

## PARCELS AVAILABLE

SEC of SR 52 & Silver Palm Blvd Land O' Lakes, FL 34638

### PROPERTY HIGHLIGHTS

- ▶ 1.00 to 3.70-acre parcels available for ground lease
- ▶ 456' of frontage along SR 52 (29,000 AADT)
- ▶ First lighted intersection off the Suncoast Parkway (SR 589)
- ▶ Local retailers include Publix Super Market, Circle K, Dunkin', RaceTrac, Dairy Queen, Auto Zone, Heartland Dental and Waffle House
- ▶ Lennar Acquired 5,100 acres on the East side of SR 52 and Suncoast Parkway for future residential development to allow up to 11,495 homes, 5.4 million Sf of commercial and office uses (Under Construction)
- ▶ Moffitt Cancer Center and Research Institute Acquired 775 Acres From Lennar for a 1.4 Million Sf \$191 Million Dollar Research Facility Which Will Create 14,500 Jobs (Under Construction)
- ▶ U-Haul bought 13 acres of land directly behind the subject site for a 210,644 square foot facility (Under Construction)
- ▶ Demographics include a population of over 40,000 with an average income of more than \$87,000 within a 5-mile radius

### DEMOGRAPHICS

#### Population



<b>3 Mile</b>	10,997
<b>5 Mile</b>	40,542
<b>7 Mile</b>	84,019

#### Households



<b>3 Mile</b>	4,141
<b>5 Mile</b>	15,354
<b>7 Mile</b>	32,509

#### Traffic Counts



<b>SR 52 (E/W)</b>	29,000 AADT
<b>Suncoast Pkwy(SR 589)</b>	74,000 AADT

#### Household Income



<b>3 Mile</b>	\$109,835
<b>5 Mile</b>	\$87,040
<b>7 Mile</b>	\$86,507

CALL FOR DETAILS

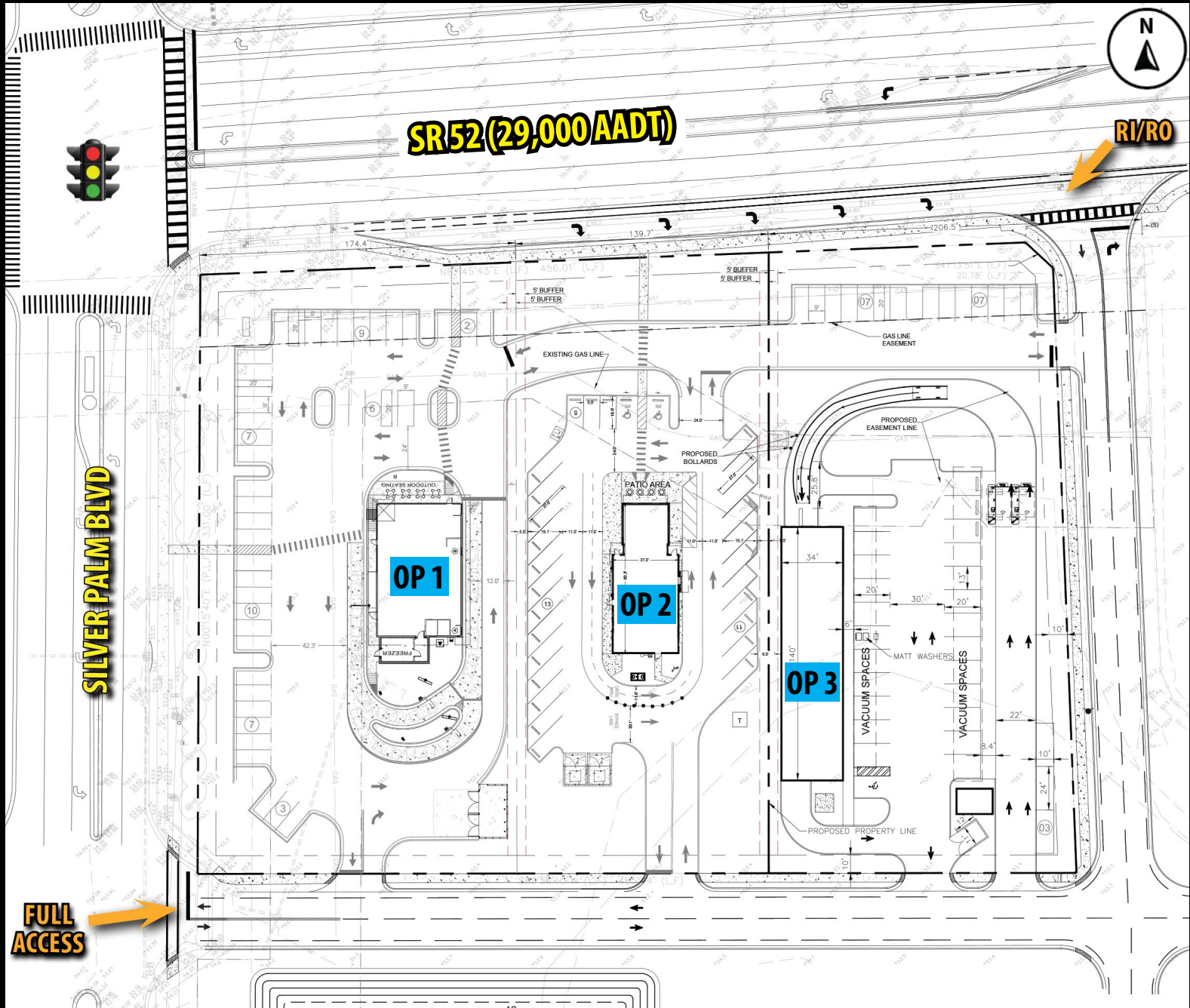
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