

FOR LEASE

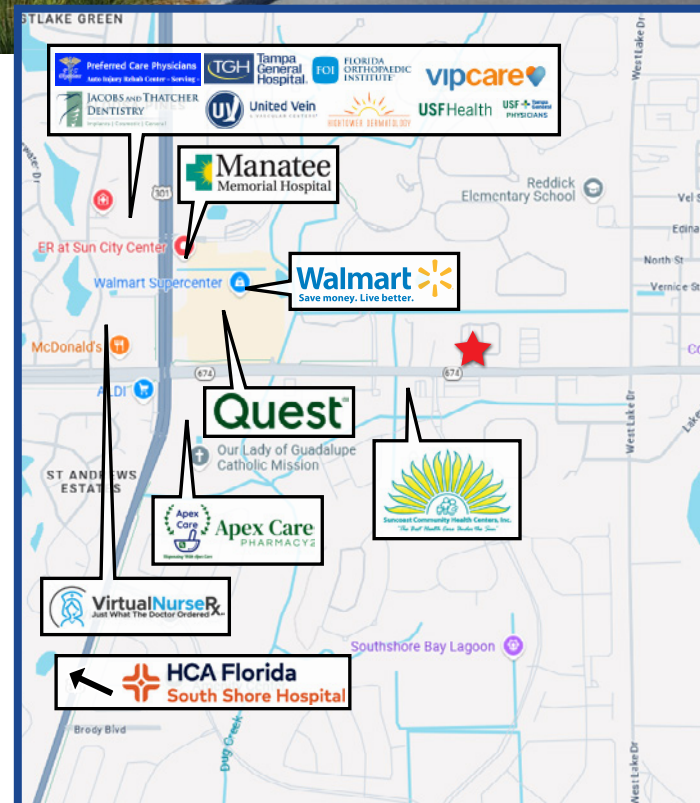
Serenity at Southshore

740 Eleton Springs Drive,
Wimauma, FL 33598



PROPERTY HIGHLIGHTS

- Available: 2,000 RSF - 10,000 RSF
- New Construction
- Base Rent: \$43 PSF / NNN
- Tenant Improvements: Negotiable
- Landlord Delivery: Warm Shell Condition
- Lease Term: 10+ years
- Great Visibility
- Ample Parking



CARLETON COMPTON, CCIM

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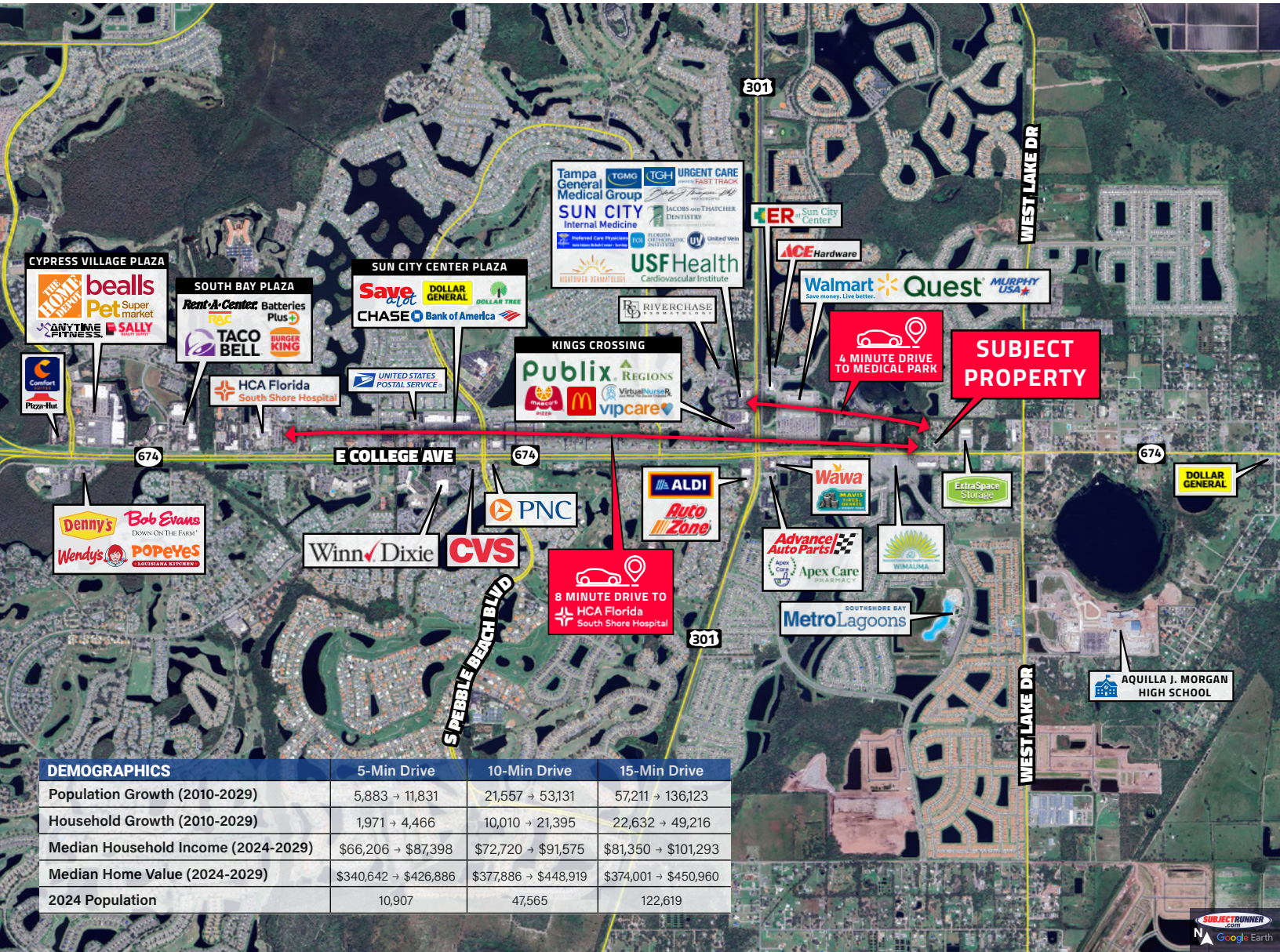
HEALTHCARE REALTY
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The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is". The submission may be modified or withdrawn at any time by the property owner.

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AERIAL

740 Eleton Springs Drive,
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DEMOGRAPHICS	5-Min Drive	10-Min Drive	15-Min Drive
Population Growth (2010-2029)	5,883 → 11,831	21,557 → 53,131	57,211 → 136,123
Household Growth (2010-2029)	1,971 → 4,466	10,010 → 21,395	22,632 → 49,216
Median Household Income (2024-2029)	\$66,206 → \$87,398	\$72,720 → \$91,575	\$81,350 → \$101,293
Median Home Value (2024-2029)	\$340,642 → \$426,886	\$377,886 → \$448,919	\$374,001 → \$450,960
2024 Population	10,907	47,565	122,619



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SITE PLAN

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