

COTTONWOOD COMMONS





AVAILABLE FOR LEASE

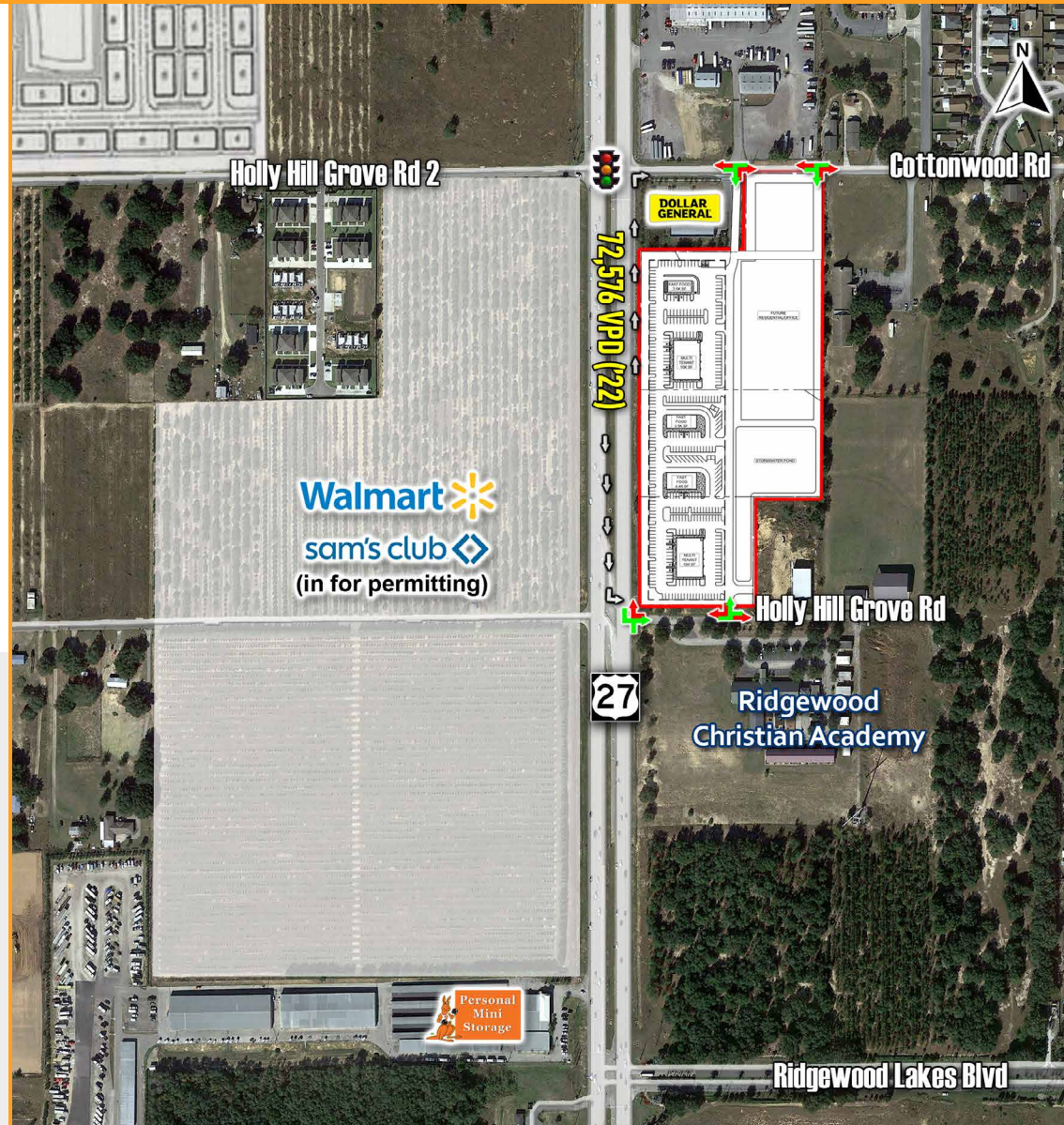
SEC US-27 & Cottonwood Rd, Davenport, FL

