



LEASE RATE

\$38.50 PSF + \$7.08
PSF NNN



AVAILABLE UNIT SIZES

2,128 & 2,660 +/- SF



SITE STATUS

Pre-Leasing



NUMBER OF AVAILABLE UNITS

Two of Five
Available



LOT SIZE

1.2 Acres

**10208 TARPON SPRINGS RD
ODESSA, FL 33556**

KEYSTONE JUNCTION AT ODESSA, FL

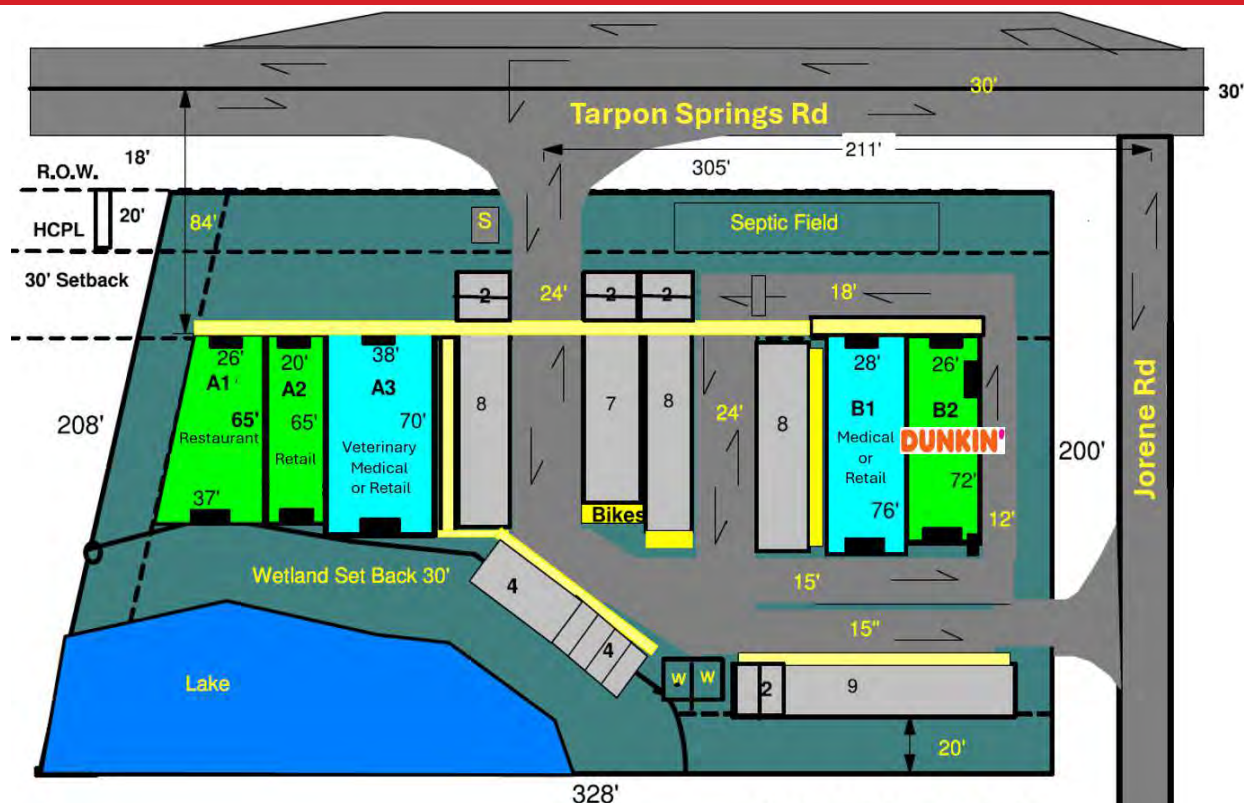
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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Introducing Keystone Junction, a soon-to-be-developed retail destination in the heart of Odessa, FL, one of Tampa Bay's most affluent and fastest-growing suburban communities. This high-visibility site will serve as a key amenity for the surrounding upscale residential neighborhoods and the steady flow of visitors drawn to the area's scenic charm and outdoor recreation.

