

Property Brochure



Parrish Town Center DEVELOPMENT

Pads and Outparcels Available

12323 State Road 62, Parrish, FL 34219

Presented By:



EXECUTIVE Summary

Discover an unparalleled opportunity at the vibrant intersection of SR 62 and US 301 in Parrish, FL, where prime retail pads are now available for ground lease. Positioned strategically at a lighted intersection, this site offers exceptional visibility to passing traffic, ensuring maximum exposure for businesses.

Access is conveniently located at the fully lighted intersection of US 301 and 77th St. making it an ideal location for gas station/ convenience stores, fast food,, banks, and more. Surrounding the town center are 4,500 units of residential planned, under construction, or sold, creating a bustling community ripe with potential customers. Infrastructure including roads, master stormwater system, and utilities, will be undertaken by the developer, ensuring the site is delivered pad-ready for immediate development.

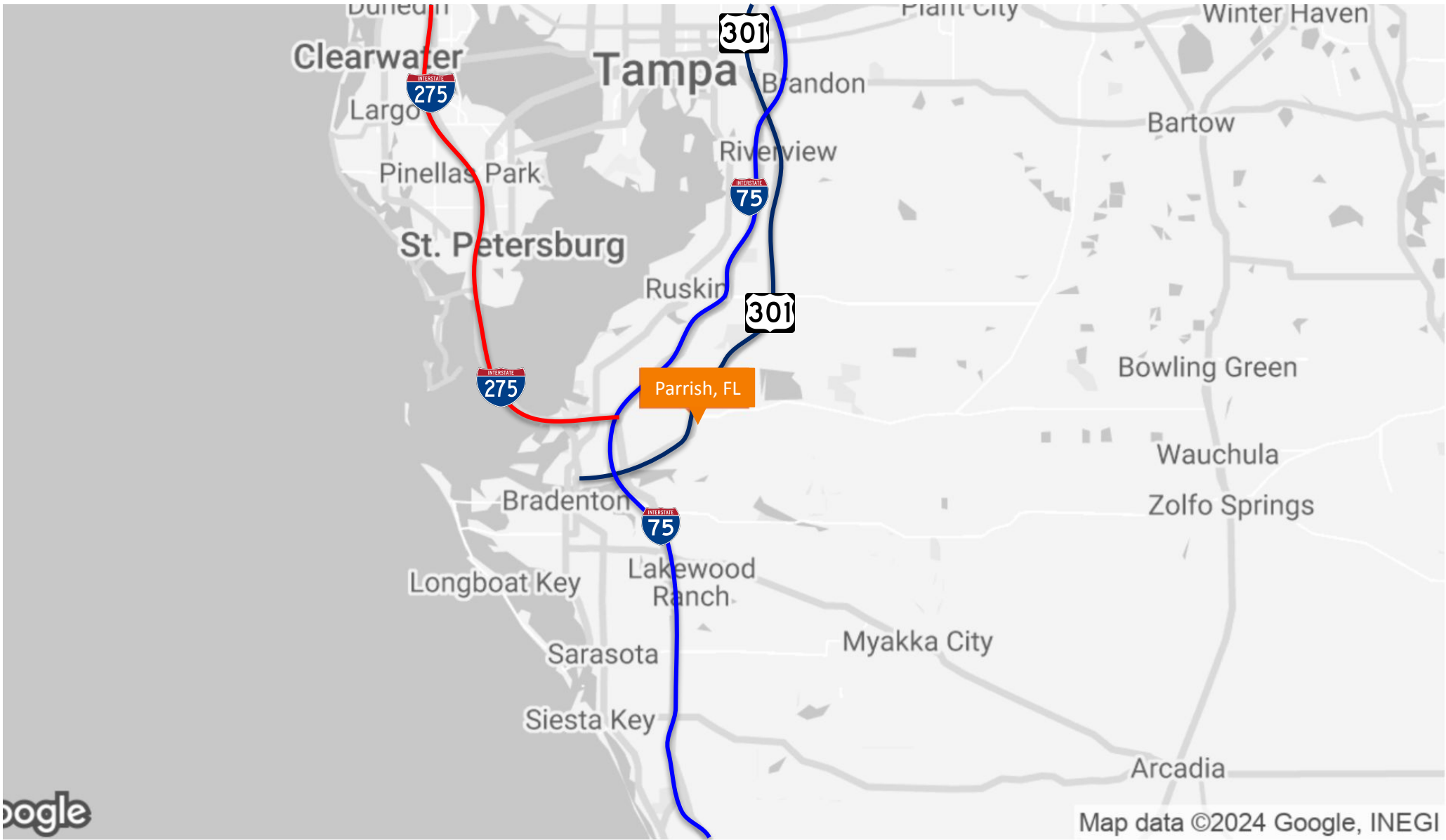
With several brand-new housing communities totaling 4,500 units at full buildout and another 23,000 +/- homes planned and under-construction along Moccasin Wallow Rd, this location promises sustained growth with a steady flow of potential customers. Additionally, just one mile to the west along Erie Rd. State College of Florida is planning a new 531,230 SF campus which will further enhance the area's appeal and draw additional traffic. Seize the opportunity to establish your business in one of Parrish's most dynamic and rapidly growing commercial hubs.