SHARED SIGNAL WITH WALMART & SAM'S CLUB

- Located at the SEC of the signalized intersection at US-27 & Cottonwood Rd, Davenport, FL
- Across from Walmart & Sam's Club (in for permitting)
- Multiple out parcels available
- 1,085 ft of frontage on US-27; 12.8 acres total
- Over ±9,131 new residential units in the immediate market
- Polk County is the fastest-growing county in Florida and the 4th fastest in the US

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
 Total Population	3,308	16,228	40,614
 Daytime Population	3,002	15,599	36,718
 Average HH Income	\$81,438	\$76,090	\$77,054
 Total Households	1,601	7,569	18,035



STACY MILLER MENENDEZ

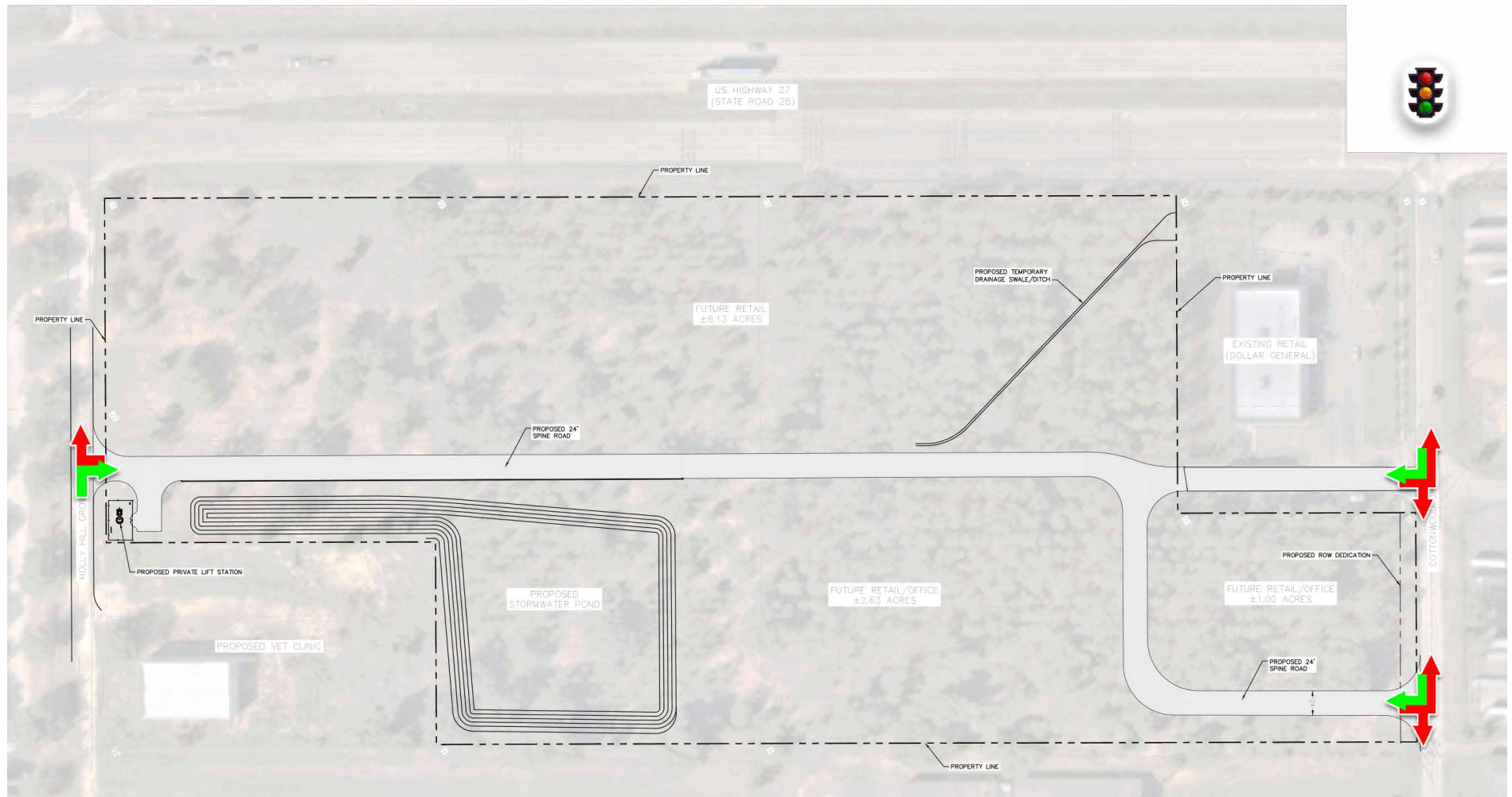
321.303.0884

