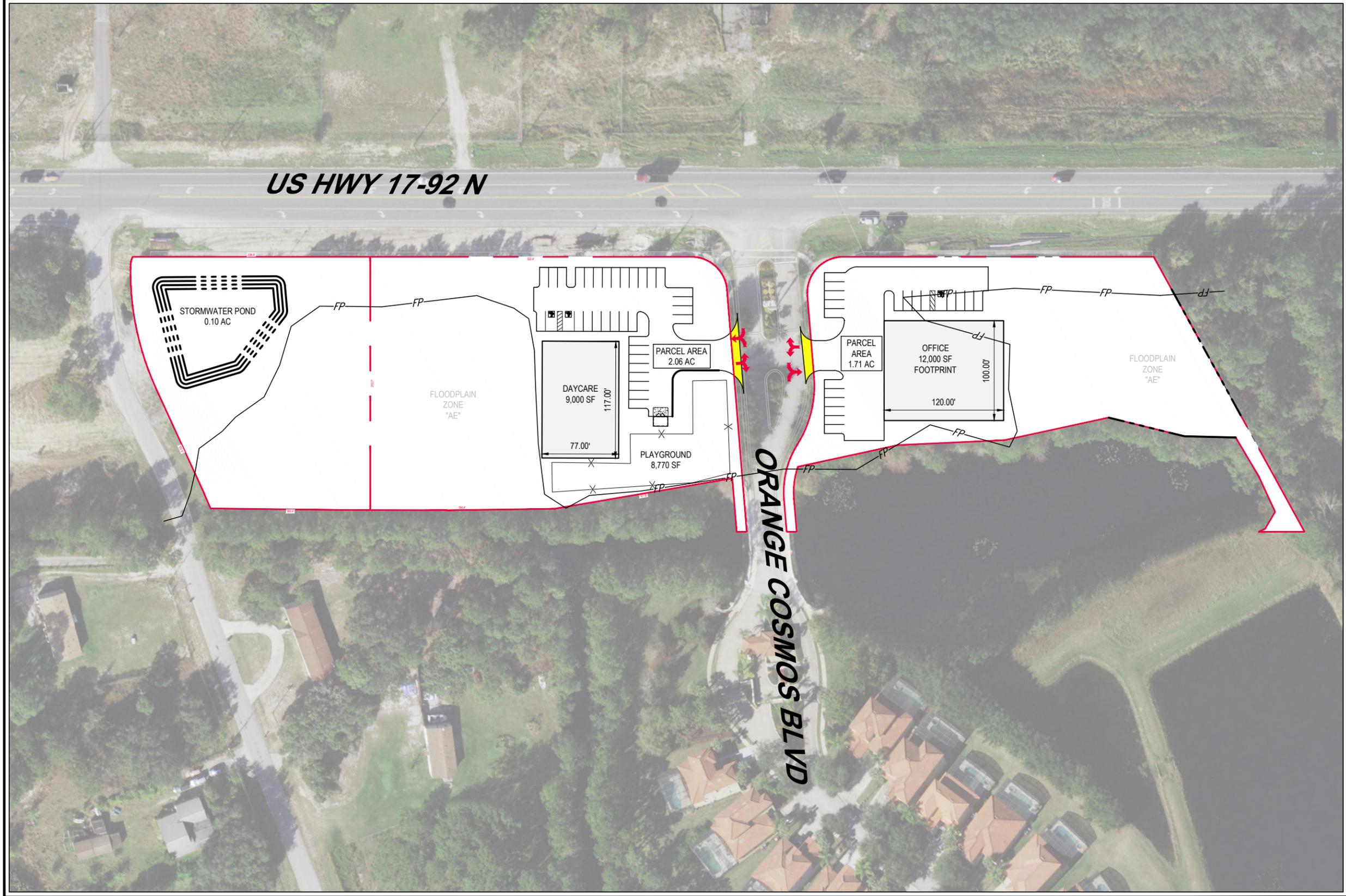
- 1st Time to Market
- Available for Lease or Sale
- 2 Outparcel Pads entrance to WaterSong Community
- .60 miles from Loughman Oaks Elementary School

