

# Serenity at SouthShore For Lease

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Wimauma, FL 33598



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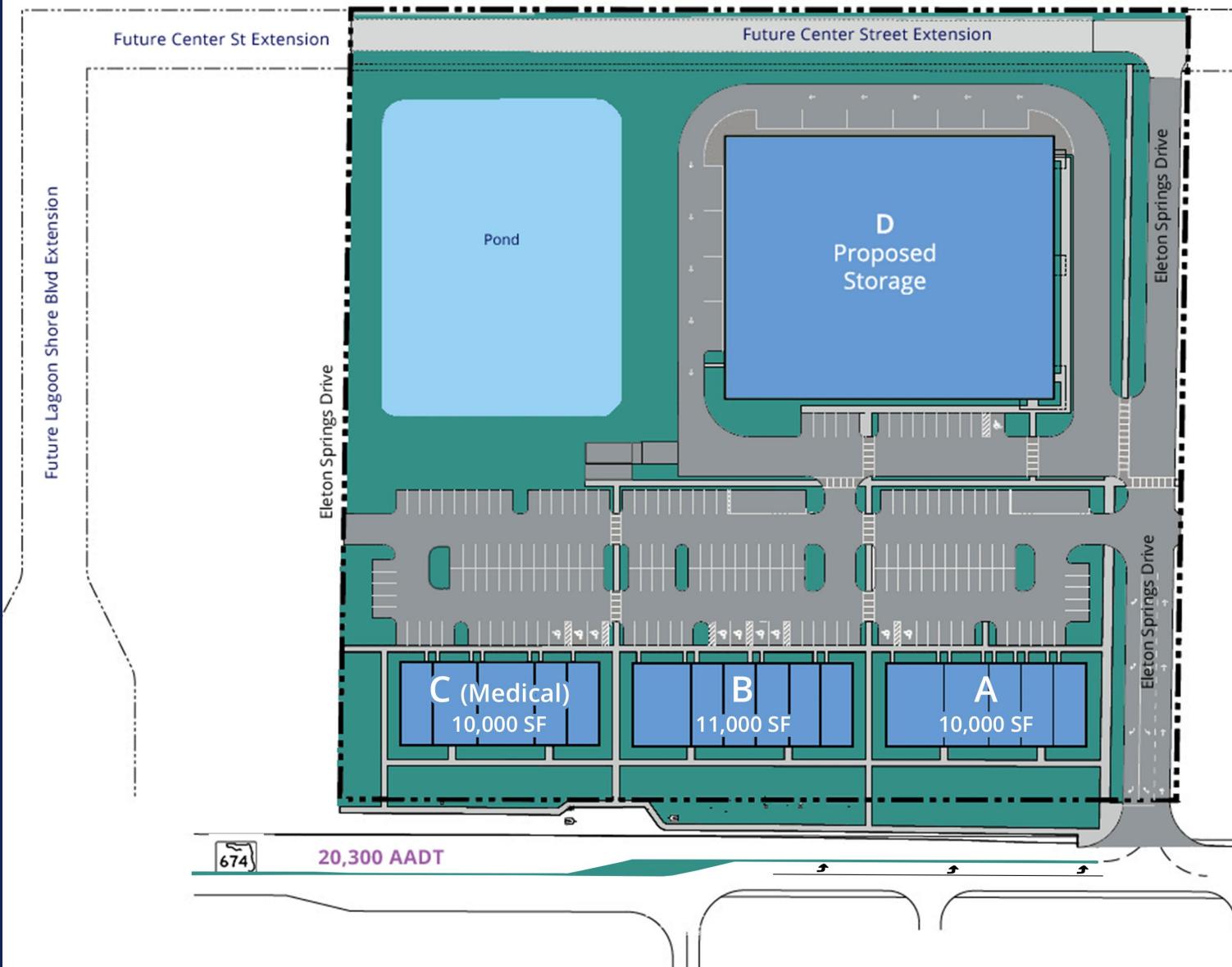
*Property Video*



