

# LEGACY SQUARE RETAIL PLAZA

## I-4 OSCEOLA/POLK LINE ROAD

1500 SF to 25,000 SF  
Space for Lease

Across Starbucks

930 Heritage Pass Rd

Davenport, FL 33896



### Available

1500 SF to 35,000 SF

### USES:

Retail, Office, Medical Office

### LEASE RATE:

Call for Details

### LOCATION:

The outparcels are located at the entrance to Legacy Union Square and are situated along CR 532.

The site is convenient and accessible to Interstate 4, the 429 Expressway, US 27 to the South and US 192 to the North.

### SUMMARY:

Our new +/- 2 Acre mixed use development.  
Leasing up to 25,000 SF



5331 Primrose Lake  
Cir, Suite #110, Tampa,  
FL 33647

813.750.7581  
rave@ravecommercial.com  
www.ravecommercial.com

SPACE FOR LEASE



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**YEAR BUILT/  
RENOVATED:**

2023

**LOT SIZE:**

+/-2 Acres



## PROPERTY INFO:

- CAC Zoning
- MDT 40,000 ±
- Easy Ingress & Egress
- High Visibility from Traffic light
- A combined 1,990 linear feet of frontage on CR 532
- Developed sites will service the residence of Legacy Union Square and other surrounding developments



NORTH/FRONT ELEVATION

SCALE: 1/8" = 1'-0"



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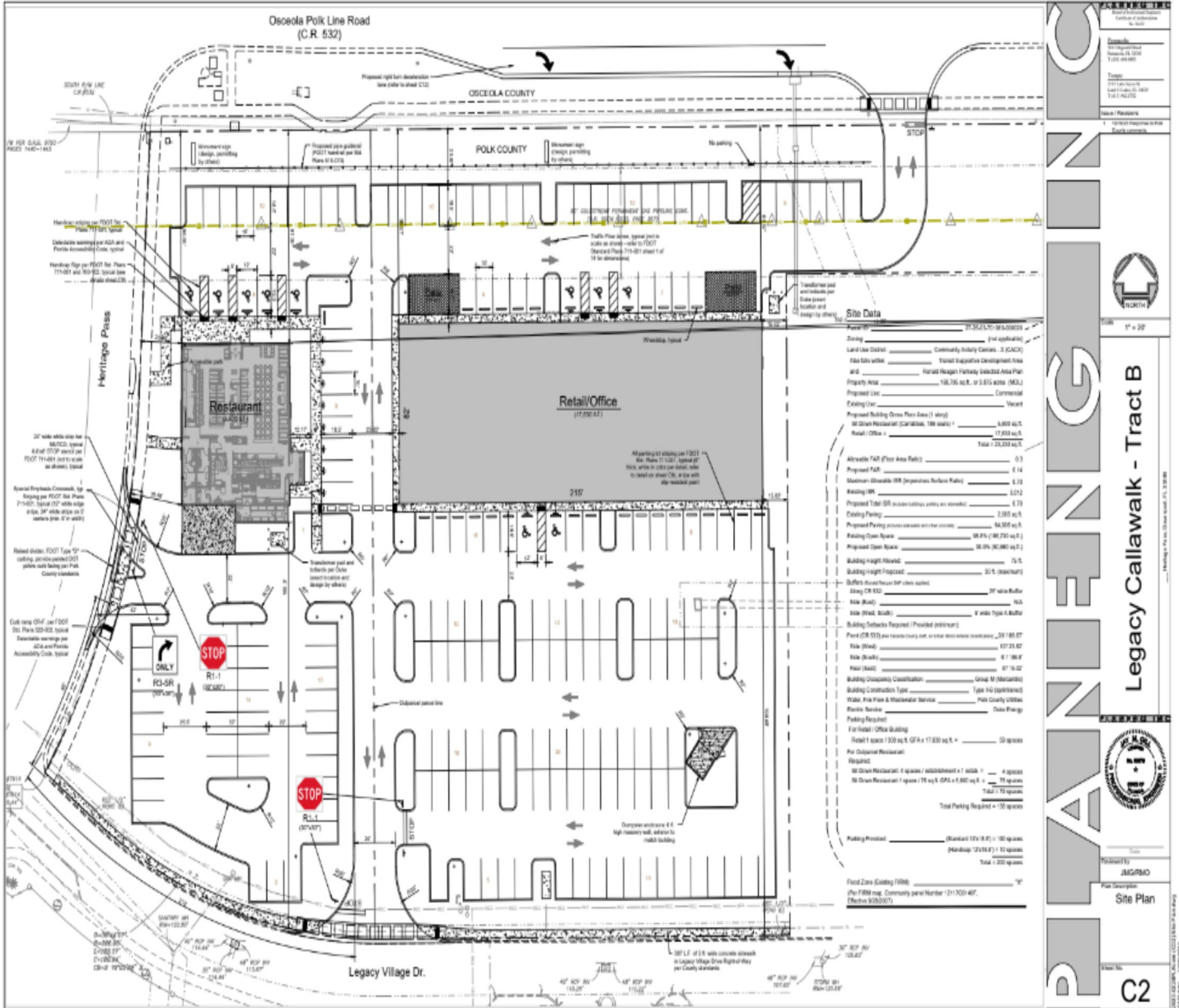
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## SITE PLAN



