

LEGACY SQUARE RETAIL PLAZA

Across Starbucks

I-4 OSCEOLA/POLK LINE ROAD

1,400 SF to 4,800 SF

Space for Lease

400 Legacy Village Drive,
Davenport FL, 33896



AVAILABLE:

1500 SF to 35,000 SF

USES:

Retail, Office, Medical Office

LEASE RATE:

\$45 / PSF, NNN

LOCATION:

The multi retail building is 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.
Now Leasing up to 4,800 SF

SPACE FOR LEASE



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

813.750.7581 Office
rave@ravecommercial.com
www.ravecommercial.com

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YEAR BUILT / RENOVATED:

2023

LOT SIZE:

+/- 2 Acres

PROPERTY INFO:

- CAC Zoning
- AADT 40,000 ±
- Easy Ingress & Egress / High Visibility from Traffic light.
- A combined 1,990 linear feet of frontage on CR 532
- This is an Outparcel for apartment complex, Legacy Union Square, which is about 450 apartments, There are 70 townhomes behind apartments. There are about 1,200 units within blocks, walkable distance.



Current Highlights

- **Outback** is open on Legacy's Tract A, east of Tract B.
- **Neighborhood Retail:** Starbucks, Ford's Garage, Olive Garden, Longhorn Steakhouse, Texas Steakhouse, Carrabbas, Outback, Chillis, Chipotle, Panda Express, Panera, Red Robin, Anytime Fitness, Bojangles etc.



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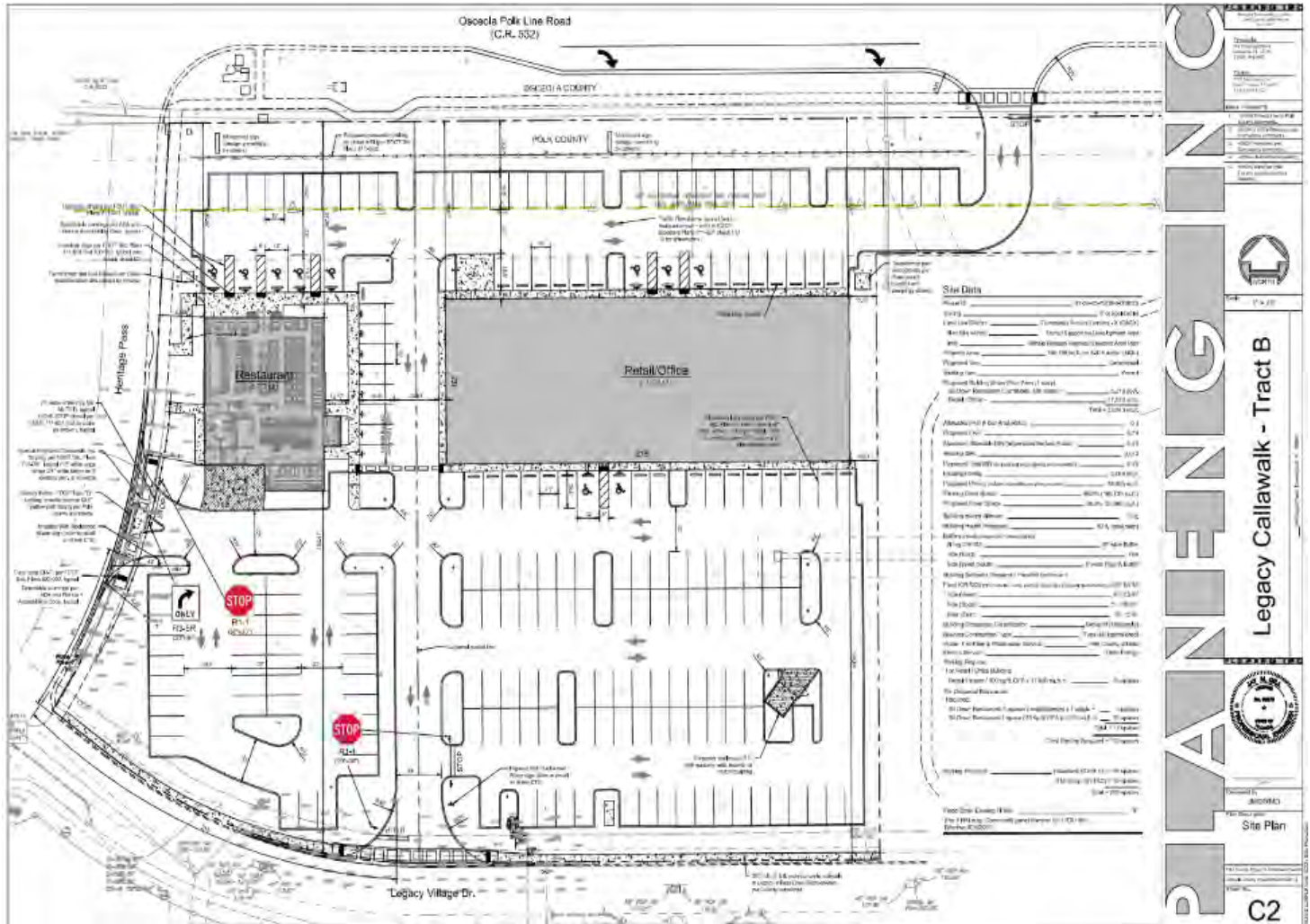
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SITE PLAN



