

54 | CROSSINGS

NEW CONSTRUCTION
CLASS A
OFFICE BUILDING

Up to 17.9K SF AVAILABLE



17907 Aprile Drive / Land O' Lakes, FL 34638

CBRE

SITE PLAN

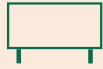
NEW
CONSTRUCTION



3 story 60,000 Class A
office building



Flexible floor plates of 20,000
SF that can be sub-divided



Excellent signage
potential with
visibility on SR 54



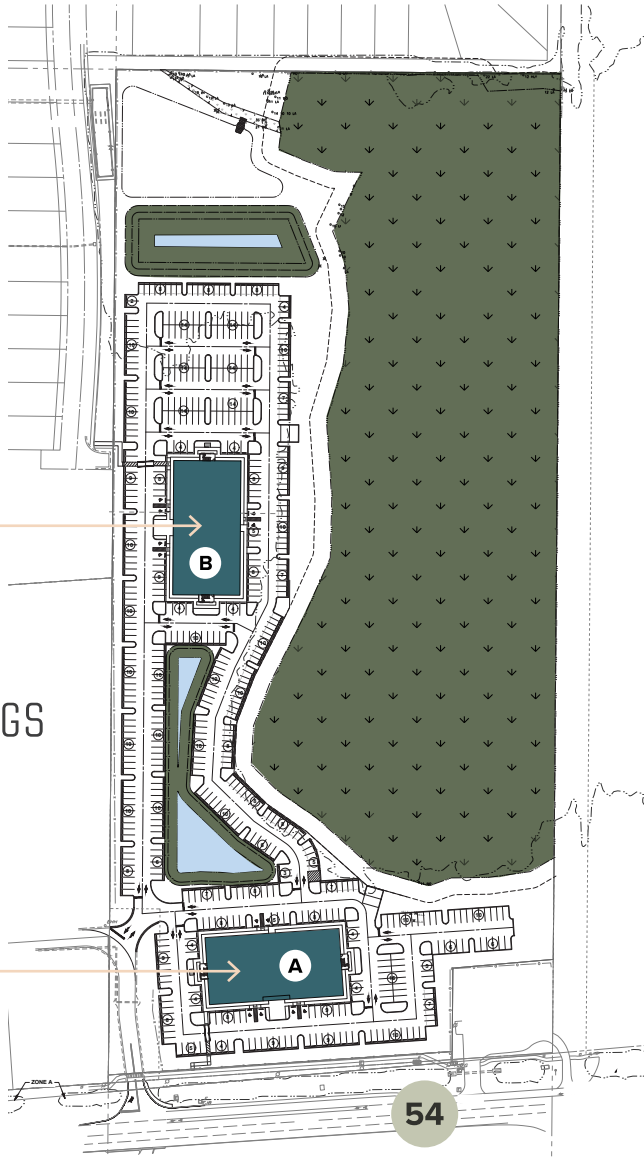
Generous parking ratio
of 5.00/1,000



Custom designed suites
at competitive market rates
and terms



Additional pad site
for second 60,000 SF
office building



AERIAL



Conveniently located in close
proximity to high end retail,
restaurants, medical, hotels,
and dense residential



Minutes from the Veterans
Expressway/Suncoast Parkway
interchange with 20 minute
drive to Tampa
International Airport

DEMOGRAPHICS

(30 minute drive time)

POPULATION	627,162
EMPLOYEES	243,871
AVERAGE HOUSEHOLD INCOME	\$106,674
PROJECTED POPULATION GROWTH FROM 2019 TO 2024 TO 67,862	2.2%
DAILY TRAFFIC COUNT ON SR 54	52,000
DAILY TRAFFIC COUNT ON SUNCOAST PARKWAY	46,000

CONTACT

Kristin Kenney

Vice President
+1 985 788 5105
kristin.kenney@cbre.com

Jackson Kilcoyne

Vice President
+1 813 924 9842
jackson.kilcoyne@cbre.com

Dale Peterson

Senior Vice President
+1 813 273 8409
dale.peterson@cbre.com

17907 Aprile Drive
Land O' Lakes, FL 34638

CBRE

54 | CROSSINGS

17,928 SF AVAILABLE