stacy@launchpad-advisors.com

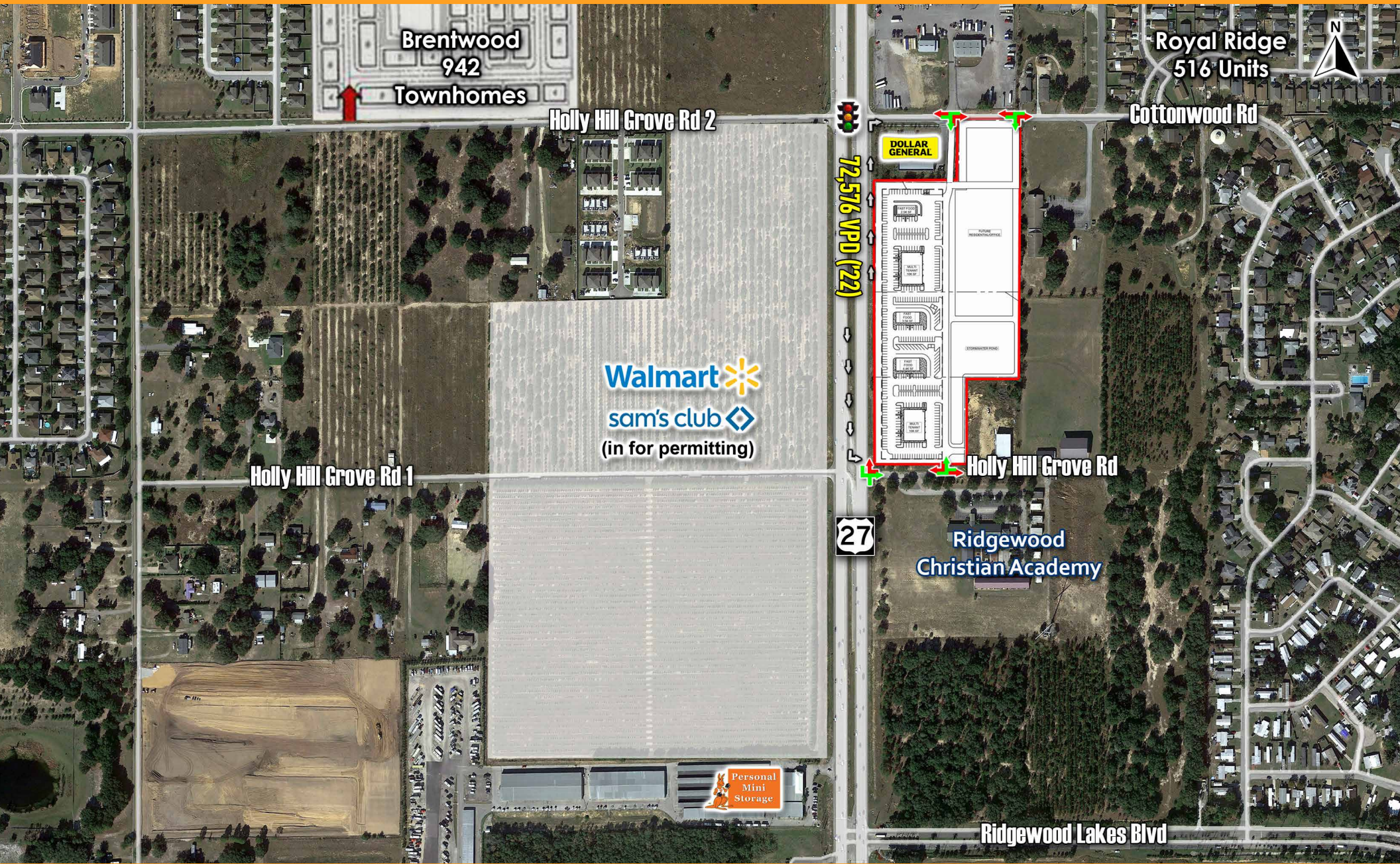
LAUNCH PAD
Advisors, LLC

MASTER SITE PLAN

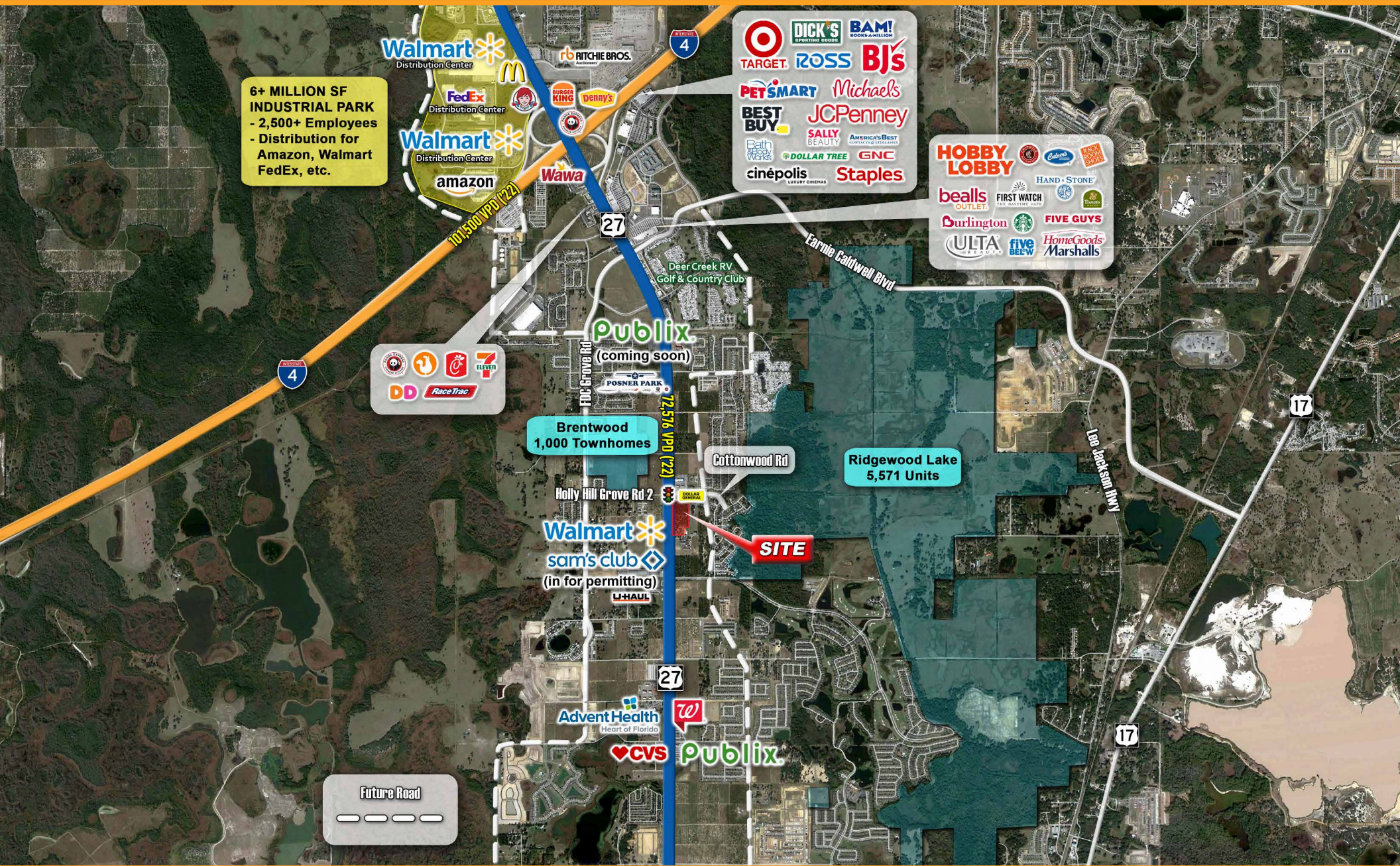
- Outparcel configuration can be sized for end-user requirements
- 6.13 acres fronting US-27; 2.63 acres south of access road and 1-acre parcel fronting Cottonwood Rd
- Master stormwater retention provided



