

# RESTAURANT PAD AVAILABLE IN FRONT OF NEW MARRIOTT HOTEL

30904 County Road 52 | San Antonio, FL 33576



**Mid Florida  
Commercial Realty, LLC**

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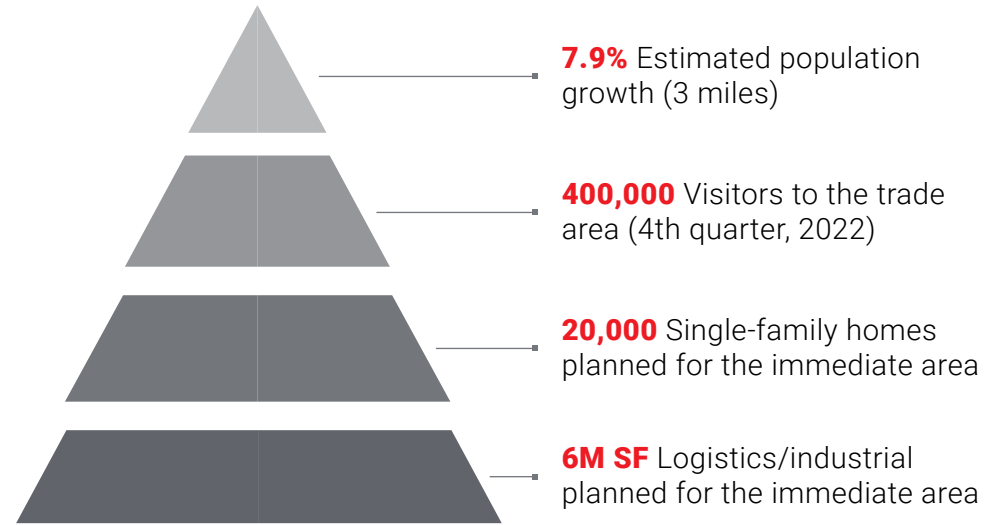


### Unprecedented Growth Trade Area

Strategically located on the same side of SR-52 as Mirada master-planned community (5,000 homes), Mirada multi-family (460 units), and Double Branch (3,500 homes)

### Future Significant Daytime Population

Across the street from 75 Logistics at Double Branch (est. 6,000 jobs | 4.5M SF facility), Target's distribution center (est. 2,400 jobs | 1.4M SF facility), and AdventHealth



# RESTAURANT SITE PLAN

Abbey Crossing  
Logistics Park  
(Under Contract | 85 Acres)

258 AC COFFEE  
SHOP + STORE

52

19,228 VPD



SITE

Industrial  
(Being Built | 4.5M SF)

PROPOSED  
STORMWATER

Retail  
(Future | 175,644 SF)

OP #12  
FUTURE  
180 AC

Outparcel  
(Future | 1.50 Acres)

5.5 AC HOTEL +  
RESTAURANT

TOWNEPLACE  
SUITES<sup>®</sup>  
MARRIOTT

Mirada Master Planned Community  
(6,500 Homes)