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BOHLER //

3820 NORTHDAL BLVD., SUITE 300B
 TAMPA, FLORIDA 33624
 Phone: (813) 812-4100
 Fax: (813) 812-4101

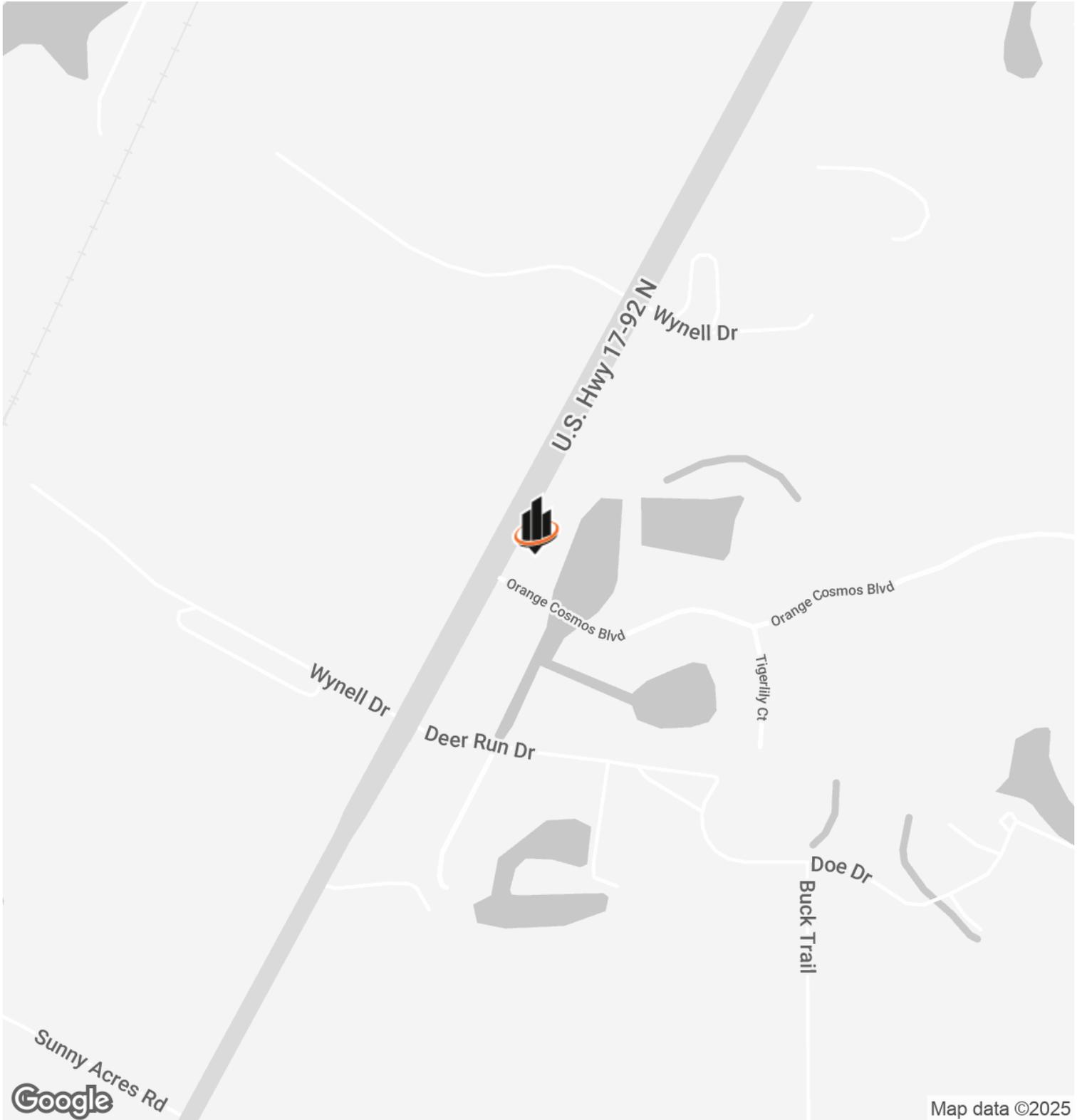
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

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3/30/2022 | JRT | FLT210240 - CPTB - 0