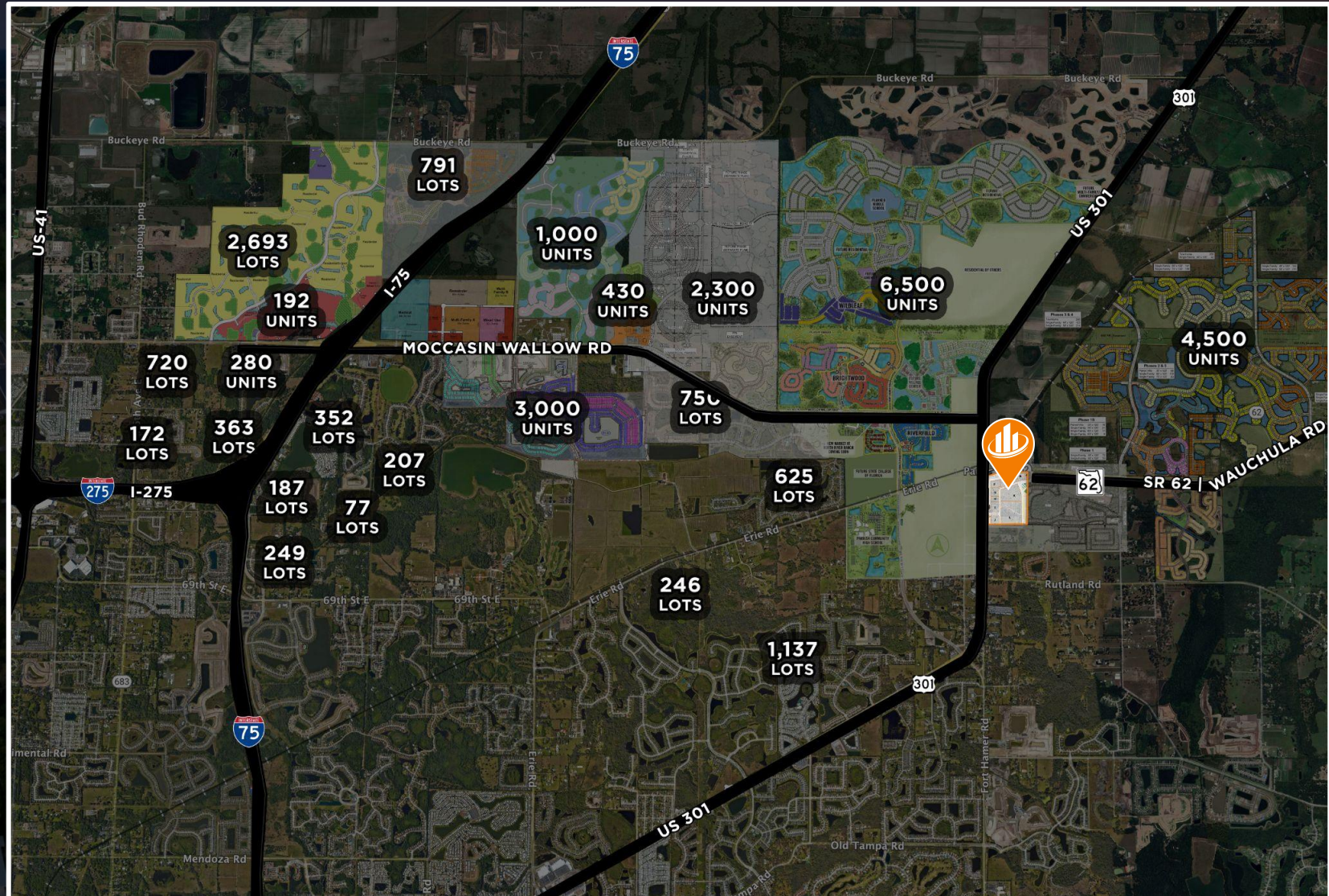
An aerial photograph of a road intersection at dusk. The sky is a deep, dark purple and blue. The roads are illuminated by streetlights, and the surrounding area includes residential buildings, parking lots, and green spaces. The text "THE Location" is overlaid in the center, with "THE" in white and "Location" in orange.