ZOOM AERIAL



MARKET AERIAL



6+ MILLION SF INDUSTRIAL PARK
 - 2,500+ Employees
 - Distribution for Amazon, Walmart FedEx, etc.

Walmart Distribution Center
FedEx Distribution Center
amazon
Wawa
McDonald's
Burger King
Denny's
Target
DICK'S SPORTING GOODS
BAM! BOOKS-A-MILLION
ROSS
BJ's
PETSMART
Michaels
JCPenney
BEST BUY
SALLY BEAUTY
AMERICA'S BEST CONTACT LENS CENTERS
DOLLAR TREE
GNC
cinépolis
Staples

HOBBY LOBBY
bealls OUTLET
FIRST WATCH
Burlington
ULTA
FIVE BEEW
HomeGoods
Marshalls
HAND • STONE
FIVE GUYS

DD
Race Trac
7 ELEVEN

Brentwood
 1,000 Townhomes

Ridgewood Lake
 5,571 Units

Walmart
sam's club
 (in for permitting)
U-HAUL

SITE

Advent Health
 Heart of Florida
CVS
Publix

Future Road
 — — — —

RESIDENTIAL AERIAL

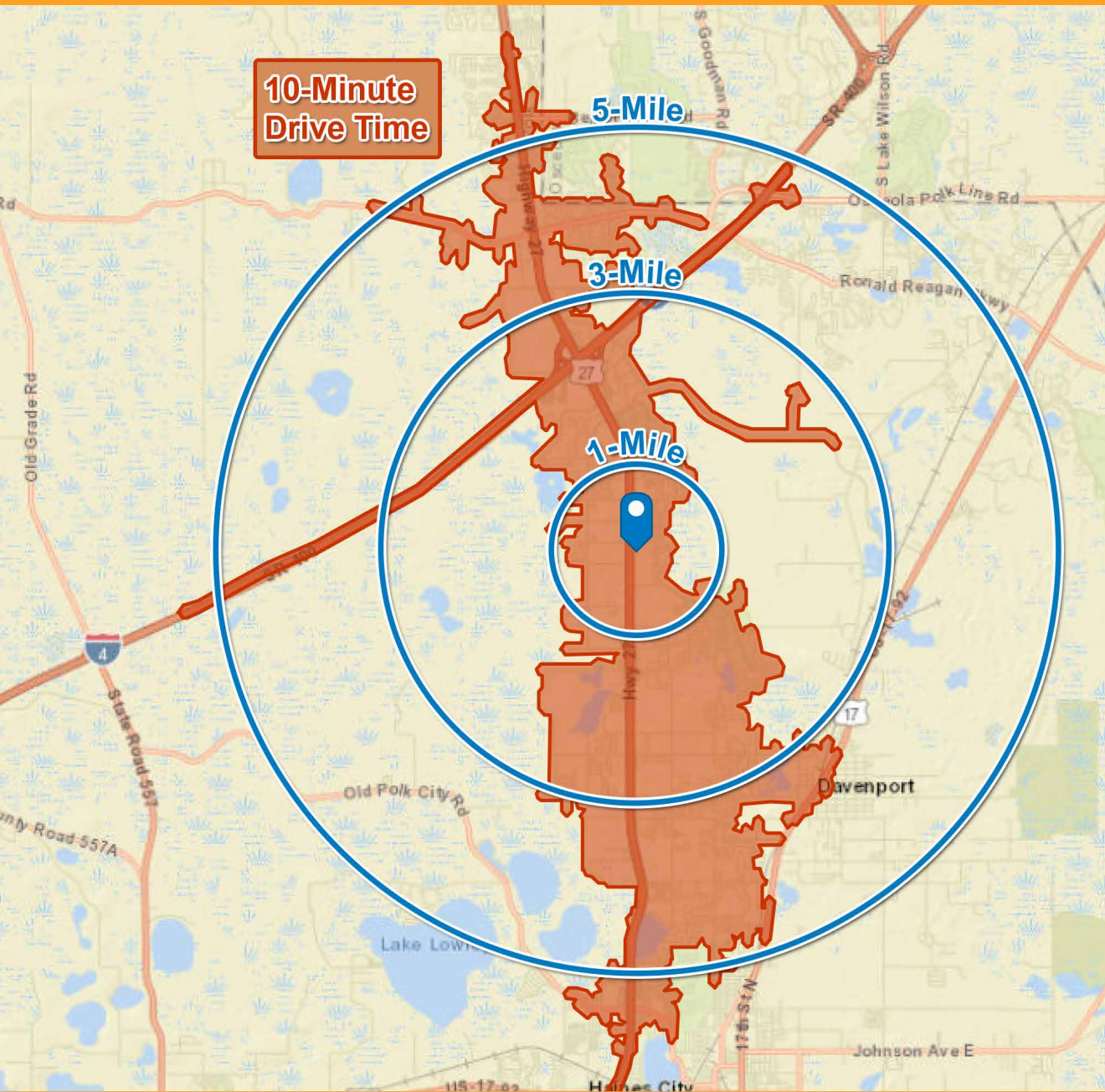


Residential

1	Indigo at Champions Ridge	300	MF	Existing
2	Belle Haven- Pulte	648	MF	UC
3	Dunson Park	319	MF	UC
4	Vintage North Apartments	240	MF	Permitting
5	Alta Citron	324	MF	Permitting
6	Haven at Davenport - MF Units	367	MF	Permitting
7	Deer Creek Golf & Tennis RV Resort	2238	Mobile Homes	Existing
8	Natures Reserve	166	SF	Existing
9	Westbury	115	SF	Existing
