

# BERRY TOWN CENTER

2424 SAND MINE ROAD | DAVENPORT, FL 33897



## Property Details

### Owned GLA

99,178 SF

### Availability

3 Suites | 8,447 SF

### Parking Spaces

466

### Overview

- Center is anchored by Publix with local and national tenants
- A second entrance to gain access to the office building has been added toward the rear of the shopping center with an additional 20 parking spaces
- Combined traffic counts of 48,300+ VPD
- This market attracts the timeshare/vacation rental industry with Bahama Bay Resort, Highlands Grove Golf Resort, Margaritaville, and its close proximity to Disney World properties

## Tenant Mix

Publix



LESLIE'S



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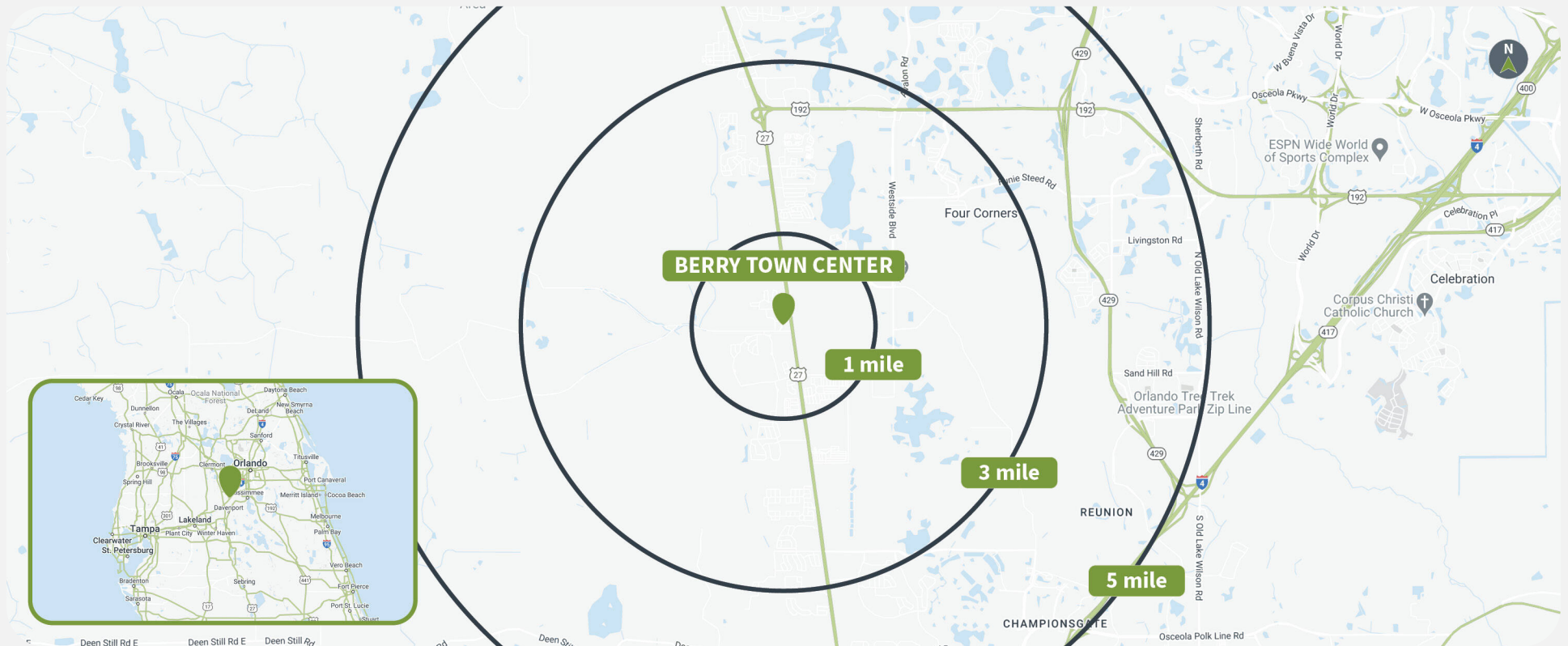
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## Demographics

Source: Creditintell, 2024.

	Population	Daytime Population	Households	Avg. HH Income	Med. HH Income
1 MILE	5,446	6,247	1,864	\$88,199	\$76,945
3 MILES	30,320	24,167	11,382	\$86,104	\$73,561
5 MILES	74,632	51,660	27,295	\$88,257	\$74,615





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## Market Aerial



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## Site Plan



Suite	Tenant	GLA (SF)
2530	AVAILABLE	5,647
2416	AVAILABLE	1,400
2404	AVAILABLE	1,400
2424	PUBLIX SUPER MARKET	44,271
2520	FL DERMATOLOGY & SKIN CANCER	4,228
209	Eagle Management	3,500
2508	Pediatric Care of Four Corners	3,195
2502	Vacasa	3,000
111	LESLIE'S POOL	2,450
2408	Ritzy Nail Lounge	2,100
201	PADDY WAGON IRISH PUB	1,750
2440	Mia Pizza & Pasta	1,400
2434	INTEGRATIVE HEALTH SOLUTIONS	1,400
2414	Sunday Grill	1,400
2412	PARTY LIQUORS	1,400
2402	Acai Express	1,400
207	Kumo Steakhouse	1,400
205	4 Towers Martial Arts	1,400
203	FAIRWAYS NOTARY SERVICES	1,400
113	ADLER'S	1,400
109	THE UPS STORE	1,400
105	Berry Nails	1,400
103	BUEN CAFE	1,400
101	Thailicious Kitchen	1,400
2506	THE POOL MECHANIC	1,269
2438	Low Louis Tobacco	1,050
2436	DEL TORO INSURANCE	1,050
2432	Bamboo Wok	1,050
2430	BUBBLE TEA HOUSE	1,050
2406	Vaperior	1,050
107	HAMMER & CO. BARBERSHOP	1,050
2512	GOLDEN TRUST INSURANCE	468



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## Get in Touch with Us

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