THE Location

LOCATION MAP **Regional**

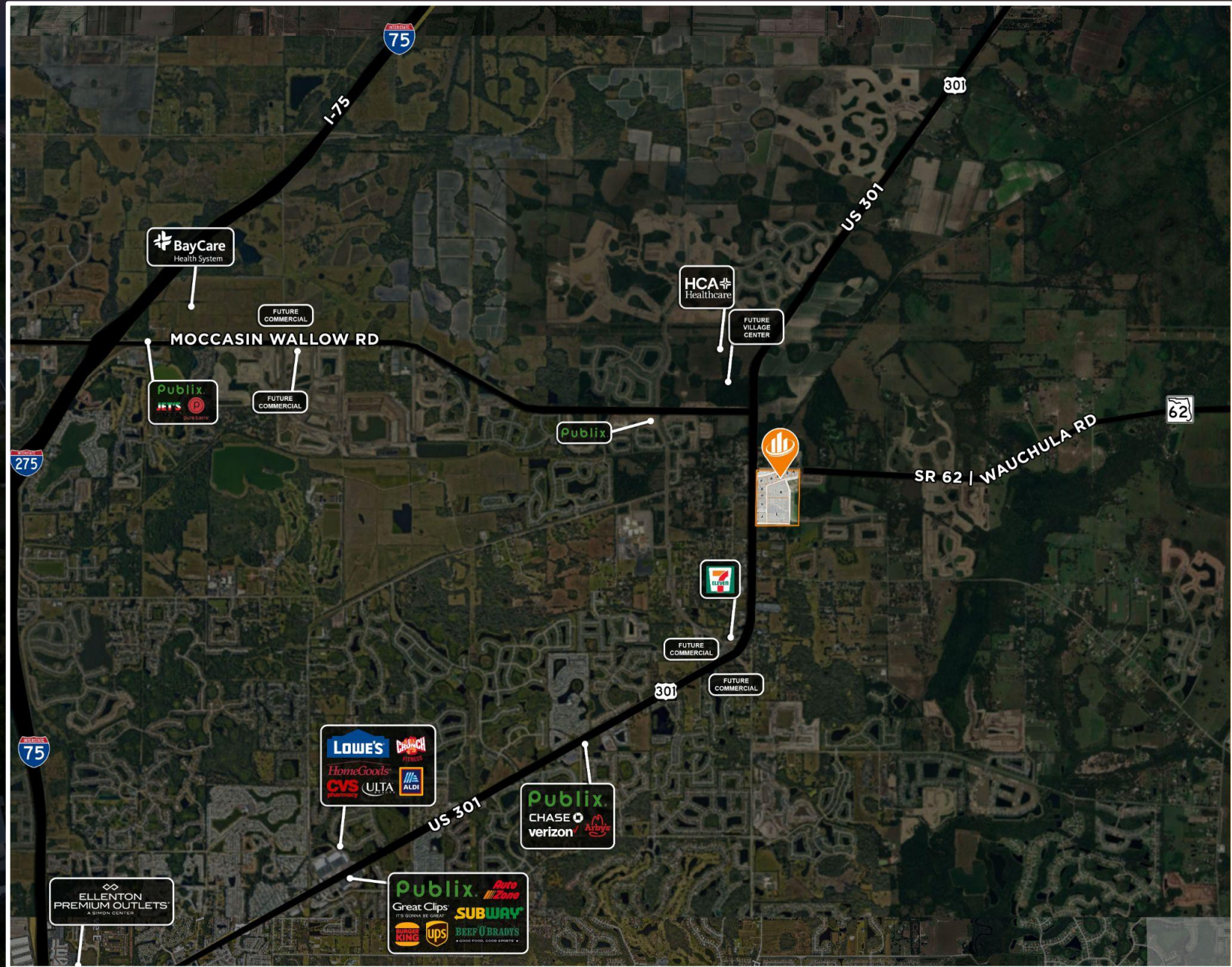


LOCATION MAP **New Residential**



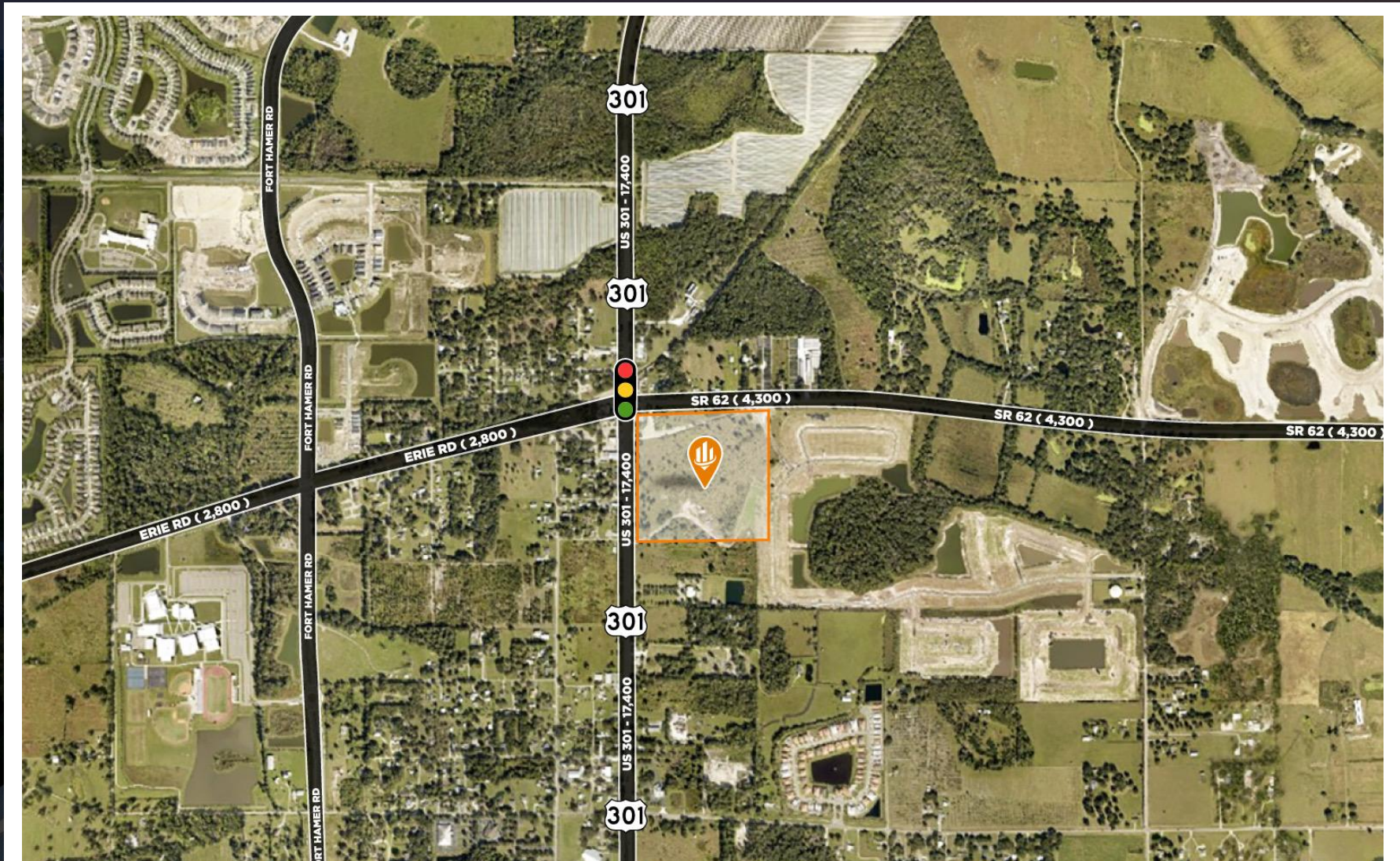
+/- 27,000 units of total density in planning

LOCATION MAP Retail Amenities



Parrish Town Center | The Location

LOCATION MAP Hwy Intersection



11,000+/- Units Planned at the Intersection of 301 & SR 62

AERIAL Drone View



AERIAL Drone View



AERIAL Drone View





THE Property

PROPERTY Highlights

COMPLETE HIGHLIGHTS

- Retail pads available for ground lease
- Full-lighted access US 301 and 77th Ave E. as well as full access off of SR 62.
- 4,500 units of residential planned or under construction surrounding the commercial development.
- 22,000 cars per day at the fully lighted intersection of SR 62 and US 301
- 23,000 homes planned at full buildout along Moccasin Wallow Road, 1 mile north of the site.
- Moccasin Wallow Road will feature two hospitals that are approved and now in the planning stages, in addition to several other commercial developments which include two Publix and a myriad of other retail tenants.
- A roundabout is planned for the intersection of US 301 and MWR
- SCF plans its Parrish campus less than 1 mile to the west on Erie Rd at the Ft Hamer intersection - phase 1 will start construction in Feb 2025