**PLANENING**

Legacy Callwalk - Tract B

**D**

C2



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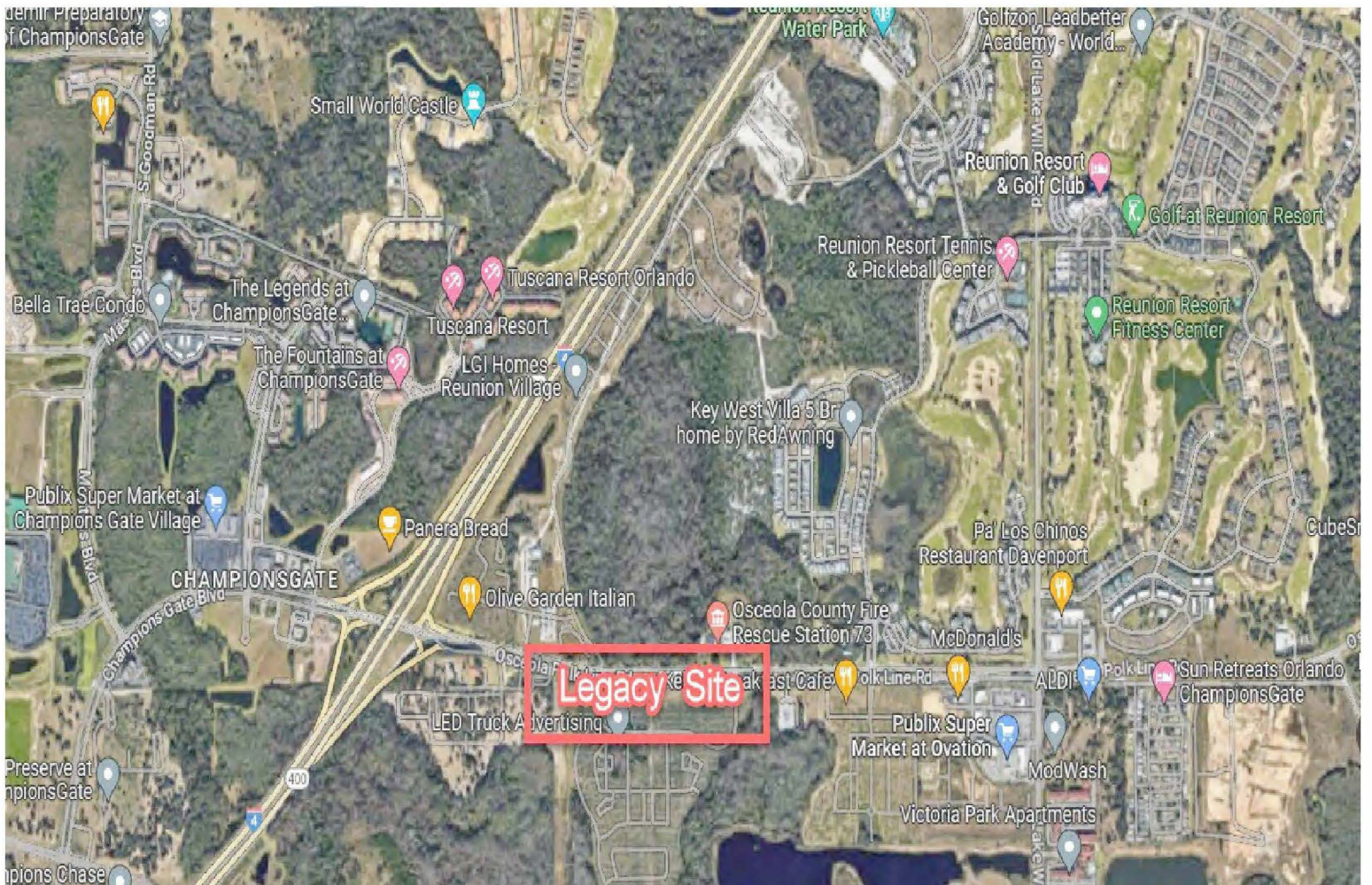
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## LOCATION MAP



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## DEMOGRAPHICS



Demographics	1 Miles	3 Miles	5 Miles
Population	3,470	20,296	51,159
Businesses	152	791	2,168
HH Income	\$94,959	\$86,610	\$95,323
Employees	1,134	5,159	13,842



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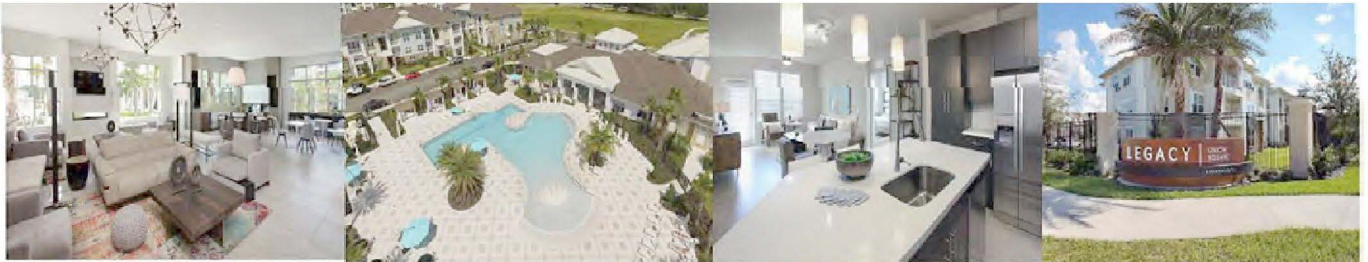
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## DEVELOPMENT DETAILS



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