



**SITE**



**194 APT UNITS  
UNDER  
CONSTRUCTION**



**MOCCASIN WALLOW RD**



**MEDICAL  
RETAIL**



**280 APT UNITS  
UNDER  
CONSTRUCTION**

**IMAGINE CHARTER  
SCHOOL  
AT NORTH MANATEE**

**52nd Ave Extension**



**97,000 VPD**



**18,900 VPD**

**4 UNITS  
PERMITTING**

**FOR LEASE**

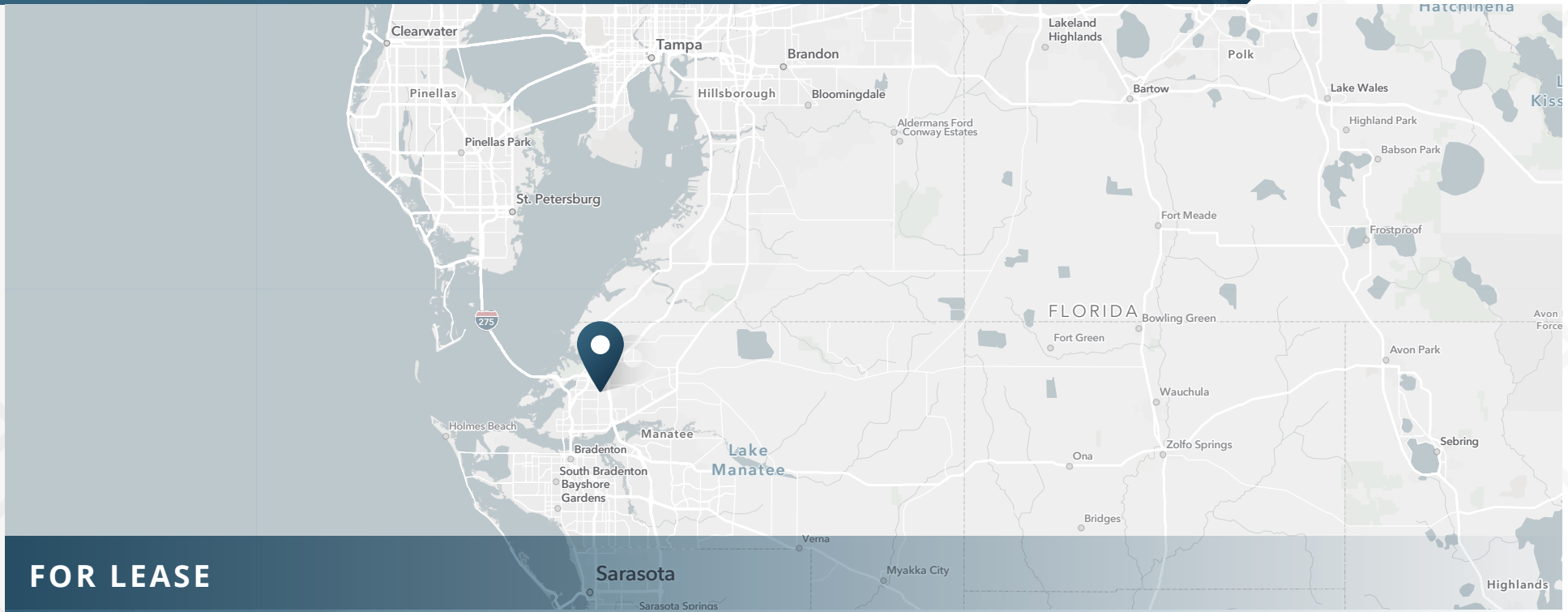
**Moccasin Wallow Rd & Gateway Blvd**

**Palmetto, FL**



# Moccasin Wallow Rd & Gateway Blvd

Palmetto, FL



**FOR LEASE**

1.24 Acres

Available

Contact  
Broker

Rate

## ABOUT THE PROPERTY

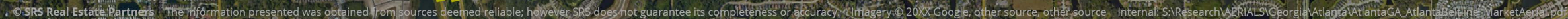
- Morning-side of Moccasin Wallow adjacent to I-75 with 85,000 VPD.
- Surrounded by major residential developments, hospital/medical offices, multiple grocery stores and national retail chains.
- Near elementary, middle, and high schools in the area
- Average household income is over \$90,000
- In close proximity to the Sunshine Skyway Bridge with direct access to St. Petersburg