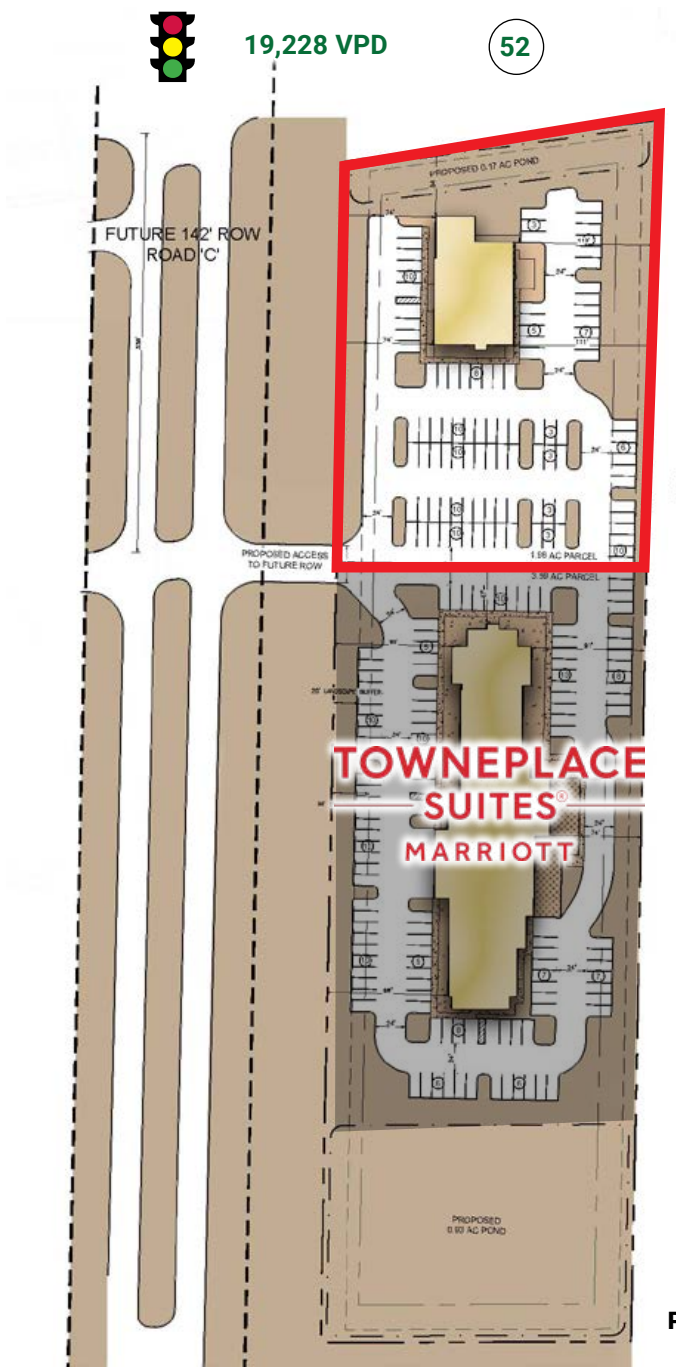
Retail  
(Future | 169,940 SF)



George Tsunis

Proposed site plan, subject to approval

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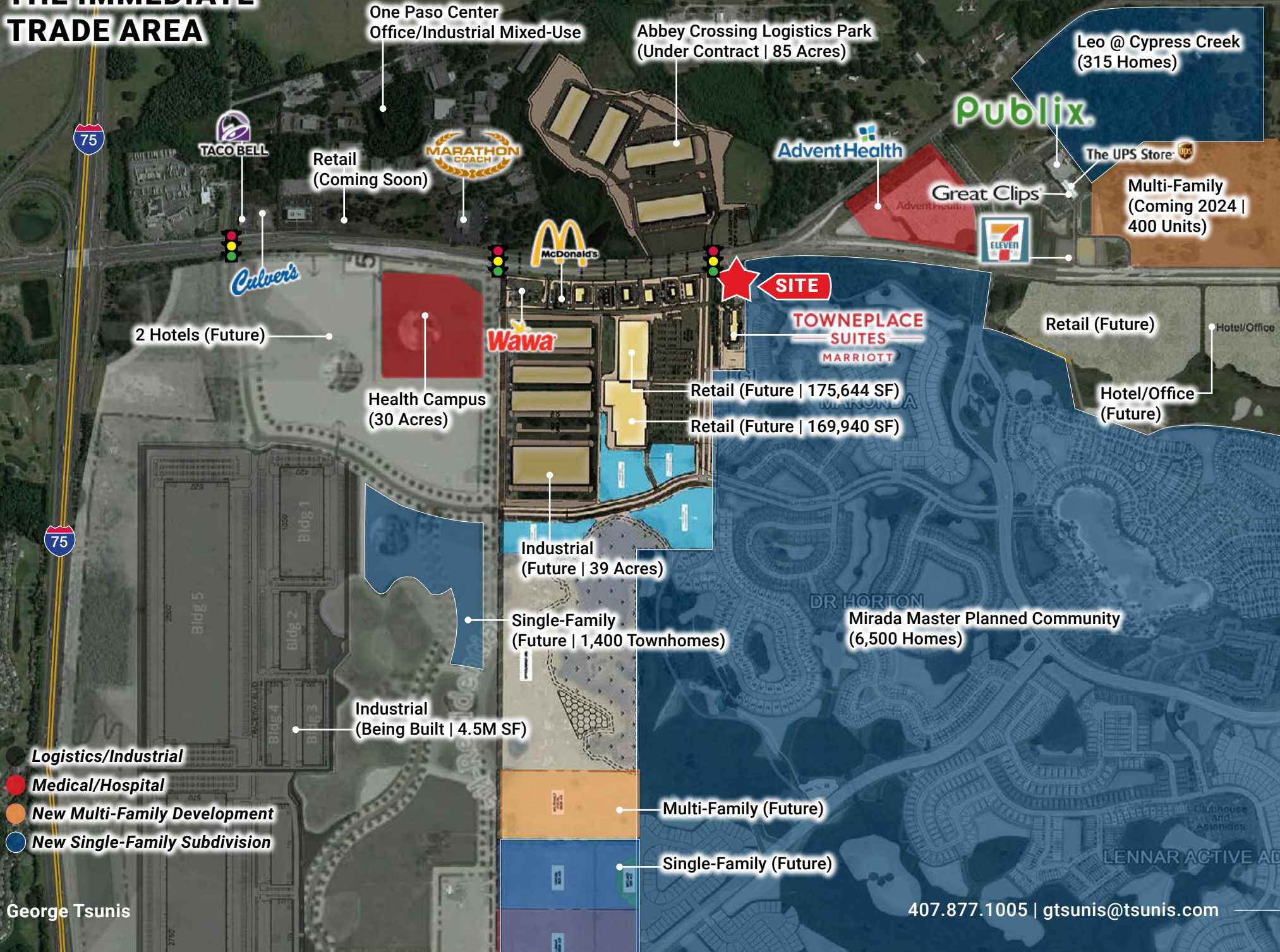
# RESTAURANT SITE PLAN