LEASE RATE
CALL FOR
DETAILS



AVAILABLE SF:
43,560-
1,412,006



ZONING
PD-MU



**PROMINENT
INTERSECTION**



**CONVENIENT
ACCESS**



**THRIVING
COMMUNITY**



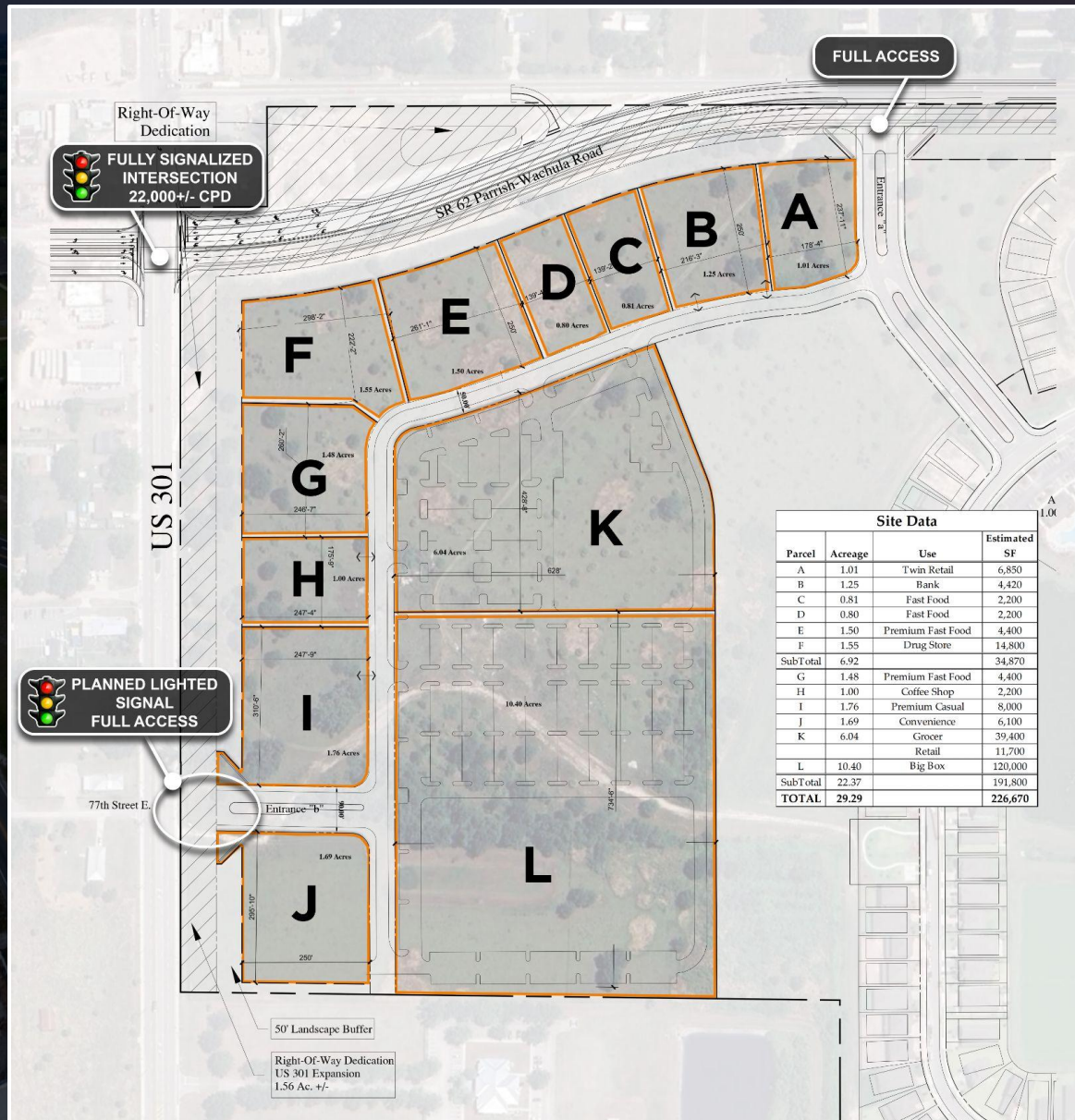
**INFRASTRUCTURE
DEVELOPMENT**



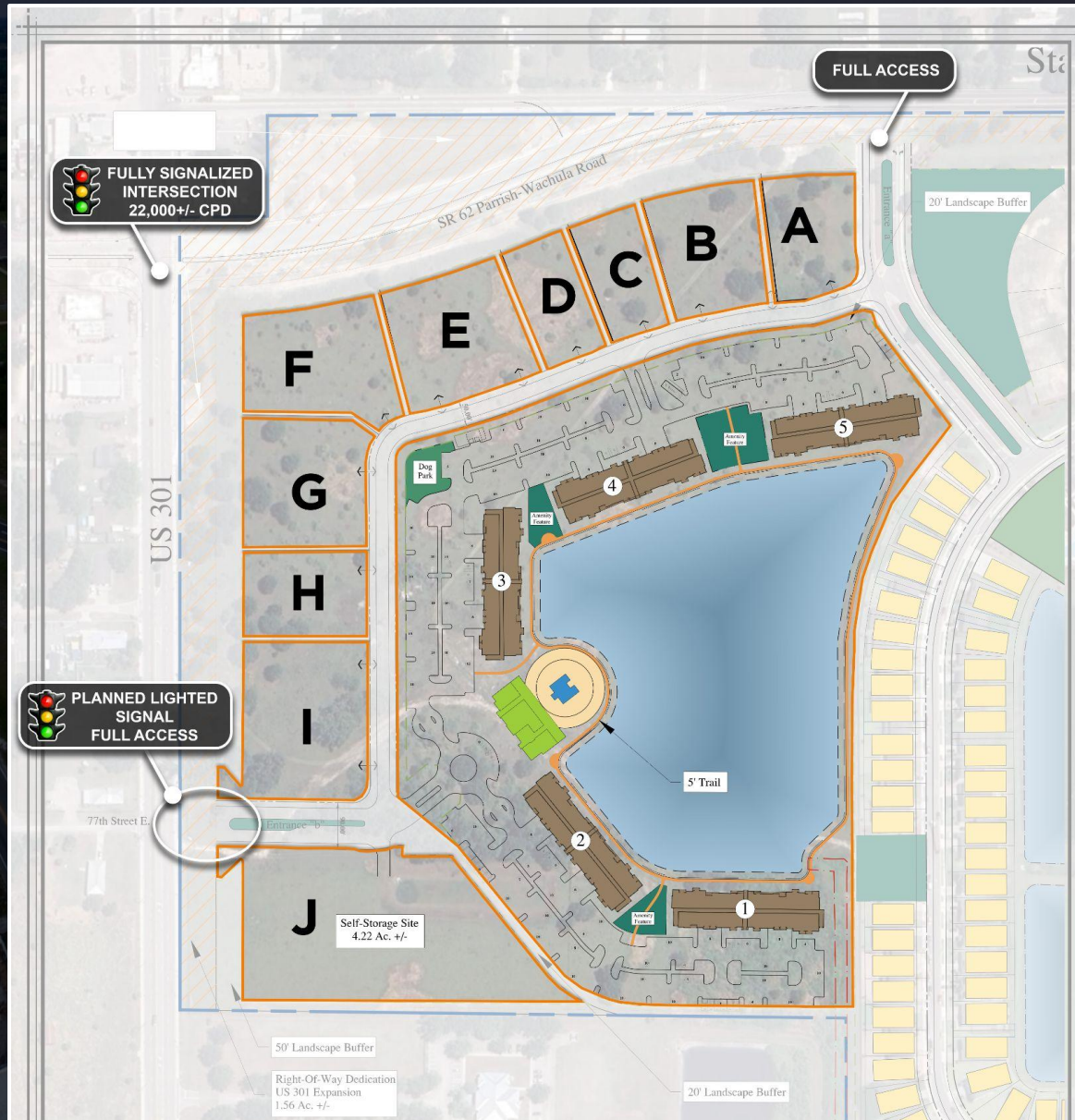
**BOOMING
GROWTH**

Prime retail pads are now available, strategically positioned at the bustling intersection of SR 62 and US 301 in Parrish, FL. This sought-after location boasts exceptional visibility and accessibility, making it an ideal destination for businesses seeking optimal exposure and foot traffic.