## JOIN THESE RETAILERS



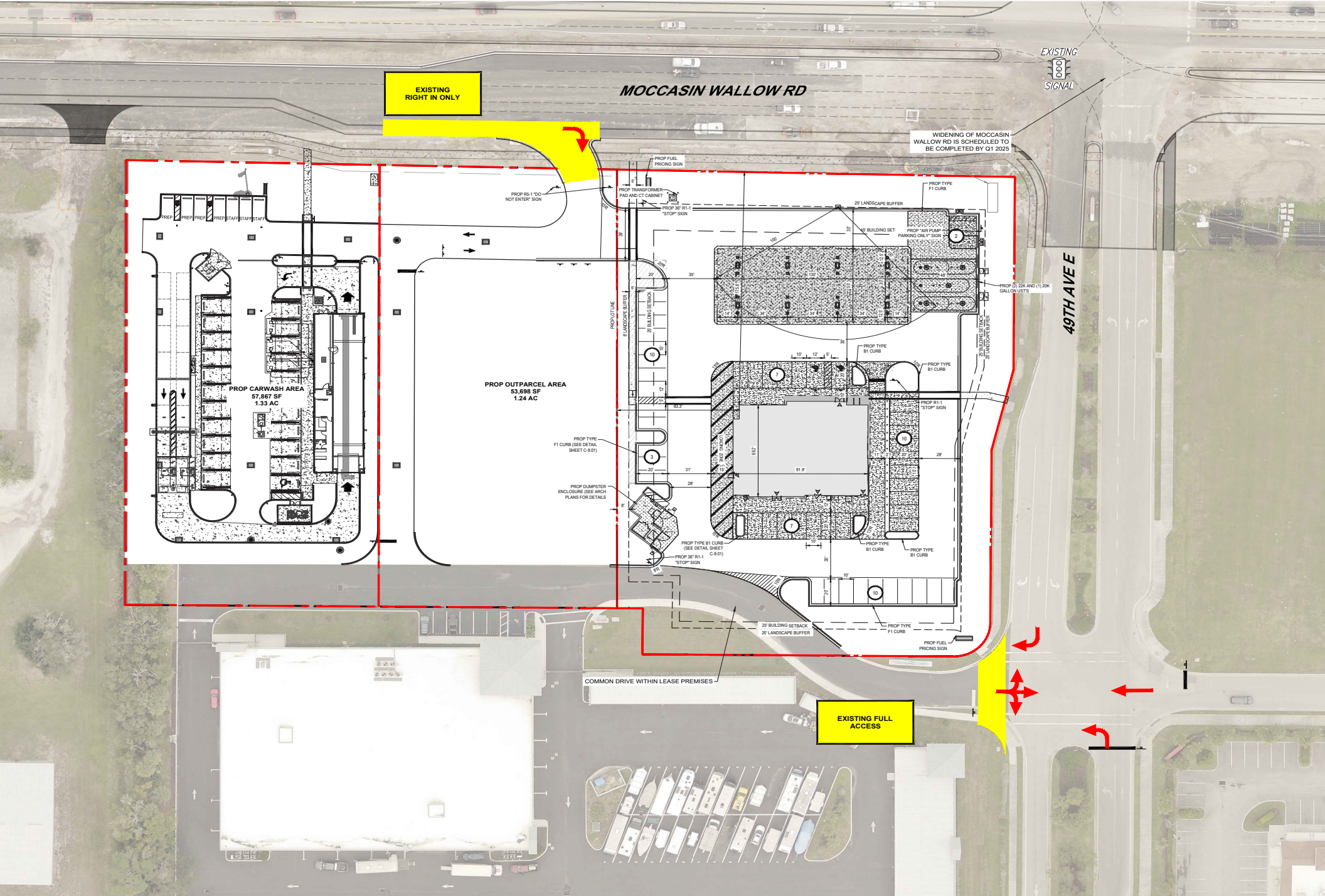
## 15-MINUTE DRIVE RADIUS RESIDENTIAL STATISTICS