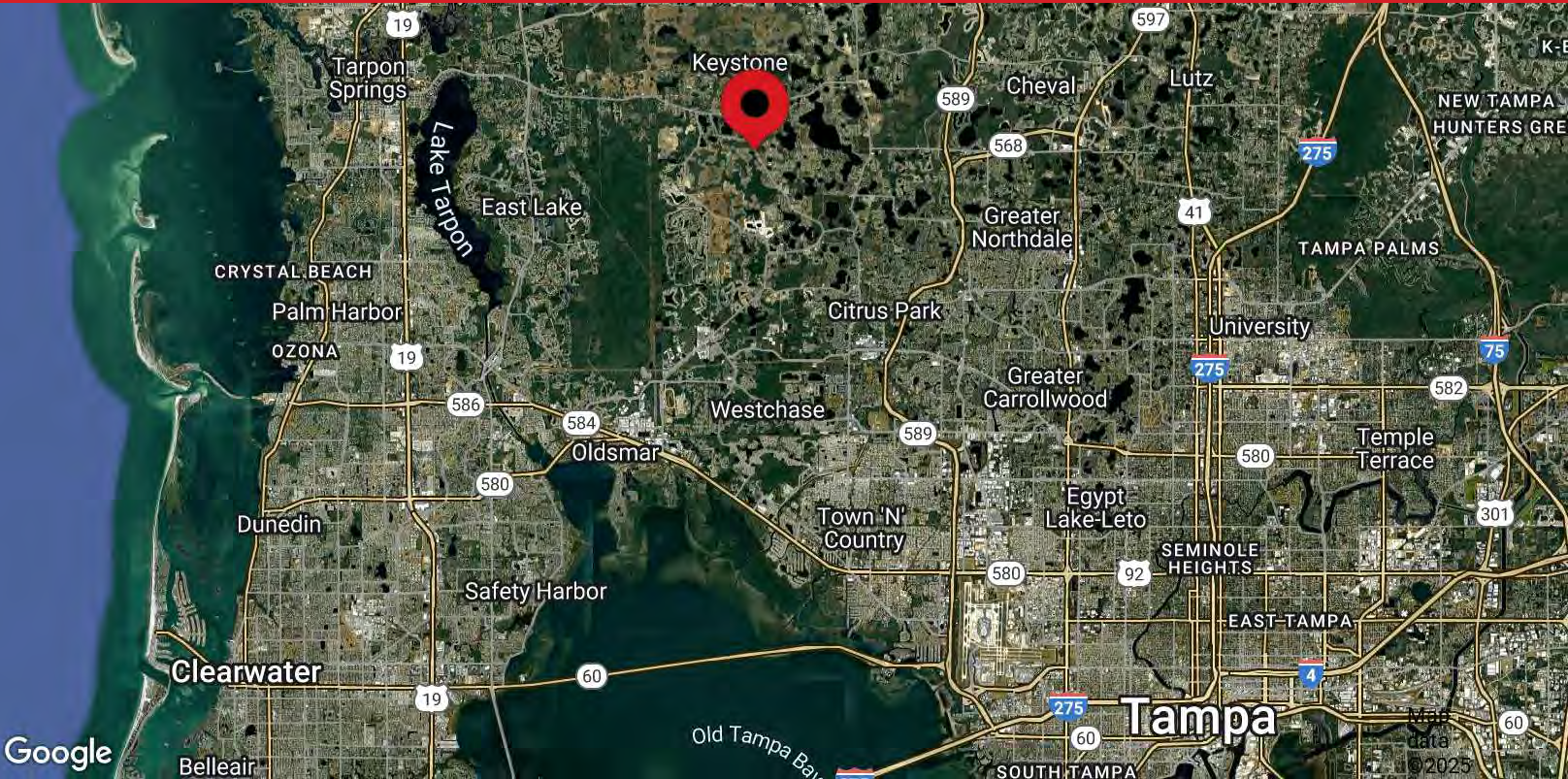
Thoughtfully designed to meet the needs of modern tenants, the center will feature customizable floor plans and competitive tenant improvement (TI) packages, offering businesses the flexibility to tailor their space to suit their specific operations. Ideal for a wide range of neighborhood-serving uses, Keystone Junction is well-suited for fitness studios, healthcare and veterinary practices, full-service and quick-service restaurants, boutique retail shops, salons, and wellness spas—all of which are in high demand but currently underserved in the area.

OFFERING SUMMARY

Lease Rate:	\$38.50 - 44.64 SF/yr (\$7.08 PSF NNN; Ground)
Number of Units:	5
Available Unit SF:	2,128 - 2,660 SF
Lot Size:	1.2 Acres
Building Size:	10,008 SF

UNIT	LEASE RATE	STATUS	SPACE SIZE
A1 (Restaurant)	N/A	Leased	2,048 SF
A2 (Retail)	N/A	Leased	1,300 SF
A3 (Vet, Medical, Retail)	\$38.50 PSF + NNN	Available	2,660 SF
B1 Ground Lease (Medical/Retail)	\$95,000/Yr	Available	2,128 SF
B2 Dunkin'	N/A	Leased	1,872 SF

CITY INFORMATION



LOCATION DESCRIPTION

Keystone Junction is strategically positioned at the intersection of two key roads serving large and rapidly growing residential neighborhoods in Odessa, FL—an affluent suburb of the Tampa Bay area. This site benefits from strong daily traffic and remains underserved by essential retail, dining, and service options, creating a unique opportunity for new commercial development.

Spring Hill and Odessa are known for their scenic natural beauty, access to lakes and preserves, and family-friendly suburban character. The area draws both residents and eco-tourism traffic to explore nearby attractions like Keystone Lake—the second largest in Hillsborough County—and several state parks and nature preserves.

