

For Lease

# ARBOR SQUARE AT CONNERTON

7808-7914 Land O'Lakes Blvd, Land O' Lakes, FL 34638



## OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (NNN)
Building Size:	80,087 SF
Available SF:	1,258 - 1,528 SF
Zoning:	MPUD
Market:	Tampa-St. Petersburg-Clearwater

## PROPERTY OVERVIEW

Arbor Square at Connerton has available 1,258 SF and 1,528 SF spaces perfect for professional offices, retail or other businesses that do not compete with other tenants already there in the Publix-anchored shopping center. Attractively priced at \$18 PSF base rent and \$6.54 NNN annually in an area of growth and huge potential.

## PROPERTY HIGHLIGHTS

- Lease Price: \$18 per sq ft NNN
- CAM: \$6.54 per sq ft annually
- Size: 1,258 SF and 1,528 SF available
- Newer clean spaces
- Possible uses: Professional or Medical business, Title office, upscale retail

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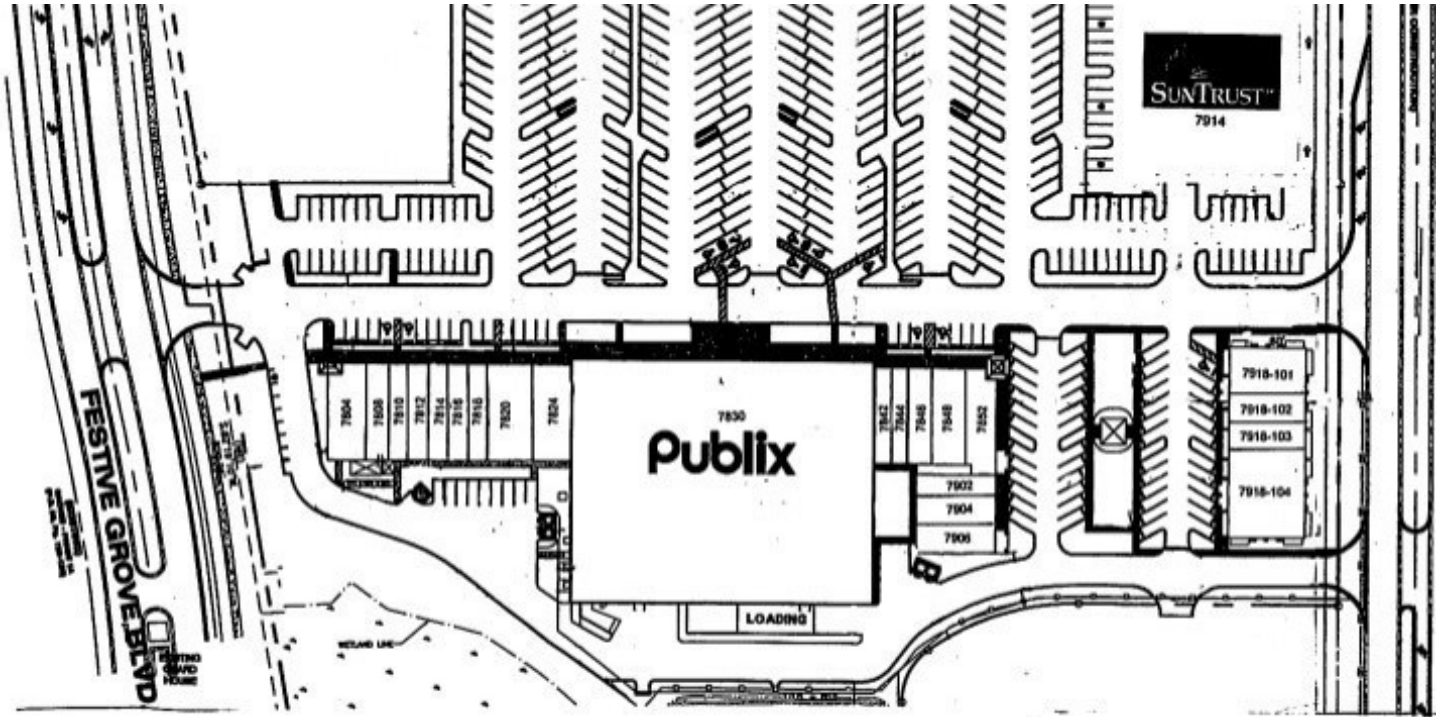
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## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,258 - 1,528 SF	Lease Rate:	\$18.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
7846 Land O'Lakes Blvd	Available	1,258 SF	NNN	\$18.00 SF/yr	Former Metro PCS space available immediately
7906 Land O'Lakes Blvd	Available	1,528 SF	NNN	\$18.00 SF/yr	Nice open space available Jan 2022