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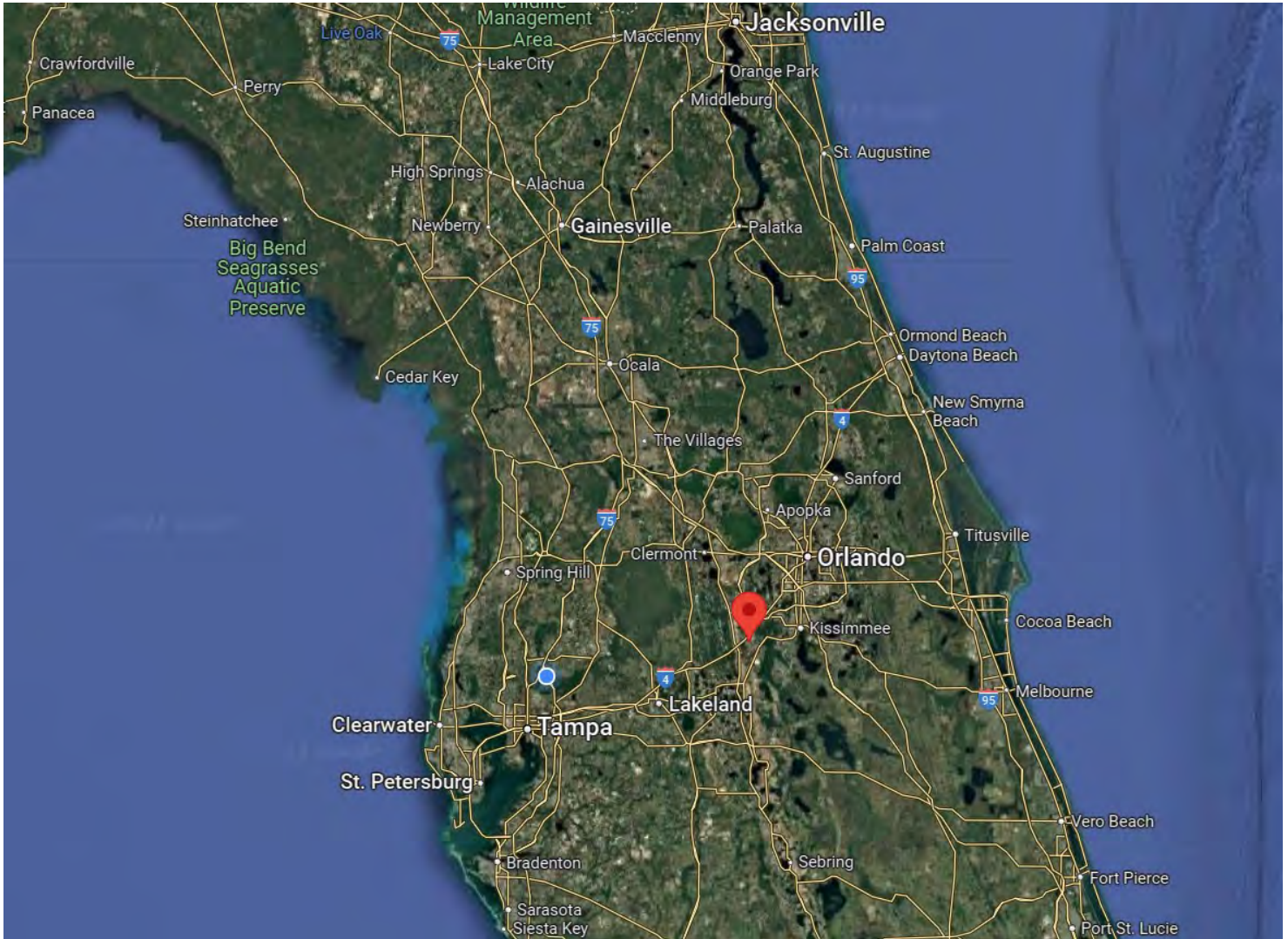
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LOCATION MAP