	Restaurant Building Size	8,000 SF
	Shared Parking Spaces	210

Proposed site plan, subject to approval

# THE IMMEDIATE TRADE AREA



- Logistics/Industrial
- Medical/Hospital
- New Multi-Family Development
- New Single-Family Subdivision

# TRADE AREA ECONOMIC GROWTH

Palmetto Ridge  
(2,300 Homes)

Single-Family  
(1,700 Homes)

Palmetto Ridge  
(2,300 Homes)

**TARGET**  
Distribution Center  
(2,400 Jobs | 1.4M SF Facility)

**SAINT LEO UNIVERSITY**  
9,523 Students Enrolled

**AdventHealth**

**Publix**

Leo @ Cypress Creek  
(315 Homes)

**FAMILY DOLLAR**

Logistics Park  
(85 Acres)

One Paso Center  
Office/Industrial Mixed-Use

Multi-Family  
(Coming 2024 | 400 Units)

Eagle Industrial Park  
(127 Acres)

**amazon**

(500 Jobs | \$150M Facility)

Mango Hills  
(415 Homes)

Health Campus  
(30 Acres)

Retail (Coming Soon)

Mirada Master Planned  
Community (6,500 Homes)

Industrial (39 Acres)

Multi-Family (Future)

Single-Family (Future)

Single-Family  
(Future | 1,400 Townhomes)

Tampa Bay Golf and Country Club  
(1,500 Homes)

Industrial at Double Branch  
(6,000 Jobs | 4.5 M SF Facility)

Epperson North  
(1,600 Homes)

Middle School  
(1,400 Students)

Multi-Family  
(Future | 1,600 Units)

Academy Innovation  
(260 Students)

High School  
(1,700 Students)

Medical Center  
(Being Built | 4.7 Acres)

Epperson South  
(1,700 Homes)

