



## 6920 Land O' Lakes Blvd

Land O Lakes, FL 34637

### Property Highlights

- Proposed 15,290 SF of retail and 5,980 SF of office, located on Land O' Lakes Blvd (US-41), just south of Wilderness Lake Blvd Parcel 1: Entitled for a two story, 17,000 SF building
- Availability for restaurant, retail, medical office
- Frontage to 38,000 cars per day on Land O' Lakes Blvd
- Located across from Land O' Lakes High School (1,840 students) and the Pasco County School District Administrative Office
- 3 miles from AdventHealth Connerton, a 77-bed long term acute care hospital
- Located in Pasco County, a high growth residential market also experiencing significant office and industrial employment growth

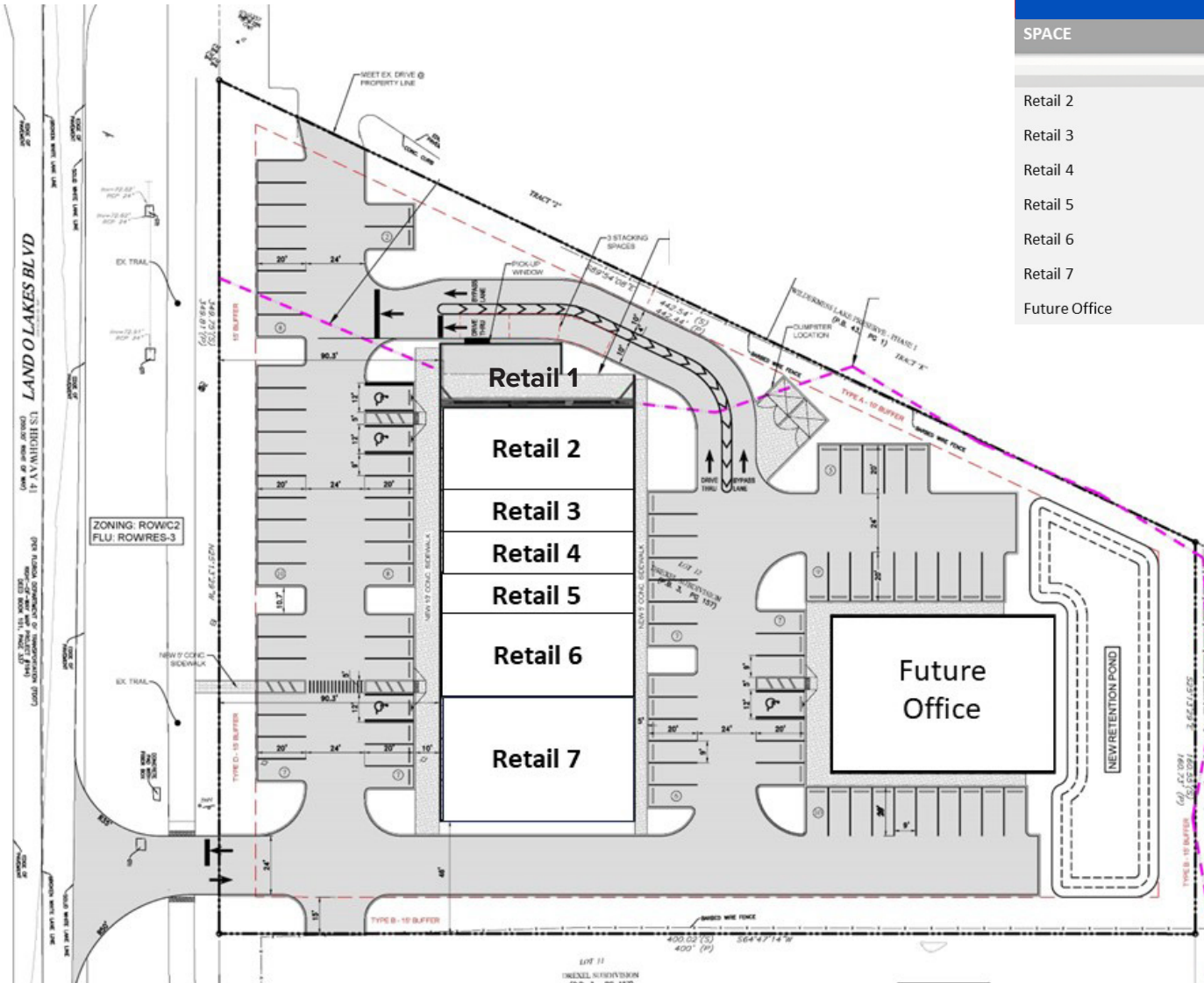
### DEMOGRAPHIC INFORMATION



Radius	Population	Households
1 Mile	3,488	1,425
3 Miles	21,229	7,241
5 Miles	57,021	19,696