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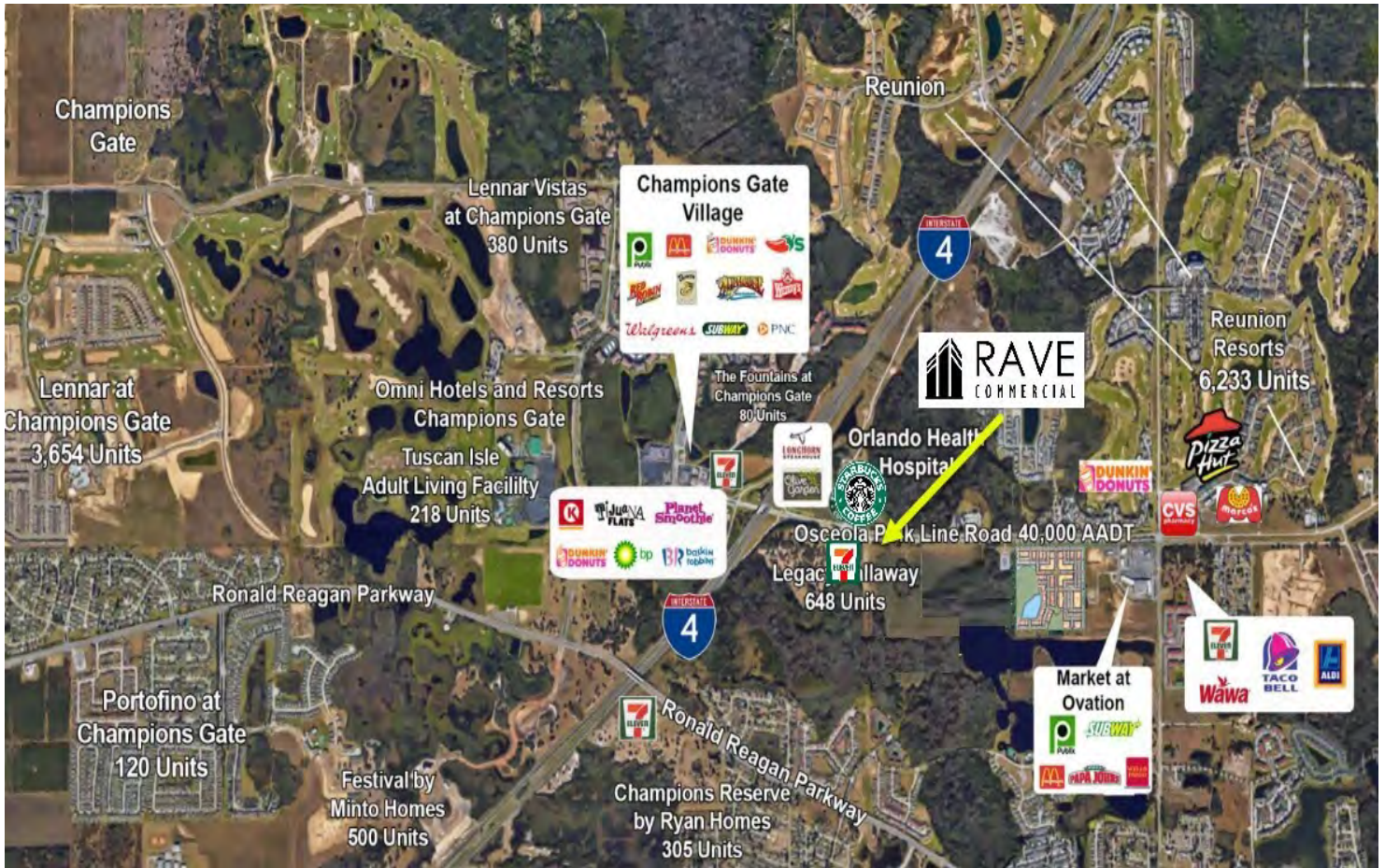
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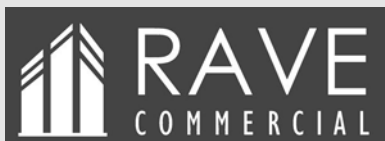
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DEMOGRAPHICS



Demographics	1 Mile	3 Miles	5 Miles
<u>Population</u>	23,470	50,296	101,159
<u>Business</u>	152	791	2,168
<u>HH Income</u>	\$101,959	\$112,610	\$118,323
<u>Employees</u>	2,134	5,159	13,842



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