

2 ACRE PAD READY SITE AVAILABLE

14575 Promenade Parkway | Odessa, Florida



Property Information

LOCATION:

14575 Promenade Pkwy, Odessa, FL 33556

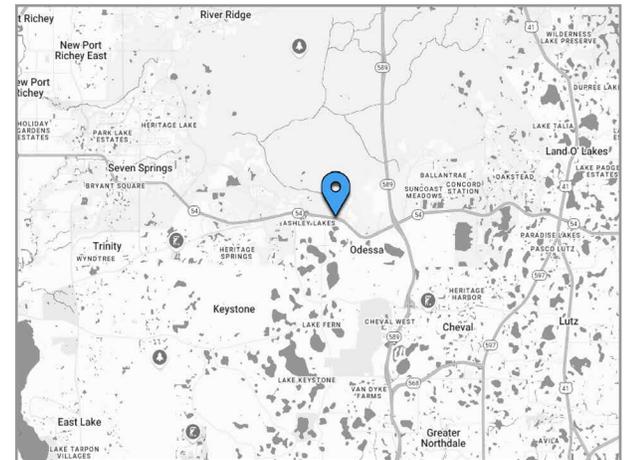
HIGHLIGHTS:

- Fronting SR-54 averaging 50,000 VPD, a major retail and commuter thoroughfare serving the Tampa MSA
- Just West off Suncoast Pkwy (62,800 VPD), allowing users to benefit from on/off ramp access to the site and surrounding Tampa MSA trade areas
- Positioned just East of Starkey Ranch - a master planned community that includes home builders such as Taylor Morrison (630 Homes), Pulte (265 Homes), and M/I (460 Homes)
- More than 80,000 residents and 15,000 employees support the trade area
- Odessa is one of the fastest growing submarkets in all of Tampa MSA

Traffic Counts

FL-54: 50,000 VPD

FL-589: 62,800 VPD



Demographics

	1 MILE	3 MILE	5 MILE
POPULATION	7,359	31,482	83,988
HOUSEHOLDS	2,775	11,563	31,286
AVG HH INCOME	\$171,880	\$157,876	\$159,493
2030 POPULATION	8,452	36,141	93,827

Restaurant or MT Building Pad:

- Compacted 10,000 SF Slab
- All sitework complete with Parking & Curbs
- Storm water management & conveyance system including
 - 2" telephone & 2" cable conduits
 - 2" conduit & wiring for all freestanding signs
- Two external 1,500- gallon grease traps

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40 00 10 0 60
1"=40'

PARCEL 6
±1.10 AC

PARCEL 5
±1.06 AC

PARCEL 4
(NEIGHBORHOOD
PARK)
±2.14 AC



PARCEL 1
±1.72 AC

Under
Contract
&
Under
Construction

RESTAURANT
7,475 SF±
105 PARKING STALLS
±2.0 AC

Available for
Ground Lease

PARCEL 3
±2.00 AC

Under
Development



50,000 VPD (24)

STATE ROAD 54



ASTURIAN PKWY
Asturian Pkwy

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