

VILLAGE LAKES SHOPPING CENTER

23532 FLORIDA 54, LAND O' LAKES, FL 33559

**0.72 AC
PAD FOR
LEASE**




LOCATION DESCRIPTION

Neighborhood shopping center ideally located on high-traffic State Road 54

PROPERTY HIGHLIGHTS

- 0.72 Acres available
- Located at signalized intersection of SR-54 & Village Lakes Shopping Center Drive
- Featuring Marshalls, Ross Dress For Less, Beall's Outlet, Dollar Tree, Five Below, EoS Fitness, and ULTA
- Outparcel opportunity for a ground lease or built-to-suit
- Less than 1/2 mile east of Land O' Lakes Blvd/US-41
- 4.5 miles west of Cypress Creek Town Center and I-75
- Over 61,000 pass the center everyday
- Traffic Counts (AADT): State Rd 54 - 72,000; Livingston Rd - 7,400



 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	6,931	41,336	111,916
Daytime Population	6,446	39,740	104,963
Households	2,852	16,372	42,096
Average HH Income	\$116,266	\$129,981	\$146,158



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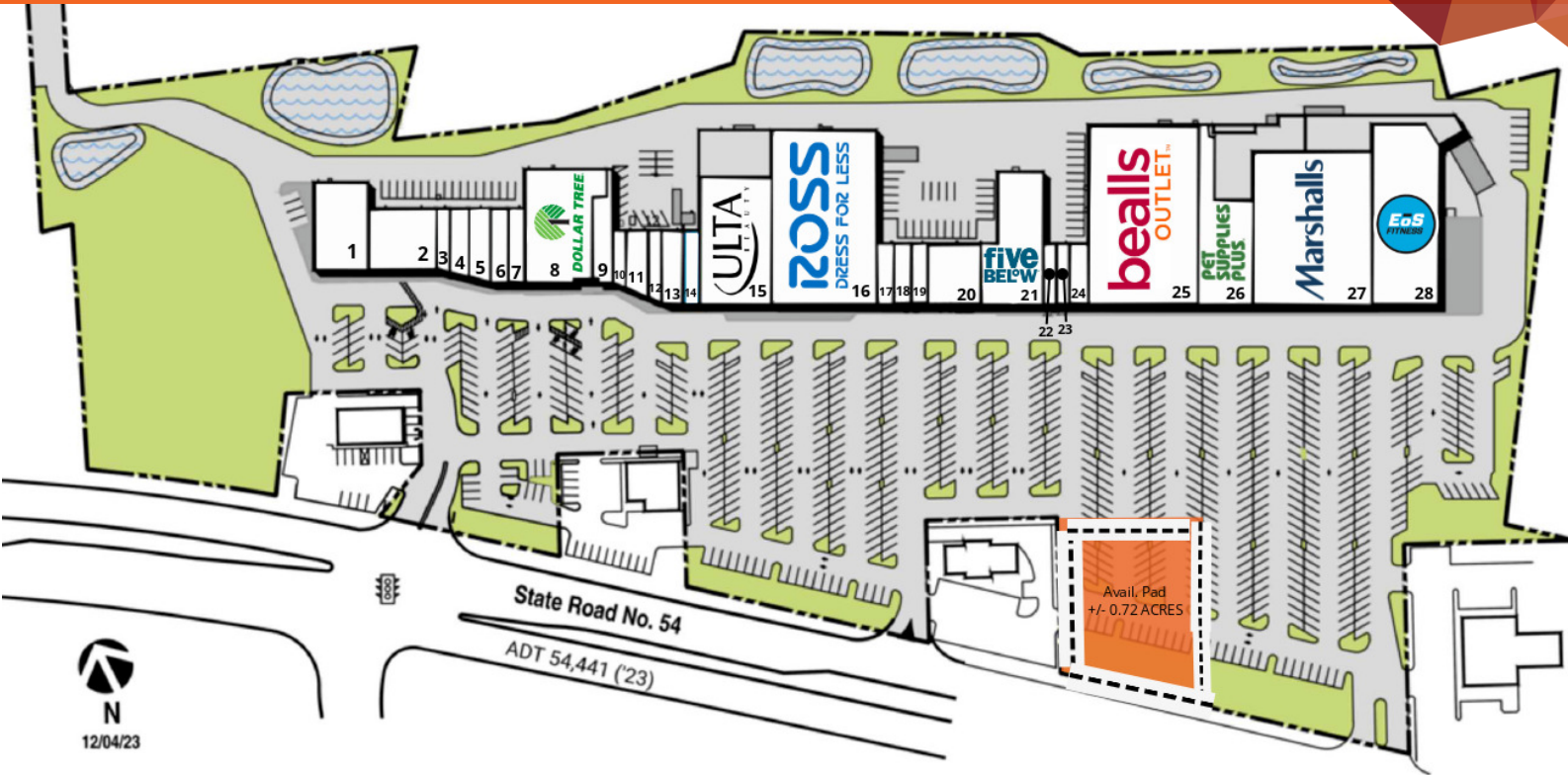
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SUITE	TENANT NAME	SPACE SIZE
1	Reflex Taekwondo	6,200 SF
2	Kiran Indian Grocery	5,400 SF
3	Joy Nail	1,078 SF
4	Veterinarian	1,525 SF
5	MyEyeDr.	2,047 SF
6	Breakfast Station	1,700 SF
7	Thomas Orthodontics	1,700 SF
8	Dollar Tree	10,555 SF
9	T-Mobile	2,445 SF
10	Jackson Hewitt Tax Service	946 SF
11	Dentist	1,779 SF
12	La Carmen Hair Salon	1,133 SF
13	Noire The Nail Bar	2,503 SF
14	C3 Coffee and Creamery	1,802 SF
15	Ulta Beauty	10,207 SF

SUITE	TENANT NAME	SPACE SIZE
16	Ross Dress for Less	23,864 SF
17	NY Times Square Pizza	1,400 SF
18	Eyebrow Threading	1,400 SF
19	Embroider Too	1,400 SF
20	Amscot Financial	4,200 SF
21	Five Below	9,213 SF
22	Metro by T-Mobile	1,050 SF
23	Sharkey's Cuts for Kids	1,050 SF
24	Hong Foot Spa	1,492 SF
25	Bealls Outlet	25,817 SF
26	Pet Supplies Plus	9,127 SF
27	Marshalls	24,009 SF
28	EOS Fitness	15,406 SF
Available Pad	Available	0.72 Acres



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