# Serenity at SouthShore

- 1,200 - 11,000 SF suites available
- Located just east of US 301 and I-75 in southeast Hillsborough County
- High growth area with thousands of new homes underway and planned in the immediate trade area
- One mile from new, state-of-the-art, Aquilla J. Morgan High School (largest in Hillsborough County)
- Average household incomes of over \$97,000 within 5 miles
- Full access from the main road with additional access planned via the future expansion of Center Street
- Join area retailers: Walmart, Aldi, Publix, Wawa, Walgreens, Dunkin', Domino's Pizza, CVS, McDonald's, and many more

## Site Plan



*New Development!*

For Lease



## Area Demographics



### Total Population

3-Mile: 33,148  
5-Mile: 81,362  
7-Mile: 165,523



### Daytime Population

3-Mile: 32,094  
5-Mile: 70,821  
7-Mile: 132,131



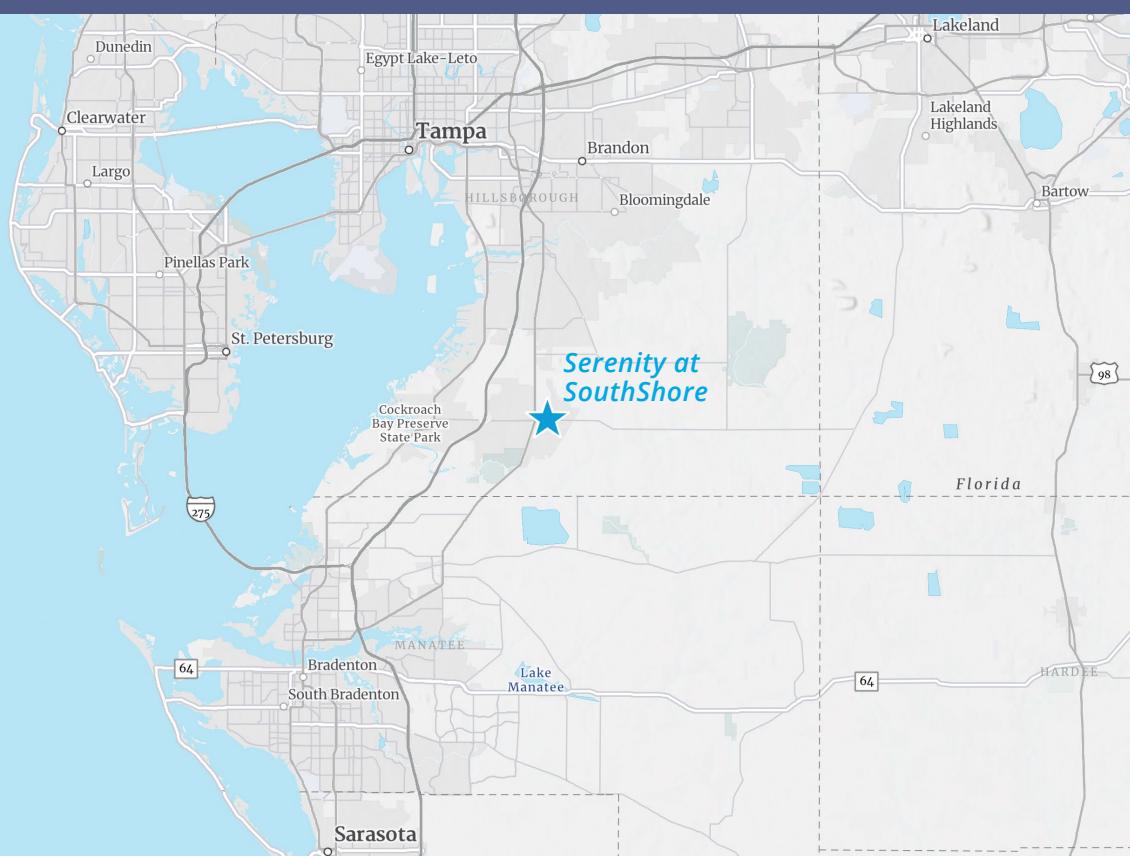
### Average HH Income

3-Mile: \$86,982  
5-Mile: \$97,565  
7-Mile: \$107,719



### Median Age

3-Mile: 60.4  
5-Mile: 44.3  
7-Mile: 39.1



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