

2 ACRE PAD READY SITE AVAILABLE

14575 Promenade Parkway | Odessa, Florida



Property Information

LOCATION:

14575 Promenade Pkwy, Odessa, FL 33556

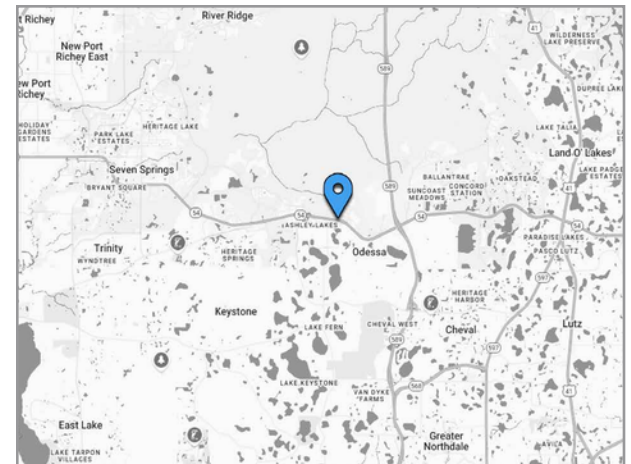
HIGHLIGHTS:

- 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 10,000SF 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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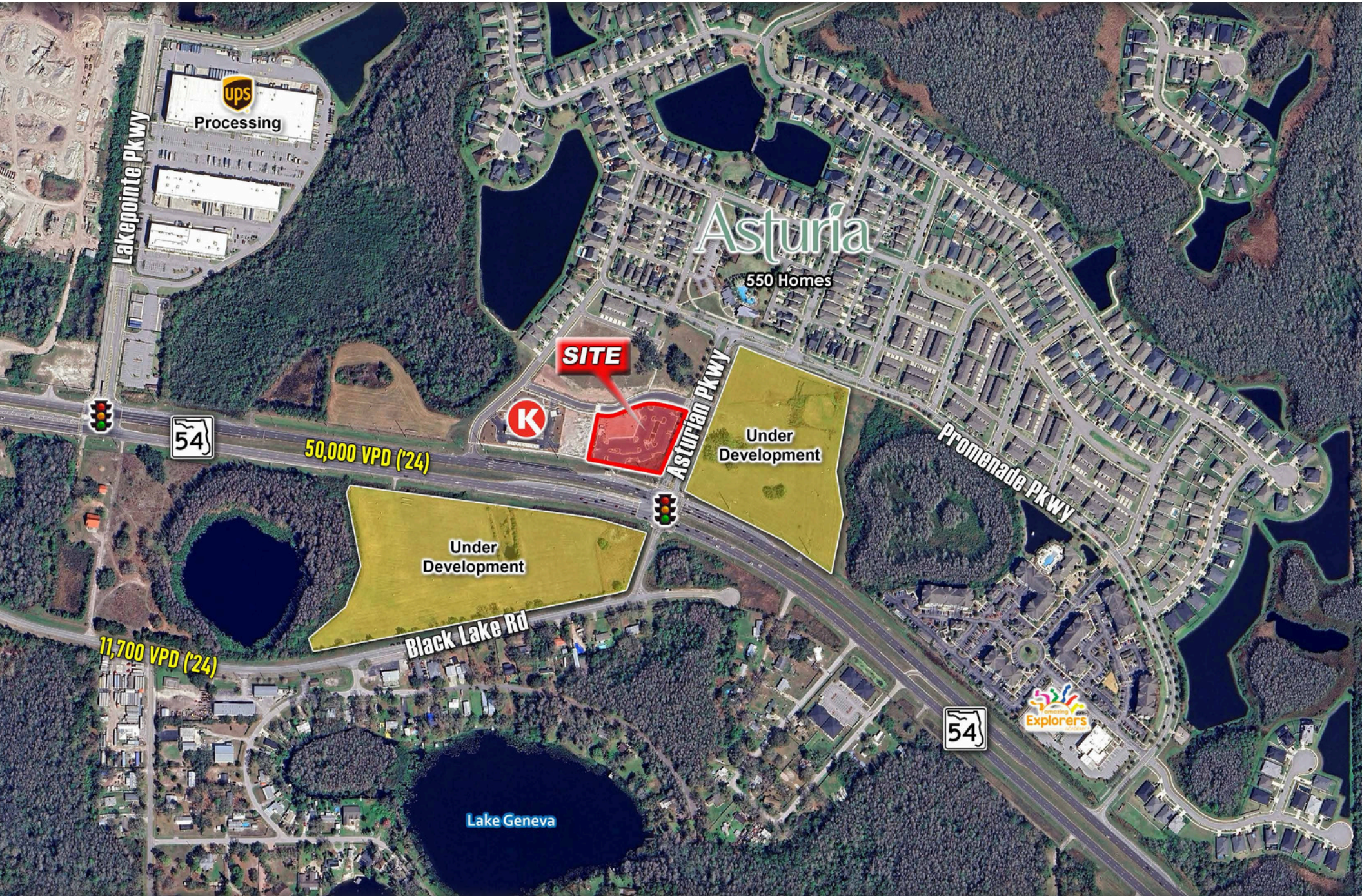
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submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