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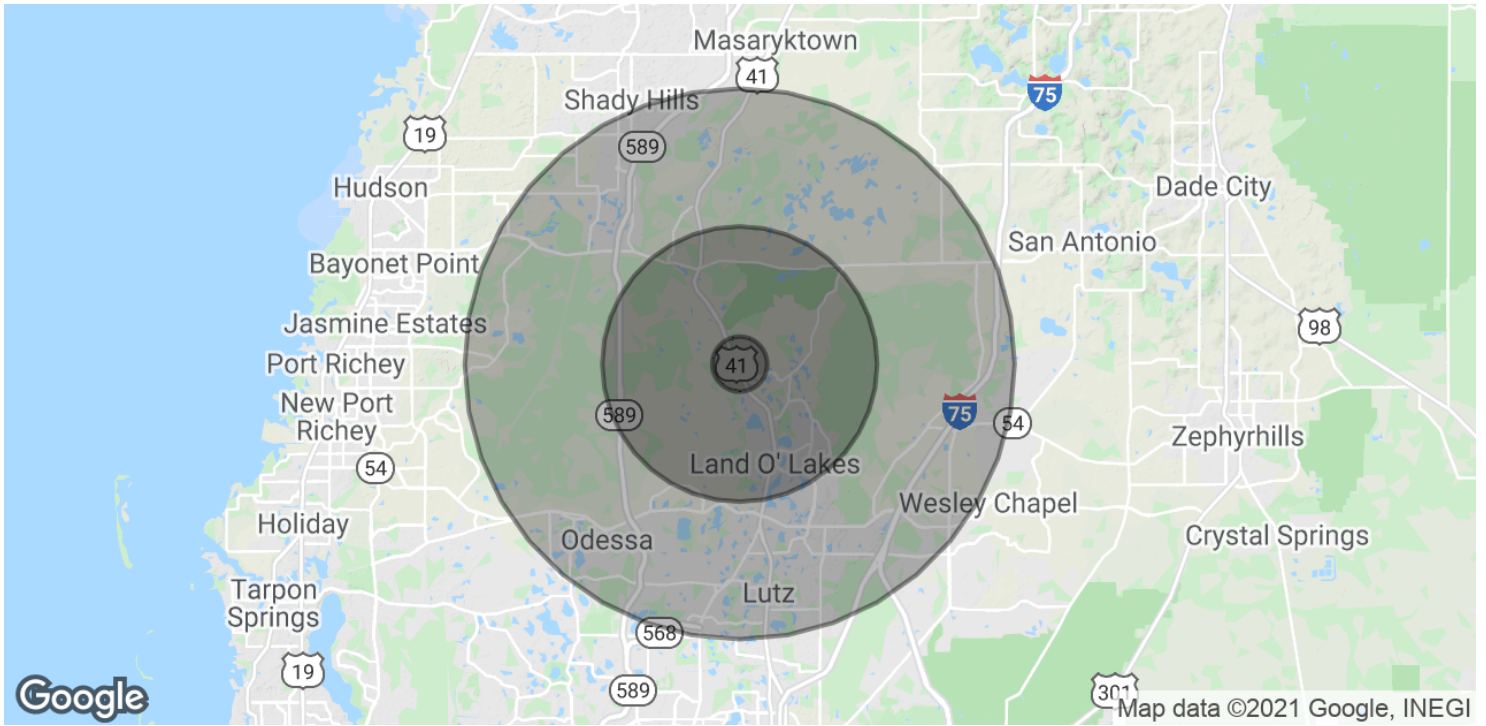
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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	1,132	26,695	148,935
Average age	36.6	39.2	39.1
Average age (Male)	35.9	38.9	38.7
Average age (Female)	37.4	39.3	39.5

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	412	9,737	54,193
# of persons per HH	2.7	2.7	2.7
Average HH income	\$77,357	\$78,079	\$80,958
Average house value	\$266,697	\$276,180	\$271,690

\* Demographic data derived from 2010 US Census

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