

Class A Medical Office

FOR LEASE



40107 US Hwy 27, Davenport, Florida 33837

Property Highlights

- Class A
- Medical Office
- 4,000 SF
- Large Open Treatment Area
- 67,000 people in a 5-mile radius



Jack Strollo, CCIM, CPM Vice President, Broker 863-683-3425 jstrollo@resbroadway.com
100 S. Kentucky Avenue Suite 290, Lakeland, FL 33801



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Property: This is an exceptional freestanding 16,186 sf office space built in 2012 has much to offer. Class A 4,000 sf medical office space designed with health, and wellness in mind, perfect location for your medical practices. This space offers open waiting area, reception, six exam rooms, three private offices, larger open area ideal for rehab, infusions, work area.

Location: Davenport is located approximately 35 miles southwest of Orlando and 64 miles east of Tampa along the Interstate 4. Davenport has shown positive growth and offers a lower cost of living than area other areas along the I-4 corridor. There are over 5,000,000 people within a 50-mile radius of Davenport a fact that is causing exponential growth in the area.

Lease Rate: \$22.00 NNN



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Area Information: Located conveniently off I-4 between Tampa and Orlando, Davenport has seen substantial economic growth and continues to flourish with small and large businesses alike. Centrally located in Polk County Davenport is popular thanks to its location convenient to big city amenities and Florida's world- class theme park attractions, as well as plenty to do close to home.