- 9,284+ fully-built homes
- 27,309+ lots available for new home construction
- 902+ multifamily units



# Moccasin Wallow Rd & Gateway Blvd

Palmetto, FL



## Palmetto, FL



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## DEMOGRAPHIC HIGHLIGHTS

### 5 MIN DRIVE

7,722	6,119	\$114,590	3,294
Population	Total Daytime Population	Average Household Income	Total Households

### 10 MIN DRIVE

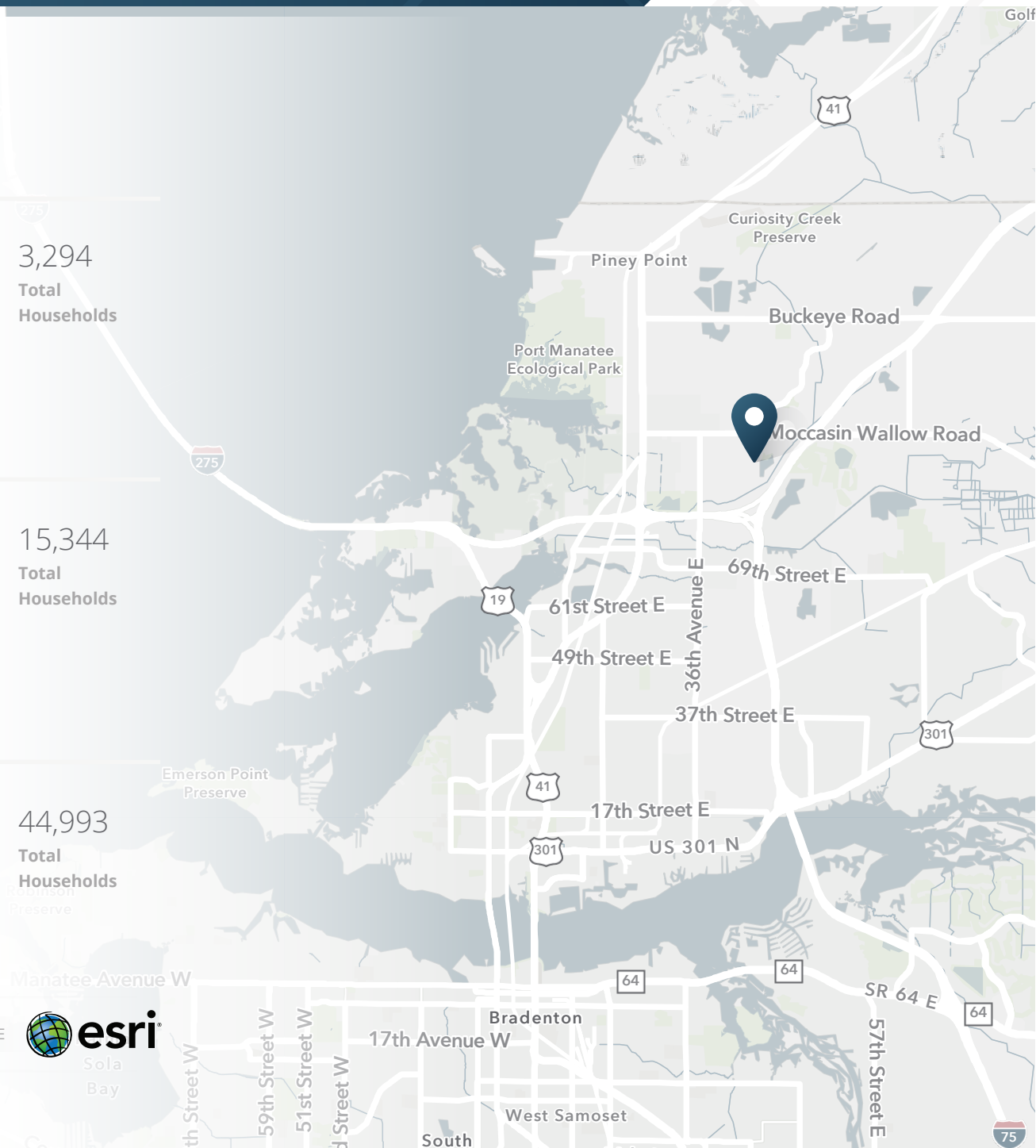
39,601	30,523	\$94,383	15,344
Population	Total Daytime Population	Average Household Income	Total Households