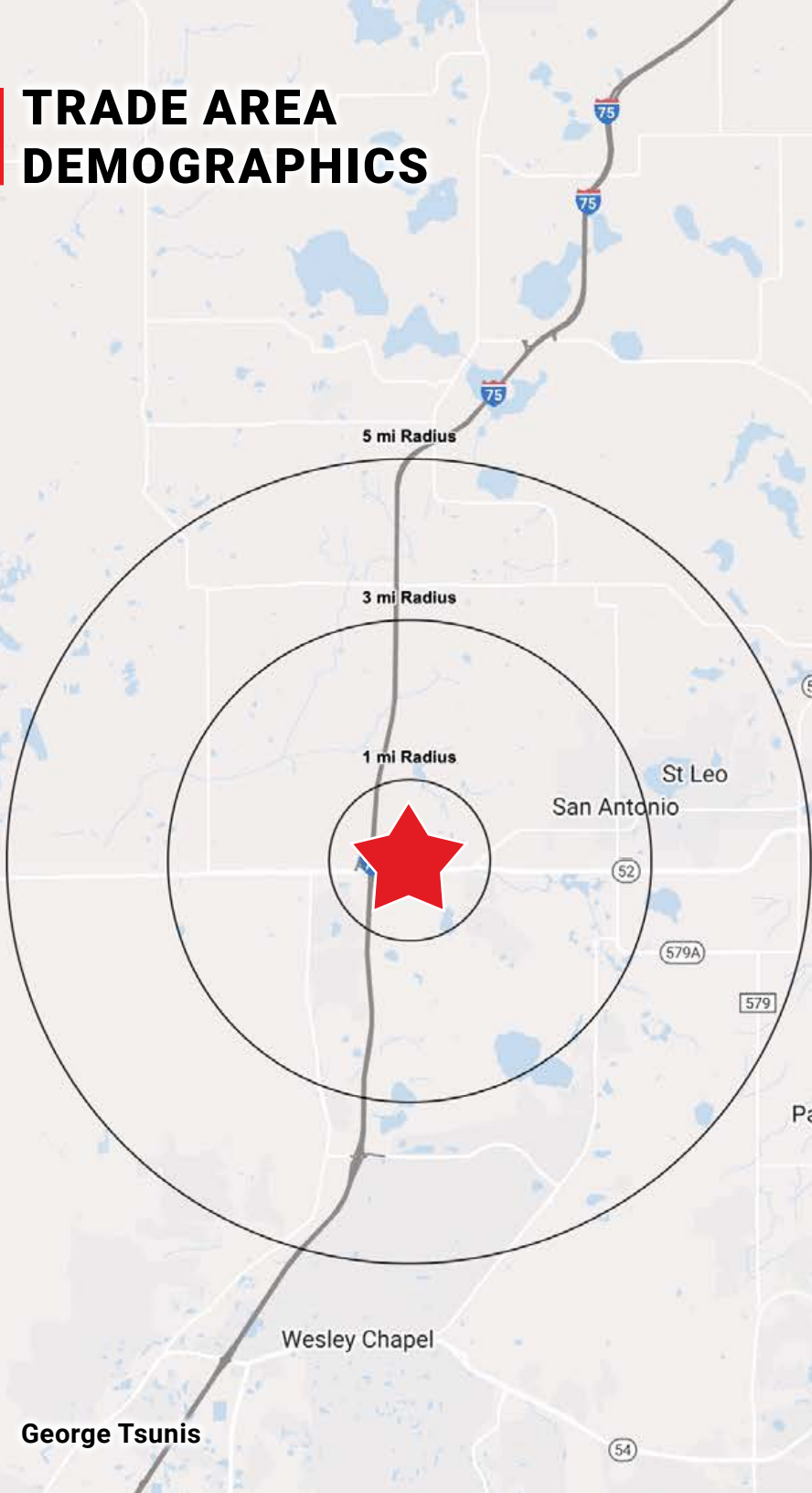
Watergrass  
(997 Acres)

- Logistics/Industrial
- Medical/Hospital
- New Multi-Family Development
- Single-Family Subdivision
- University/College

Logistics Park  
(90 Acres)

Palm Cove  
(600 Homes)

# TRADE AREA DEMOGRAPHICS



	1 Mile	3 Mile	5 Mile
2023 Estimated Population	89	8,480	28,230
2028 Projected Population	110	11,976	40,866
Projected Annual Growth 2023 to 2028	4.8%	8.2%	9.0%
2023 Est. Median Age	61.8	48.1	39.3
<b>Population</b>			
2023 Estimated Households	44	3,502	9,277
2028 Projected Households	55	4,887	13,506
Projected Annual Growth 2023 to 2028	5.0%	7.9%	9.1%
<b>Households/Housing</b>			
2023 Est. Average Household Income	\$134,484	\$106,644	\$117,959
2023 Est. Median Household Income	\$68,793	\$76,824	\$97,850
2023 Est. Total Businesses	89	279	825
2023 Est. Total Employees	1,143	2,284	4,659
<b>Businesses/Employees</b>			
2023 Est. Total Household Expenditure	\$3.89 M	\$252.33 M	\$727.81 M
2023 Est. Apparel	\$134.36 K	\$8.82 M	\$26.02 M
2023 Est. Entertainment	\$220.43 K	\$14.39 M	\$42.08 M
2023 Est. Food, Beverages, Tobacco	\$590.29 K	\$38.37 M	\$109.98 M
2023 Est. Furnishings, Equipment	\$137.54 K	\$8.96 M	\$26.08 M
2023 Est. Health Care, Insurance	\$368.26 K	\$23.53 M	\$65.81 M
2023 Est. Household Operations, She	\$1.25 M	\$80.99 M	\$232.65 M

## Consumer Expenditures