PROPERTY Concept Plan I



PROPERTY Concept Plan II

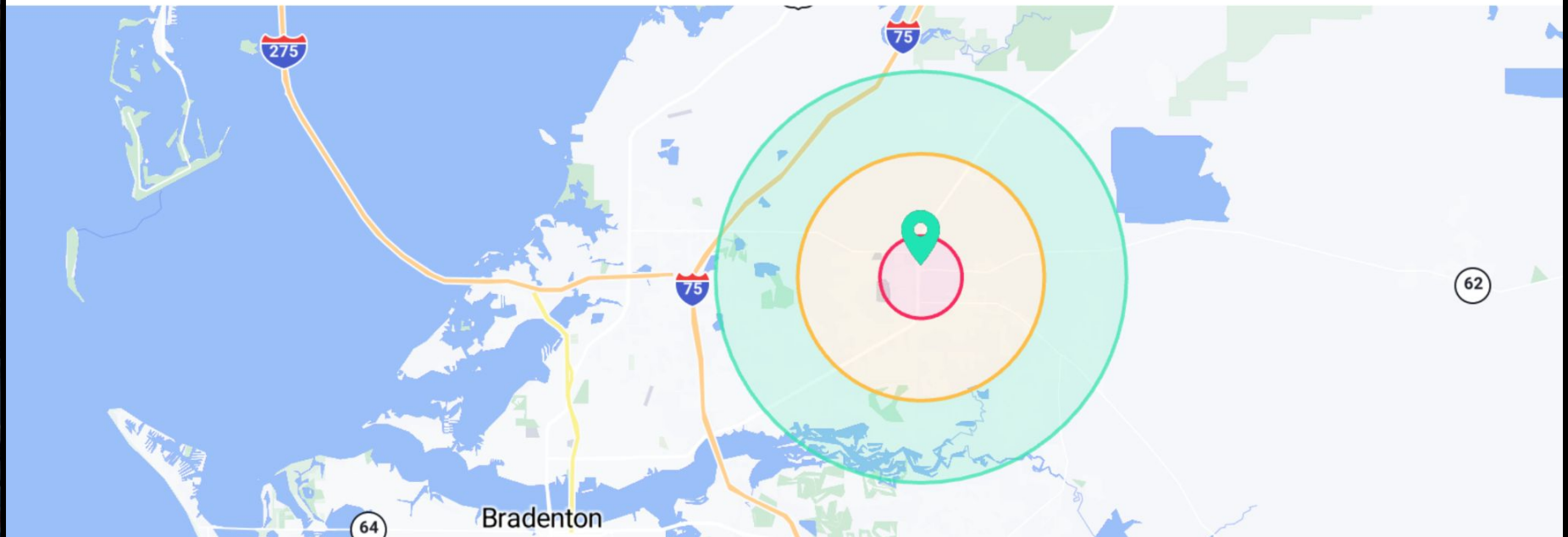


DEMOGRAPHICS

DEMOGRAPHIC SUMMARY

2023 Summary	1 MILE	3 MILE	5 MILE
Population	968	16,075	40,306
Households	340	5,948	15,646
Median Age	44	44	47
Median HH Income	\$104.3k	\$104.4k	\$96.3k
Avg Household Income	\$116.5k	\$118k	\$113.4k
Consumer Spend	\$38.9m	\$395.7m	\$1.2b

2027 Summary	1 MILE	3 MILE	5 MILE
Population	1,085	18,445	45,606
Households	382	6,771	17,577
Median Age	45	44	47
Median HH Income	\$120.1k	\$118.5k	\$107.9k
Avg Household Income	\$135.8k	\$135.8k	\$128.1k
Consumer Spend	\$44.5m	452.1m	\$1.3b



An aerial photograph of a road intersection at dusk. The sky is a deep, dark purple and blue. The roads are illuminated by streetlights, and the surrounding area includes residential buildings, parking lots, and greenery. The text "THE Team" is overlaid in the center of the image.

THE Team

ADVISORY TEAM **Michelle Matson**

Michelle Matson joined SVN Commercial Partners as a Retail Site and Tract Specialist, where she specializes in retail sites from the seller/landlord side and buyer/tenant side. She also specializes in tenant representation and site selection for national and regional retailers. Relevant expertise includes land tracts ranging from single parcels to large-scale mixed-use, grocery-anchored developments, working with one of the largest national QSR's and several other retail tenants. As a Senior Advisor, Ms. Matson has contributed to entitlement, highest and best use analysis, and feasibility in strategically positioning assets for sale or lease. As a result of working in the retail space, Ms. Matson has extensive experience in both the sale and lease of land, build-to-suit, and traditional lease opportunities.

Michelle works with investors, site developers, and retailers on a local, regional, and national level in site selection, providing them with a full-service analysis of each potential site, negotiations, due diligence, and the closing process. In the marketing component, Matson transacts with a myriad of end-users that include retail, restaurant, and grocery tenants for her clients. These clients include local business owners, as well as regional and national retailers. Additionally, Michelle works with landlords to understand the highest and best use and potential tenant for each space within a property. She targets these tenants with a multi-pronged marketing approach. She has been involved with several retail and mixed-use sites throughout Florida as well as office and industrial spaces throughout SWFL.

She brings 18+ years of sales and marketing knowledge with her to bring these properties to market in the most effective and efficient formats. Utilizing her resources and vast network of contacts, Michelle assembles a team to get the job done, having recently brought in a Commercial Development Advisory firm to one of the Master Planned Development Projects, for a deep analysis of the market area and in turn has added a large grocer to the project.

Michelle grew up in Braintree, Massachusetts, where she graduated with an English degree from UMass Boston and a Business Management degree from Johnson and Wales University.

Michelle is a member of the ICSC.

Michelle is a Board Member for the Humane Society of Sarasota County.