10	Tivoli Manor	35	SF	Existing
11	Silver Palms	38	SF	Existing
12	Royal Palms	81	SF	Existing
13	Aylesbury	40	SF	Existing
14	Vizcay	106	SF	Existing
15	Regency Ridge	20	SF	Existing
16	Regency Place	222	SF	Existing
17	Prestwick Village	63	SF	UC
18	Rio Ridge	20	SF	Existing
19	Citrus Ridge	459	SF	Existing
20	Ridgewood Lakes	5,575	SF	Entitled
21	Cambria	34	SF	Existing
22	Royal Ridge	376	SF	Existing
23	Brentwood	942	SF	UC
24	Magnolia Grove	76	SF	UC
25	County Walk Estates	34	SF	Existing
26	Holly hill Estate	134	SF	Existing
27	Hollygrove Village	40	SF	UC
28	Crescent estates	335	SF	Existing
29	DR Horton	74	SF	UC
30	Feltrim Reserve UC	117	SF	UC
31	Sand Hill Point	38	SF	Existing
32	Madison Place Ph1	346	SF	UC
33	Winfield Heights	33	SF	Existing
34	Bella Nova Ph1	156	SF	Existing

■ New Residential
■ Existing Residential

DEMOGRAPHICS



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE	10-MINUTE DRIVE TIME
Total Population	3,308	16,228	40,614	39,382
Projected Population	6,005	25,028	78,628	44,562
Growth Rate	2.03%	2.48%	3.00%	2.50%
Average Income	\$81,438	\$76,090	\$77,054	\$89,600
Median Income	\$59,070	\$63,042	\$66,497	\$65,636
Median Age	41.0	43.7	41.2	44.5