



DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

ALI MUSHTAQ

C: 407.325.1446

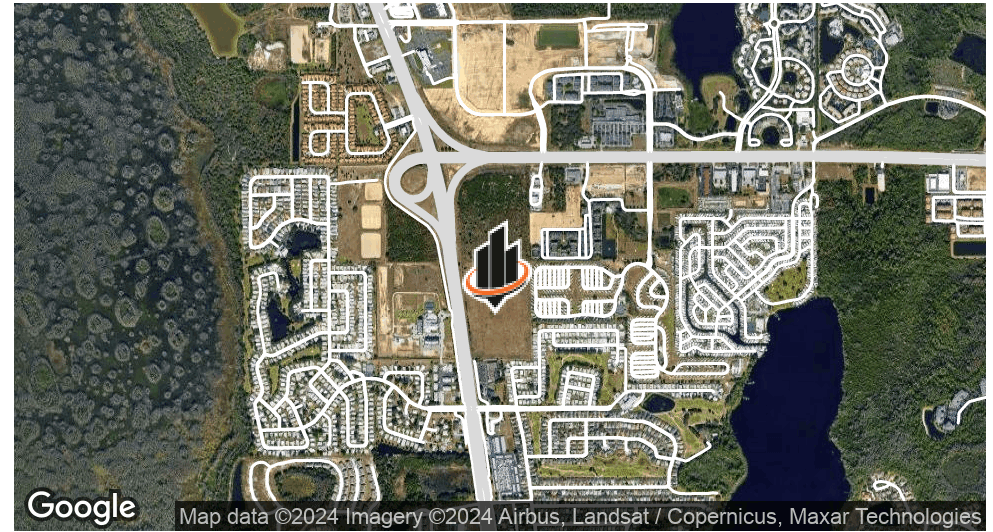
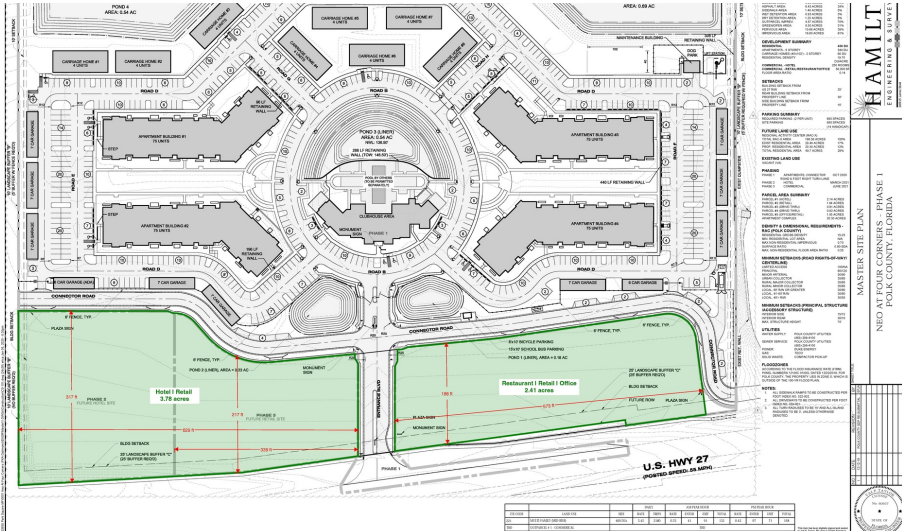
ali.mushtaq@svn.com

FL #SL3039910

ASTON POINTE | NE Hwy 27 & W192 Davenport, FL 33897



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Negotiable
BUILDING SIZE:	180,000 SF
AVAILABLE SF:	0.77 - 2.45 Acres
LOT SIZE:	6.95 Acres
YEAR BUILT:	2023
ZONING:	PD
MARKET:	Davenport

PROPERTY OVERVIEW

SVN is proud to once again exclusively bring a brand new development Located on NE of Hwy 27 & Just south of US 192, Four Corners Area. 5 parcels for Use in retail, restaurant, Fast Casual, QSRs, Carwash, Banks Medical, Dentist, Urgent Care, Auto Parts or Service.

Aston Pointe consist of 400 Apartments under Construction including Out Parcels Site Work.

OP # 1- Hotel Parcel with 250 Rooms Entitlements , on 2.19 acres For Sale!

Op # 2 2.45 acres for restaurants Ground Lease or 2 pads Ground Lease

Op #3 .77 Acre for single pad Ground Lease

OP # 4 .77 Acre for Single pad Ground Lease

OP # 5 .77 Acre for Single pad Ground lease

PROPERTY HIGHLIGHTS

- Located on Hwy 27 Davenport, FL
- 1 of the Hottest market in Development!

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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION1 MILE3 MILES5 MILES

TOTAL POPULATION	6,661	30,167	46,339
AVERAGE AGE	58.4	39.4	38.9
AVERAGE AGE (MALE)	56.8	37.5	37.7
AVERAGE AGE (FEMALE)	58.7	40.2	39.2

HOUSEHOLDS & INCOME1 MILE3 MILES5 MILES

TOTAL HOUSEHOLDS	4,084	16,067	30,113
# OF PERSONS PER HH	1.6	1.9	1.5
AVERAGE HH INCOME	\$45,172	\$41,647	\$36,892
AVERAGE HOUSE VALUE	\$149,563	\$174,125	\$193,454

TRAFFIC COUNTS

HWY 27	46,000 /day
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* Demographic data derived from 2020 ACS - US Census



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SECTION 1



STC CODE	SUBLINE	B&B				AIR PASSENGER				FRA PASSENGER			
		BOOK	SALE	TRIP	BACK	SALE	TRIP	TDL	SALE	TRIP	TDL	SALE	TRIP
000	MURCHAMPT-CONTRACT	420	000	5,45	0000	0,39	41	30	100	0,42	97	71	900
000	CUSTOMER-01-CONTRACT								000				
000	CUSTOMER-02-CONTRACT								000				
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ADVISOR BIO 1



ALI MUSHTAQ

Senior Advisor

ali.mushtaq@svn.com

Direct: **407.982.3976** | Cell: **407.325.1446**

FL #SL3039910

PROFESSIONAL BACKGROUND

Ali Mushtaq was awarded SVN Presidents Circle

Ali Mushtaq serves as a Top Producer Senior Advisor for SVN Alliance specializing in the Investment Sales & Development of Retail, Commercial, Residential, Mixed Use Land in (Orlando MSA) With 20+ years of experience.

Prior to joining SVN, Ali served as Commercial Associate for a national commercial real estate company, where he worked with several major Developers, Builders seeking Land for Acquisition & Development. Previously he served as 2013 Vice President of Finance for CFCAR and served as 2014 VP of Operations for CFCAR. Ali also served in CFCAR's Commercial Professional Committee.

His knowledge in business & commercial real estate combined with his performance in commercial finance allows his clients a one stop shop, in which why he has earned so much respect from numerous clients.

Recent Developments:

Aston Pointe, Davenport, Fl

SVN | Alliance Commercial Real Estate Advisors

1275 West Granada Blvd. Suite 5B
Ormond Beach, FL 32174
386.310.7900

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