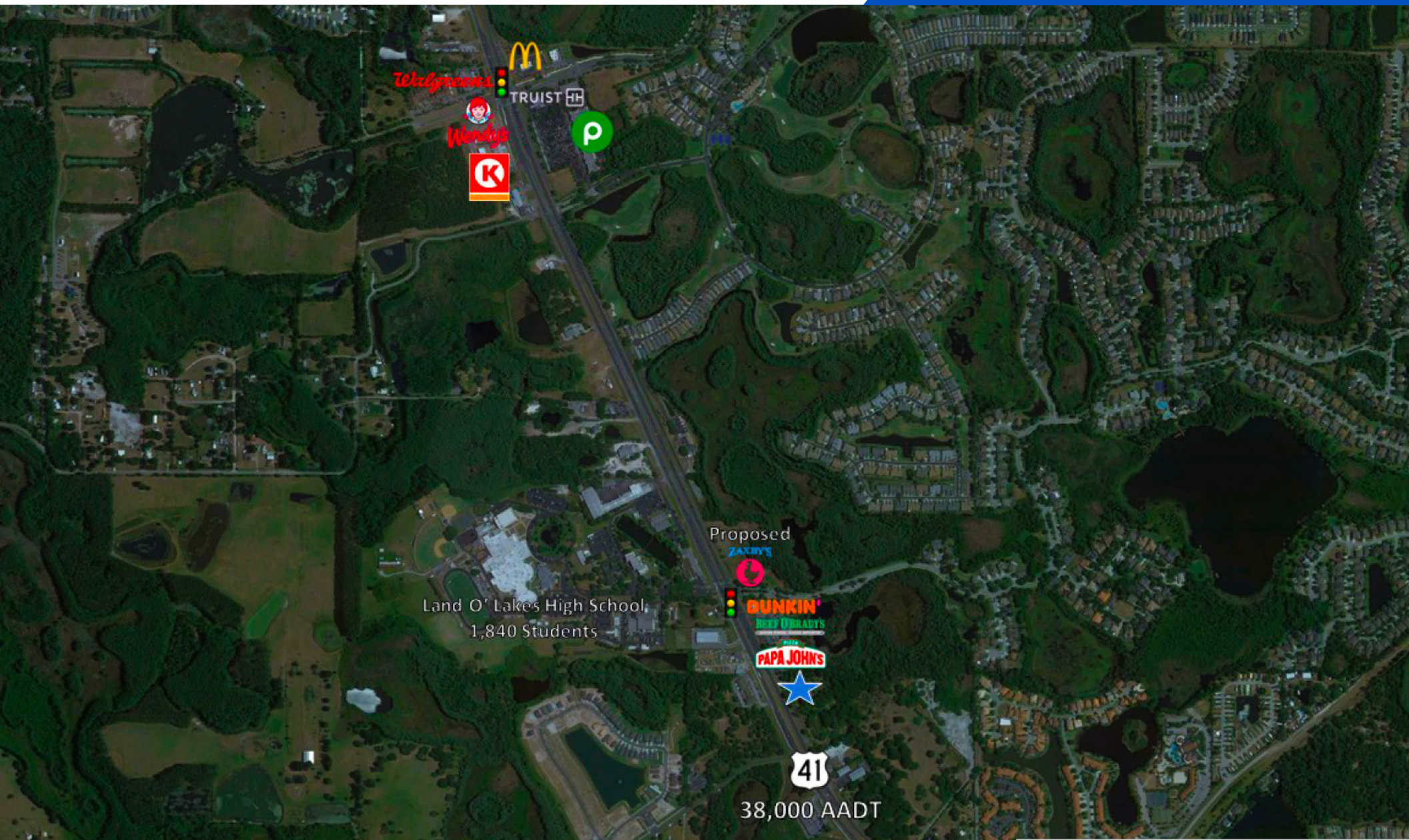


Radius	Average HH Income	Employees
1 Mile	\$120,564	2,198
3 Miles	\$114,521	3,667
5 Miles	\$115,265	9,607



Green Creek Retail		
SPACE	TENANT	SIZE
Retail 2	AVAILABLE	2,720 SF
Retail 3	AVAILABLE	1,360 SF
Retail 4	AVAILABLE	1,360 SF
Retail 5	AVAILABLE	1,360 SF
Retail 6	AVAILABLE	2,720 SF
Retail 7	AVAILABLE	4,080 SF
Future Office	AVAILABLE	5,980 SF





We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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