Demographically, the site is situated in one of the wealthiest pockets of Hillsborough County. Within one mile of the property, the average home value exceeds \$1 million, and household incomes average over \$180,000—nearly triple the state average. The population has increased by over 80% since 2011, fueled by luxury residential growth and a strong demand for neighborhood-focused retail amenities.

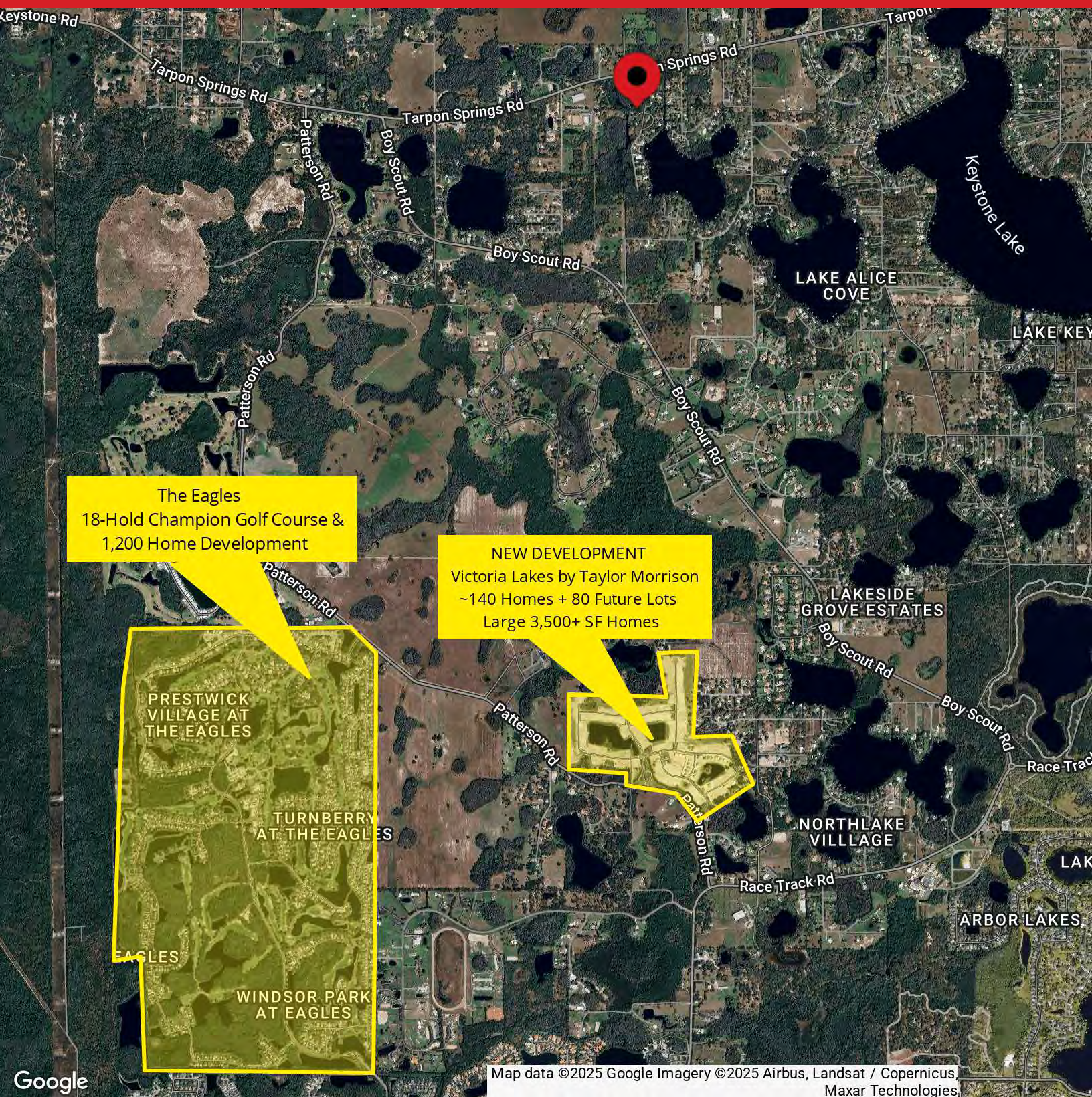
Given the area's high disposable income, growing population, and limited local retail inventory, Keystone Junction represents a prime opportunity for restaurants, medical offices, fitness, wellness, boutique retail, and other service-oriented tenants to meet rising consumer needs in a thriving suburban market.

LOCATION DETAILS

Market	Tampa Bay
Sub Market	Northwest Tampa
County	Hillsborough
Cross Streets	Tarpon Springs Rd & Jorene Rd

DEMOGRAPHICS	2 MILES	3 MILES	5 MILES
Total Population	3,000	14,434	79,172
Total Households	1,894	22,344	71,550
Average HH Income	\$184,597	\$167,368	\$154,931
Retail Spend	\$66M	\$258.2M	\$1.4B
Average Home Value	\$1,038,781	\$713,188	\$560,972
Total Housing Units	1,264	6,096	32,134

RETAILER MAP



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