

Elevation Development prepping for Citrus Ridge retail in Polk



Elevation Development has signed Planet Fitness as an anchor to Shoppes at Citrus Ridge, just south of Posner Park in Davenport. The retail center is approved for 90,000 square feet, including a 16,500-square-foot grocery store.

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Planet Fitness has signed a lease for a 20,000-square-foot fitness center in Shoppes at Citrus Ridge, a new mixed-use development on U.S. 27 by Orlando-based **Elevation Development**.

Elevation Principal Owais Khanani told **GrowthSpotter** he expects to break ground in September on the project, **which is entitled for 90,000 square feet of retail and 300-plus townhomes.**

The Davenport location helps fill a service area gap for the fitness chain, which has locations in Kissimmee and Winter Haven but none in the Four Corners submarket.

Planet Fitness will take the largest space in the retail center. Elevation also has a 16,500-square-foot supermarket on the site plan. Khanani said he's in active negotiations with national grocery retailer. The company engaged Metro Group's **Archenics** to design the retail center.

Equity Investment Services' retail team of Nick Barbato and Eric Portnoy are leading up the pre-construction lease-up of the project.

Meanwhile, civil engineer **Mitch Collins** is updating the residential design for site plan review. Khanani said the townhome portion will be residential front-entry units, each 22-feet wide with a one-car garage.

"We're site planning it now -- taking through the engineering -- and in discussion with national builders to potentially sell that piece," Khanani said.

He said the site plan should be completed in the 30 days and would include an amenity center with a community pool, clubhouse with fitness center and meeting room and a tot lot.

Editor's note: This article has been updated to correct the name of the anchor tenant in the photo caption.

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