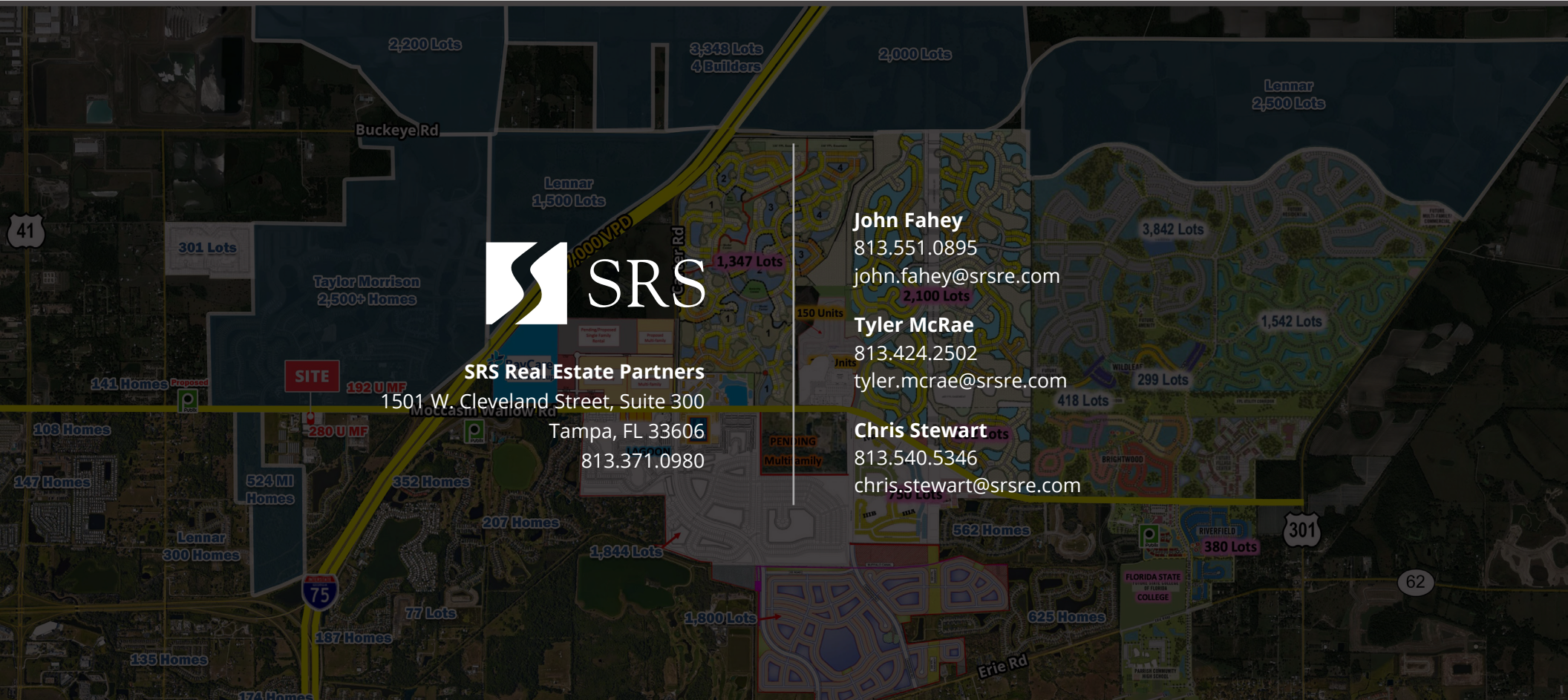
### 15 MIN DRIVE

112,840	109,024	\$92,468	44,993
Population	Total Daytime Population	Average Household Income	Total Households

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE





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