C:\PROGRAMDATA\BOHLER\C3D\2022\TEMP\AC\PUBLISH_10804\FLT210240 - CPTB - 0 - LAYOUT - 11X17

LOCATION MAP



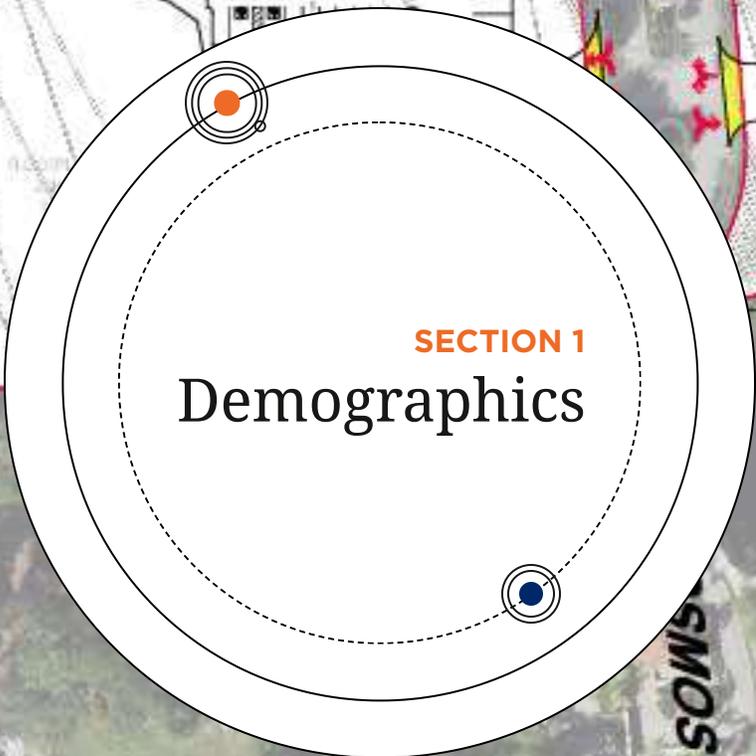
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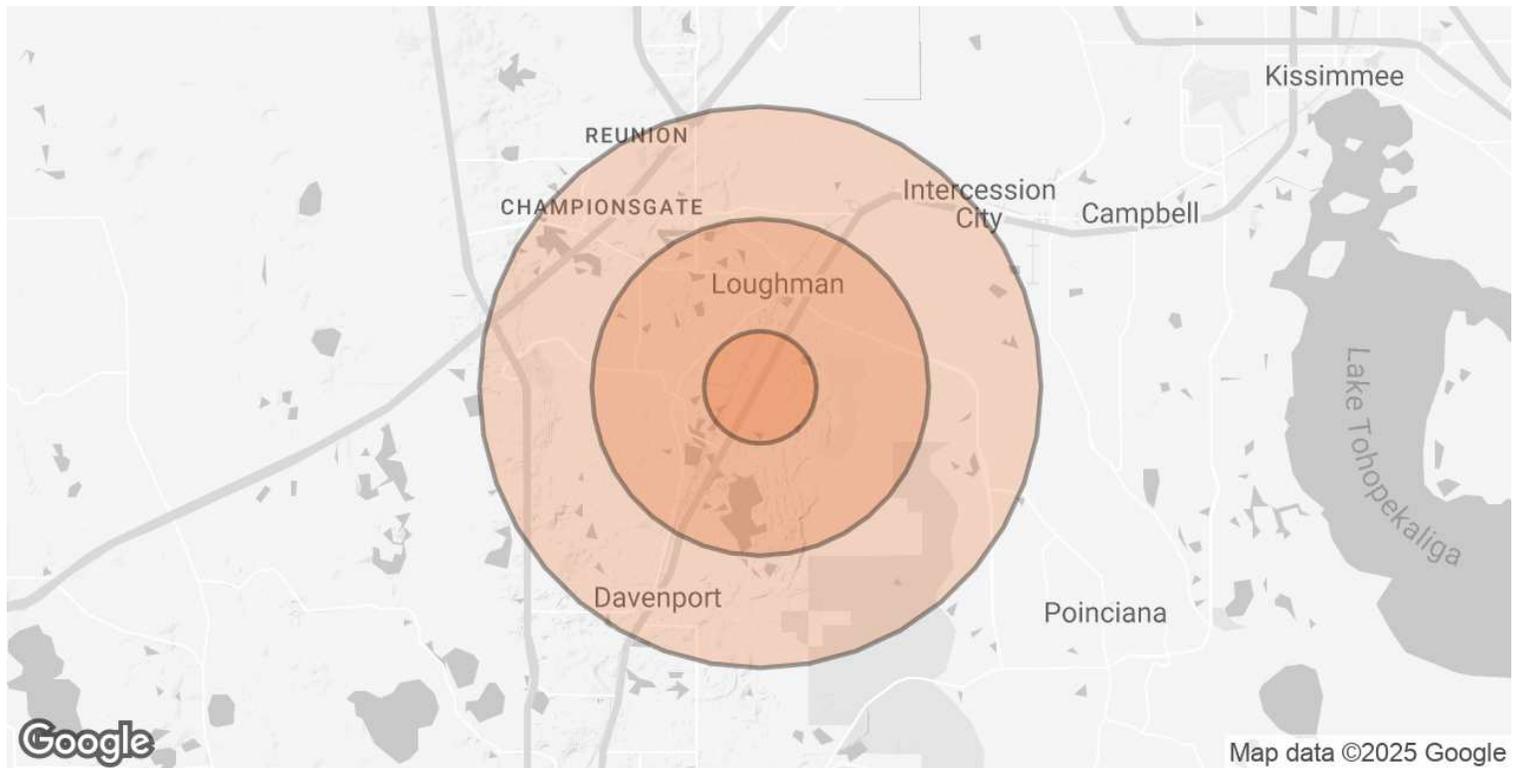
COSMOS BLVD

PARCEL AREA 1.71 AC
OFFICE 12,000 SF FOOTPRINT
120.00'
100.00'

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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,494	20,838	56,911
AVERAGE AGE	38	38	41
AVERAGE AGE (MALE)	38	38	40
AVERAGE AGE (FEMALE)	39	38	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,174	7,239	20,223
# OF PERSONS PER HH	3	2.9	2.8
AVERAGE HH INCOME	\$76,440	\$82,517	\$85,736
AVERAGE HOUSE VALUE	\$430,749	\$375,377	\$339,756

Demographics data derived from AlphaMap

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