Michelle and her husband enjoy playing with two of their own rescue pups, as well as kayaking, hiking, and biking in their free time.



Michelle Matson
Retail Site and Tract Specialist
SVN Commercial Partners
Michelle.Matson@svn.com
781.929.6401

ADVISORY TEAM Ashley Bloom

Ashley Barrett Bloom has been affiliated with SVN since 2009. Mr. Bloom has personally established his practice as a land expert locally, regionally, and nationally. To further add value to clients, Bloom has taken on the role of owner's representative in the entitlement process of multiple projects. With a long history in land development, Bloom has extensive relationships with industry professionals as well as buyers of both residential and commercial land. In 2020, Bloom was ranked in the top 11 of around 1,600 advisors across the country. Mr. Bloom was also named the SVN National 2019 Humanitarian of the Year for his work in Community & Charity..

In 2013, Bloom initiated and was named the founding Chairman of the Land & Development Services Product Council for SVN. Under his leadership, Bloom has helped institute a national network of land advisors, collaborative marketing programs, a land advisory resource, and land specific sales calls. Personally, Bloom works on a portfolio of commercial and residential tracts in size from 1 acre to several thousand acres. His listing clientele includes large equity funds, national banks, land investment groups, generationally family-owned tracts, regional & national developers, and single investors. Bloom has a diverse list of buyers that include local, regional, and national investors & developers.

In addition to SVN, Bloom specializes in land planning, horizontal development, and conversions/renovations. While developing these projects, Bloom has also taken the role of Managing Partner. During that time period, he has successfully acquired, entitled, and developed different asset classes of property. Bloom primarily invests in land with a focus on entitlement and/or long-term development strategy.

Bloom has been developing real estate for almost 25 years in Florida, North Carolina, and Arkansas. He has developed and/or entitled thousands of acres of land and currently owns a portfolio of land positions. Prior to developing real estate, Bloom worked for Coopers & Lybrand LLP in the Financial Advisory Services division where he obtained his Certified Public Accountant (CPA) license. Relevant experience included Litigation Support Services, Acquisition Due Diligence, and Financial Modeling.



Ashley Bloom
Managing Director &
Chairman of the National Land
Product Council for SVN
SVN Commercial Partners
ashley.bloom@svn.com
941.961.7109

ADVISORY TEAM Margeaux McCarthy

Margeaux McCarthy is a skilled commercial real estate advisor with a passion for marketing. With extensive experience in sales and leasing, she has earned a reputation as a trusted advisor and a skilled negotiator.

After graduating from Charlotte High School and furthering her education at Florida Atlantic University, Margeaux began her career in real estate, quickly establishing herself as a rising star in the industry. Over the years, she has built a broad and diverse network of clients, ranging from small businesses to large corporations, and has successfully closed deals across a wide range of asset classes.

Margeaux McCarthy is also the Director of Marketing at SVN Commercial Partners, holding the responsibilities for the management and design of all relevant marketing materials. These include but are not limited to tenant overview presentations, landlord/tenant proposals, property flyers, social media, company website, and all SVN Commercial Partners branding. Margeaux is extremely well-versed in Adobe Creative Cloud, Buildout, Costar, LoopNet, CreXi, and a wide variety of ARCGIS/REGIS and ESRI mapping programs.

Throughout her career, Margeaux has remained deeply committed to her community, regularly volunteering her time and expertise to local organizations and charities. In her spare time, she enjoys spending time with her family and teaching dance at Florida Dance Workshop.

Margeaux is an invaluable asset to anyone looking to buy, sell, or lease commercial real estate. Whether you are a seasoned investor or a first-time buyer, Margeaux has the expertise and experience to help you achieve your goals and make the most of your real estate investments.



Margeaux McCarthy
Senior Advisor
SVN Commercial Partners
mvmccarthy@svn.com
401.688.0822

Disclaimer

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The only party authorized to represent the Owner in connection with the sale of the Property is the Sperry Van Ness Advisor listed in this Offering Memorandum, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the Sperry Van Ness Advisor.

Neither the Sperry Van Ness Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the Sperry Van Ness Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the Sperry Van Ness Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Memorandum are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the Sperry Van Ness Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



COMMERCIAL PARTNERS

DELIBERATELY **DIFFERENT**

SARASOTA

2044 CONSTITUTION BLVD
SARASOTA, FL

PORT CHARLOTTE

4161 TAMiami TRAIL
SUITE 501
PORT CHARLOTTE, FL

FORT MYERS

1617 HENDRY ST
SUITE 400
FORT MYERS, FL

BOCA RATON

1800 NW CORPORATE BLVD
SUITE 100
BOCA RATON, FL

MIAMI

3250 NE 1ST AVE
SUITE 305
MIAMI, FL