



6920 Land O' Lakes Blvd

Land O Lakes, FL 34637

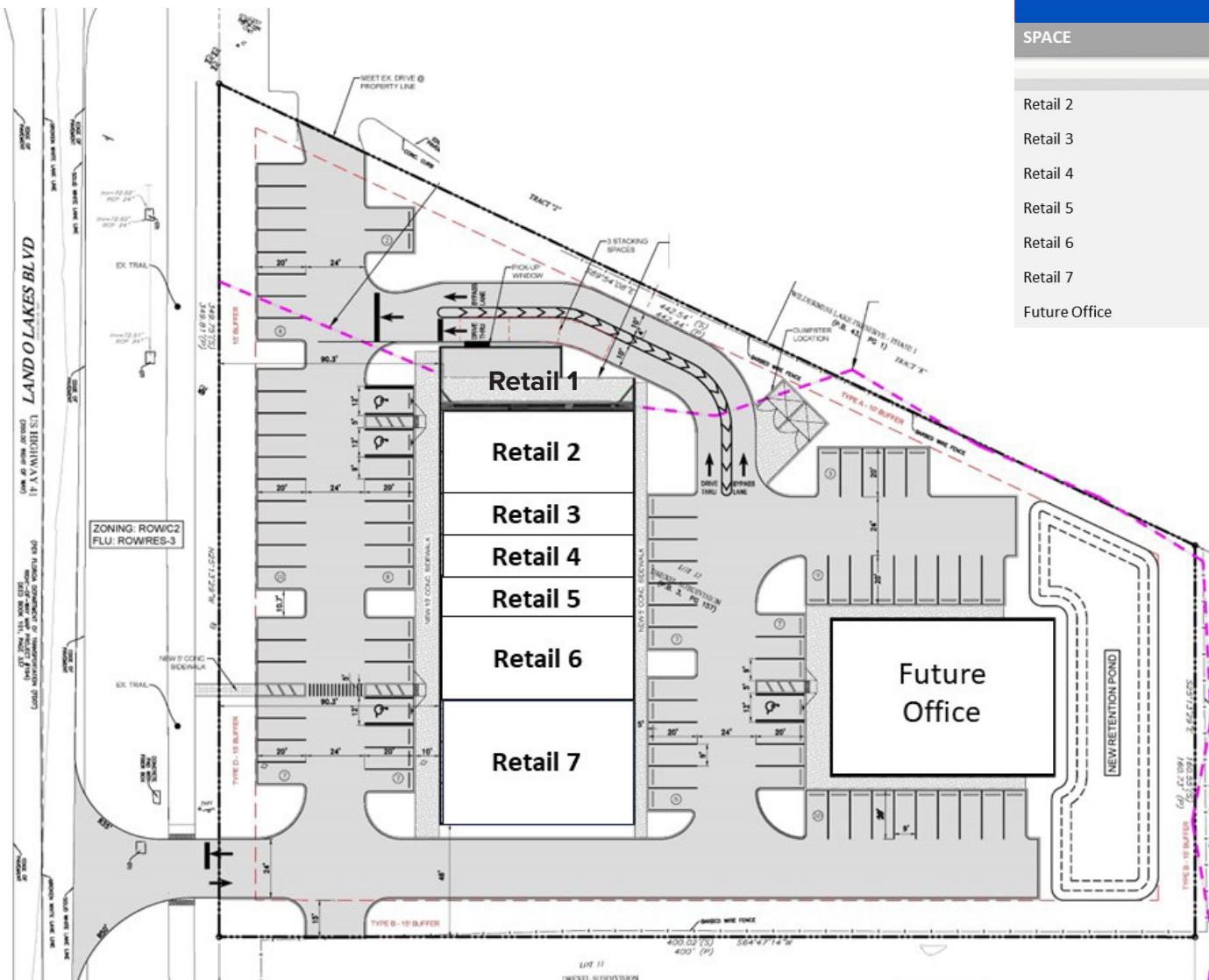
Property Highlights

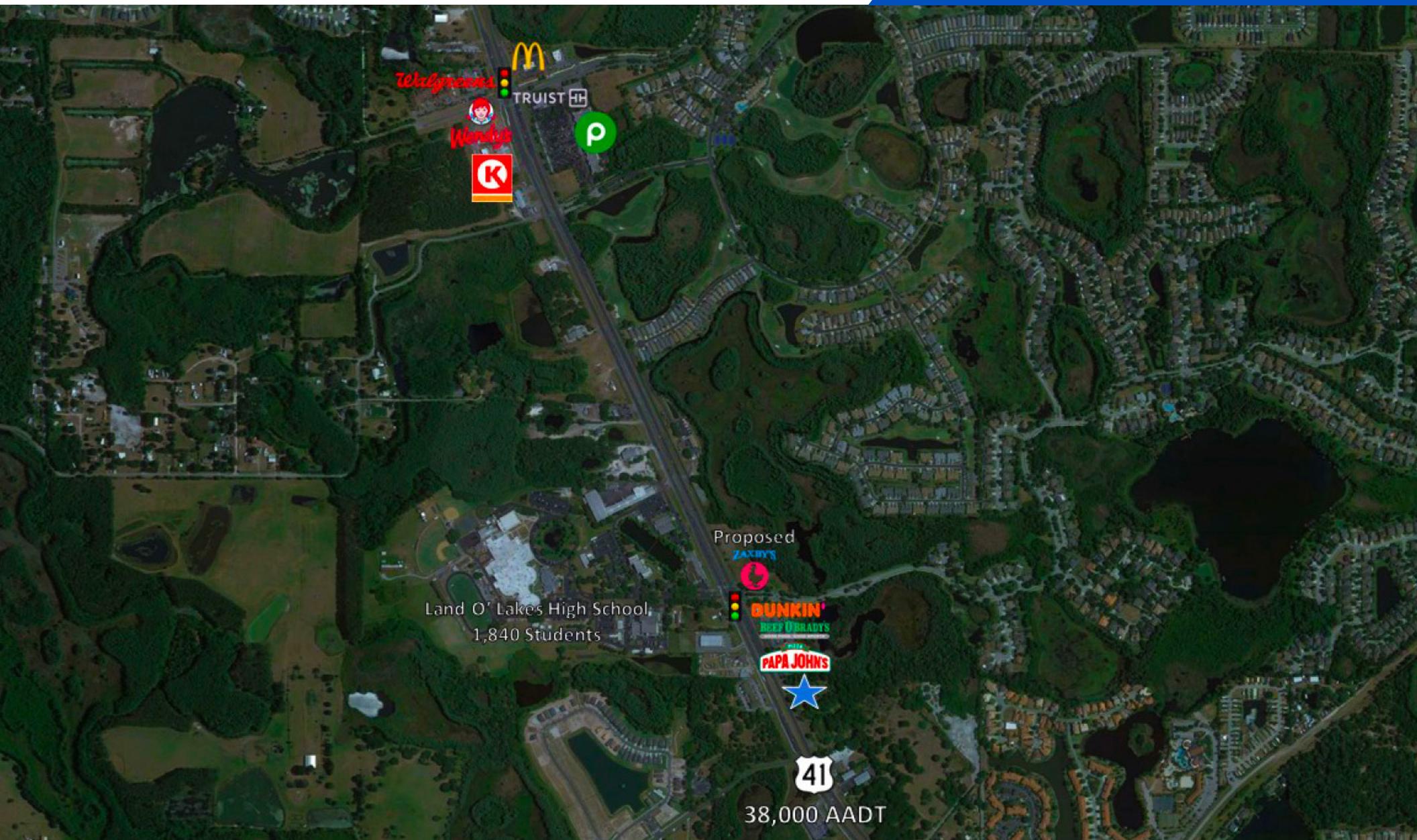
- Proposed 15,290 SF of retail and 5,980 SF of office, located on Land O' Lakes Blvd (US-41), just south of Wilderness Lake Blvd
- Entitled for a two story, 17,000 SF building
- Availability for restaurant, retail, medical office
- Frontage to 38,000 cars per day on Land O' Lakes Blvd
- Located across 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





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