Steve Shlemon
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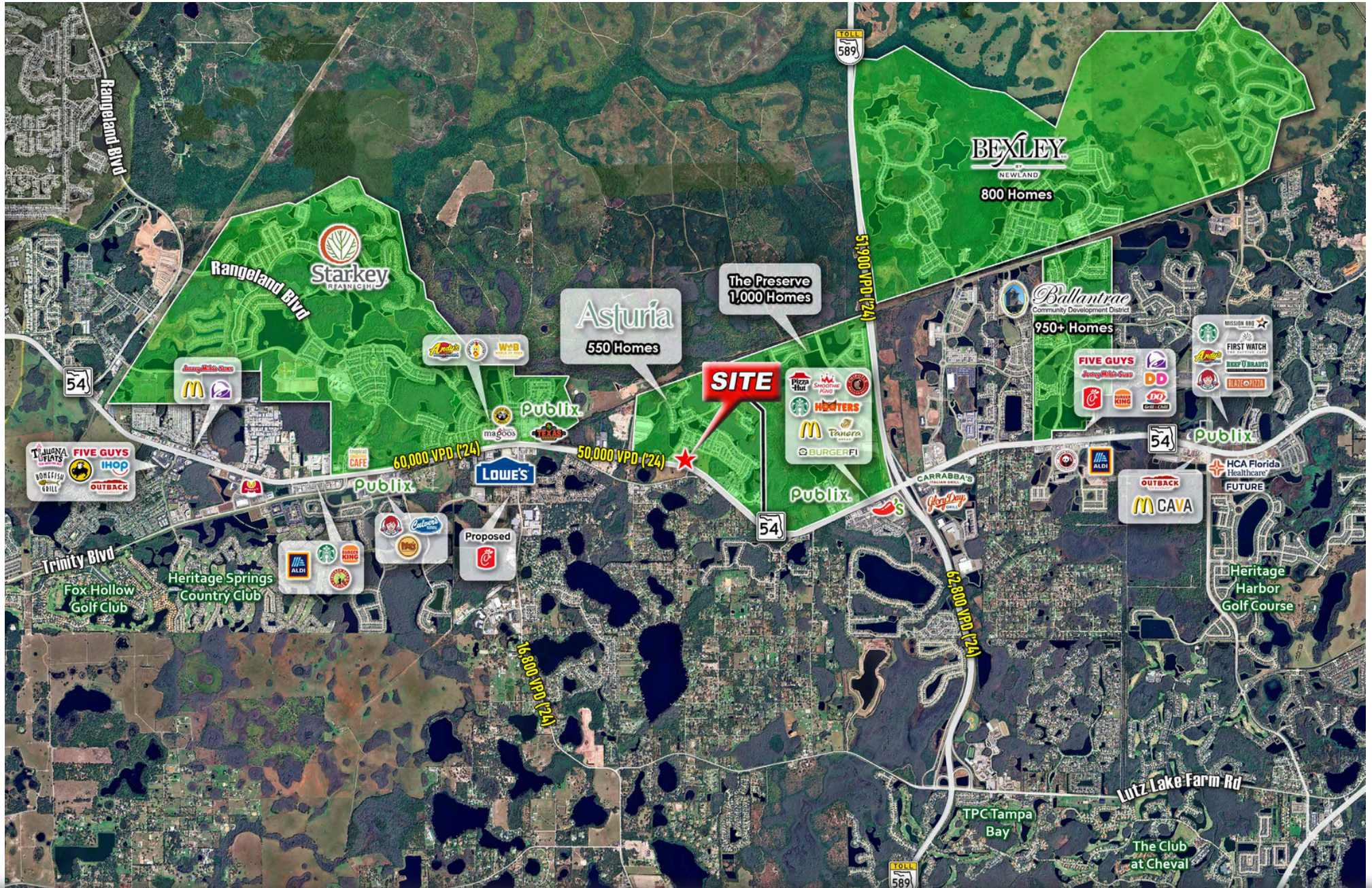


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Pasco County in the News
New census report shows Pasco County is among Florida's fastest growing communities
BY CALVIN LEWIS | PASCO COUNTY
PUBLISHED 4:08 PM ET OCT. 08, 2025

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