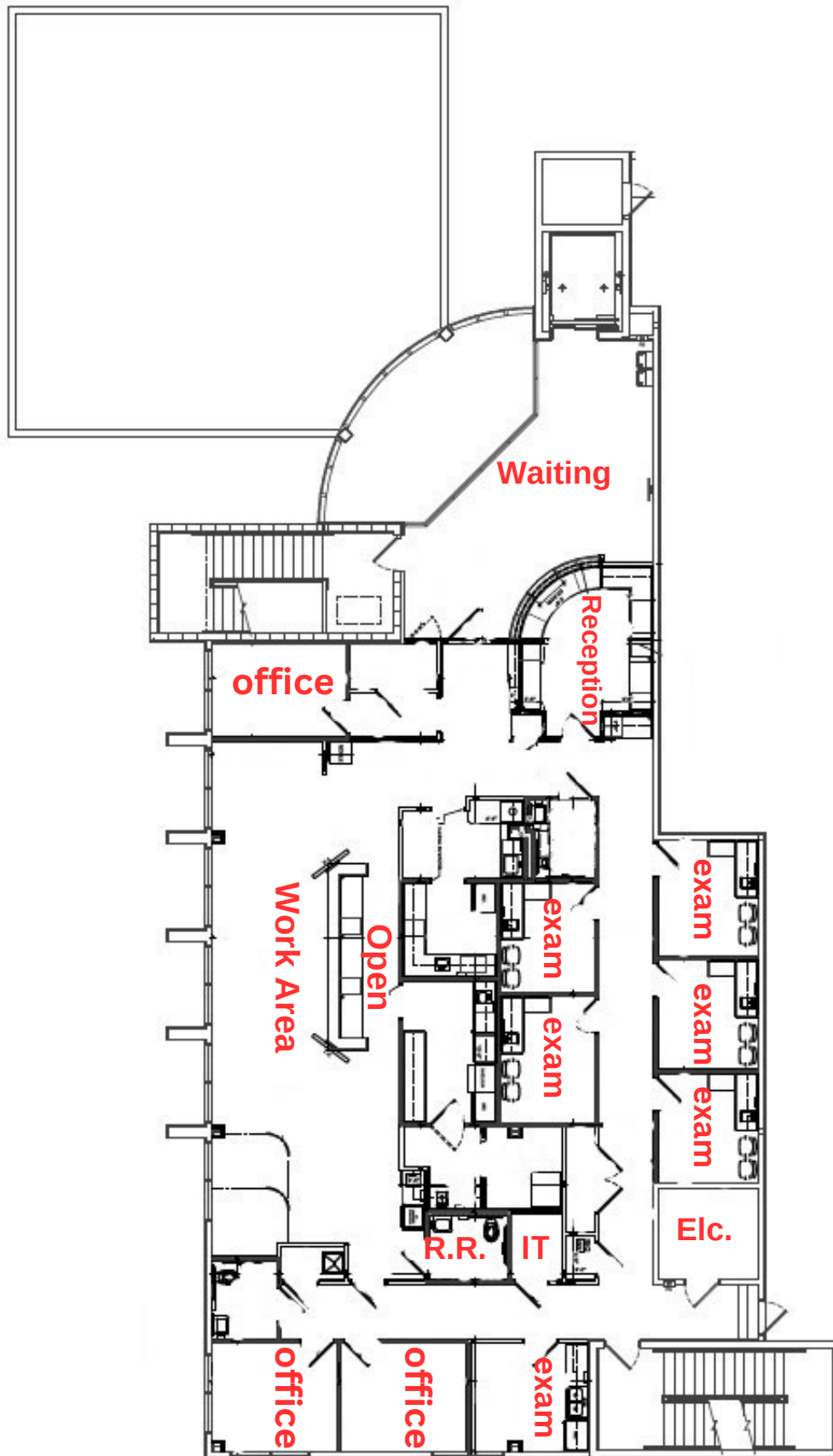


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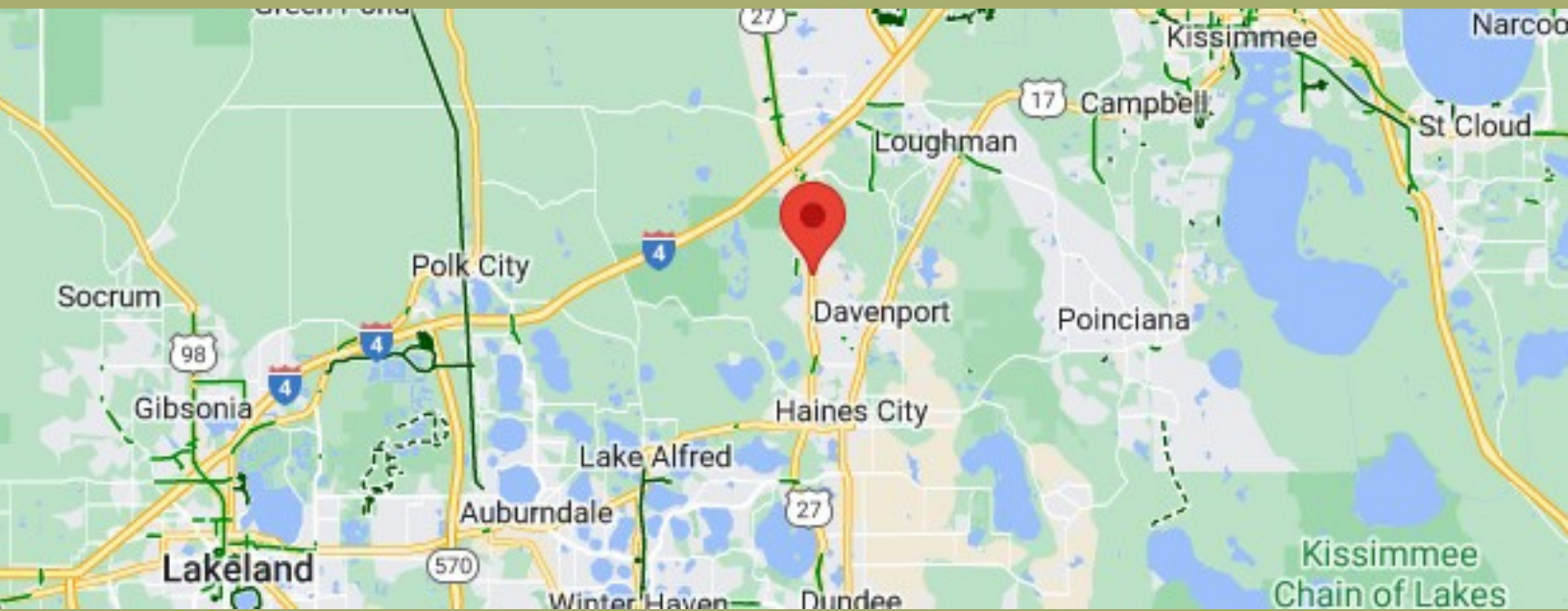
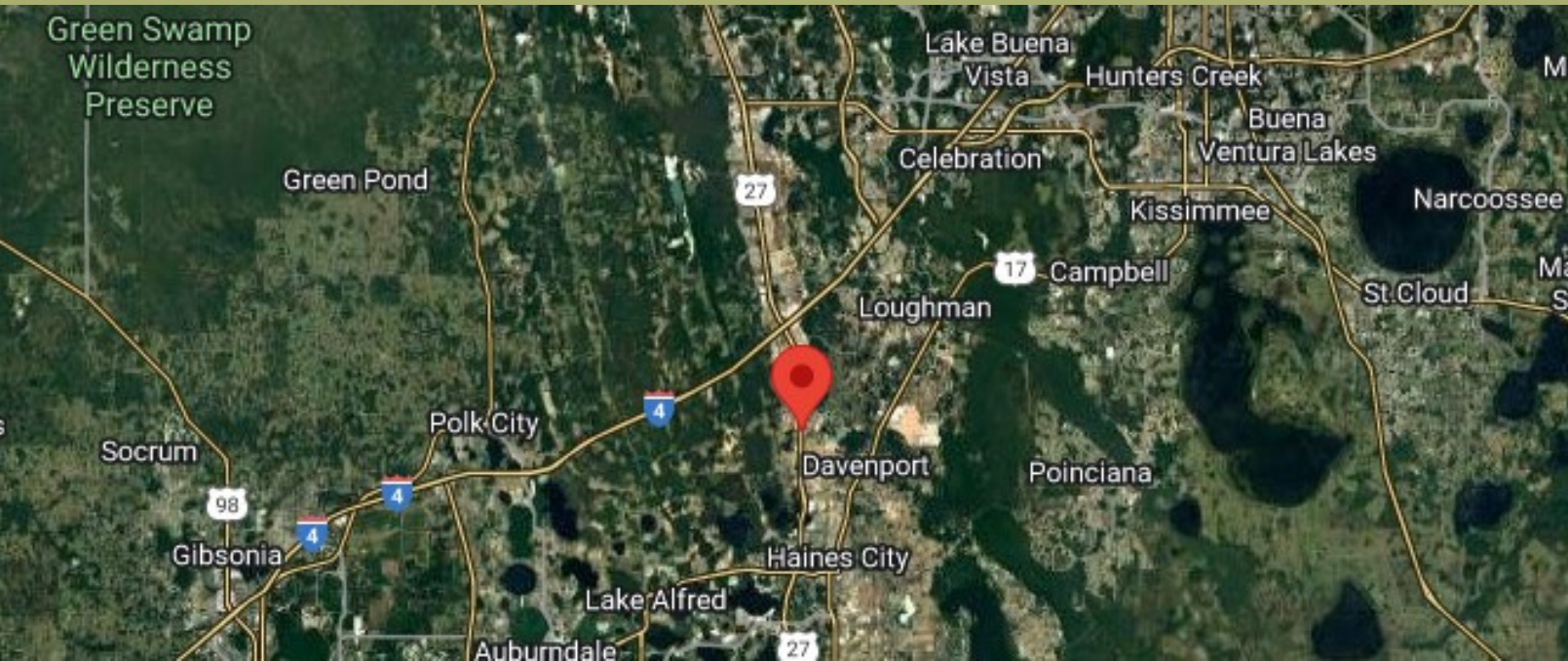
40107 US Hwy 27, Davenport, Florida 33837
Photos



40107 US Hwy 27, Davenport, Florida 33837
Floor Plan



40107 US Hwy 27, Davenport, Florida 33837
LOCATION MAP



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City of Davenport

Davenport is a city in Polk County, Florida, with a population was 9,040 at the 2020 census. While the city of Davenport itself is very small, the area north of the city close to Interstate 4 and US 27 is experiencing explosive growth. It is part of the Lakeland–Winter Haven Metropolitan Statistical Area.

The city is a premiere place to live, work and play. It has an array of business and industry, education, sports, and recreation.

Located conveniently off I-4 between Tampa and Orlando, Davenport has seen its fair share in economic growth and continues to flourish with small and large businesses alike. Centrally located in Polk County Davenport is popular thanks to its location convenient to big city amenities and Florida's world-class theme park attractions, as well as plenty to do close to home.

Davenport was established in 1838 when the U.S. military set up Fort Davenport during the Second Seminole War, about 12 miles north of the present site of Davenport. The fort was one of a number built at 20-mile intervals along a trail from Fort Brooke to Fort Mellon.

The modern city of Davenport started n the 1880s when the South Florida Railroad was extended. A post office was established at Horse Creek in 1884, and the name of the post office was changed to Davenport in 1886. Davenport was incorporated in 1915.