

QSR DRIVE-THRU ADJACENT TO CAR WASH AVAILABLE FOR DEVELOPMENT

30265 CR-52 | San Antonio, FL 33576



George Tsunis, Owner/Broker
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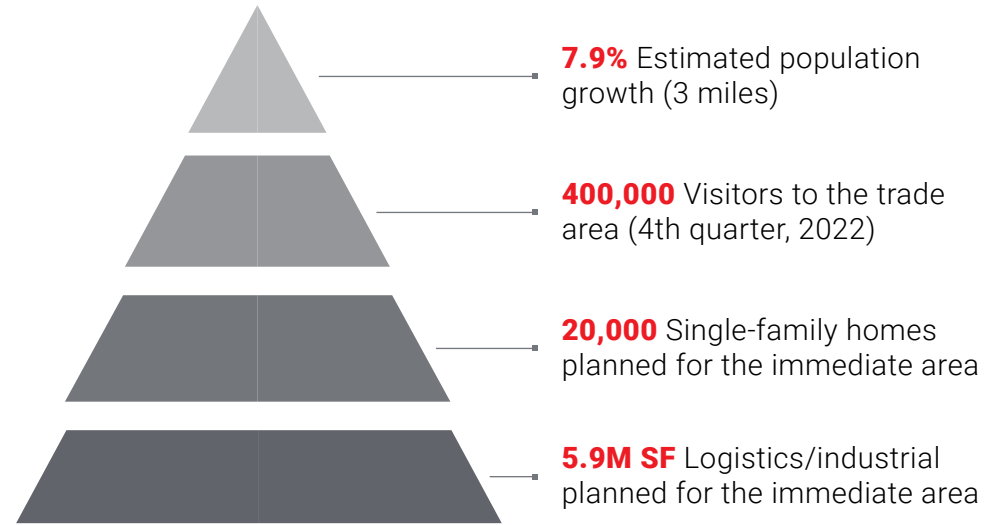


Unprecedented Growth Trade Area

Strategically located to serve new residential - Mirada master-planned community (5,000 homes), Mirada multi-family (460 units), and Double Branch (3,500 homes)

Future Significant Daytime Population

Across the street from 75 Logistics at Double Branch (est. 6,000 jobs | 4.5M SF facility), Target's distribution center (est. 2,400 jobs | 1.4M SF facility), and AdventHealth



QSR/DRIVE-THRU & CAR WASH SITE PLAN

One Paso Center
Office/Industrial Mixed-Use

Commerce Dr.



TACO BELL

Culver's



One Paso Center
Business Park
46,600 SF

19,228 VPD

52

Double Branch Mixed-Use Development
(965 Acres | 4.5M SF Industrial | 1,600 Multi-Family Units | 1,400 Townhomes | 2 Hotels)

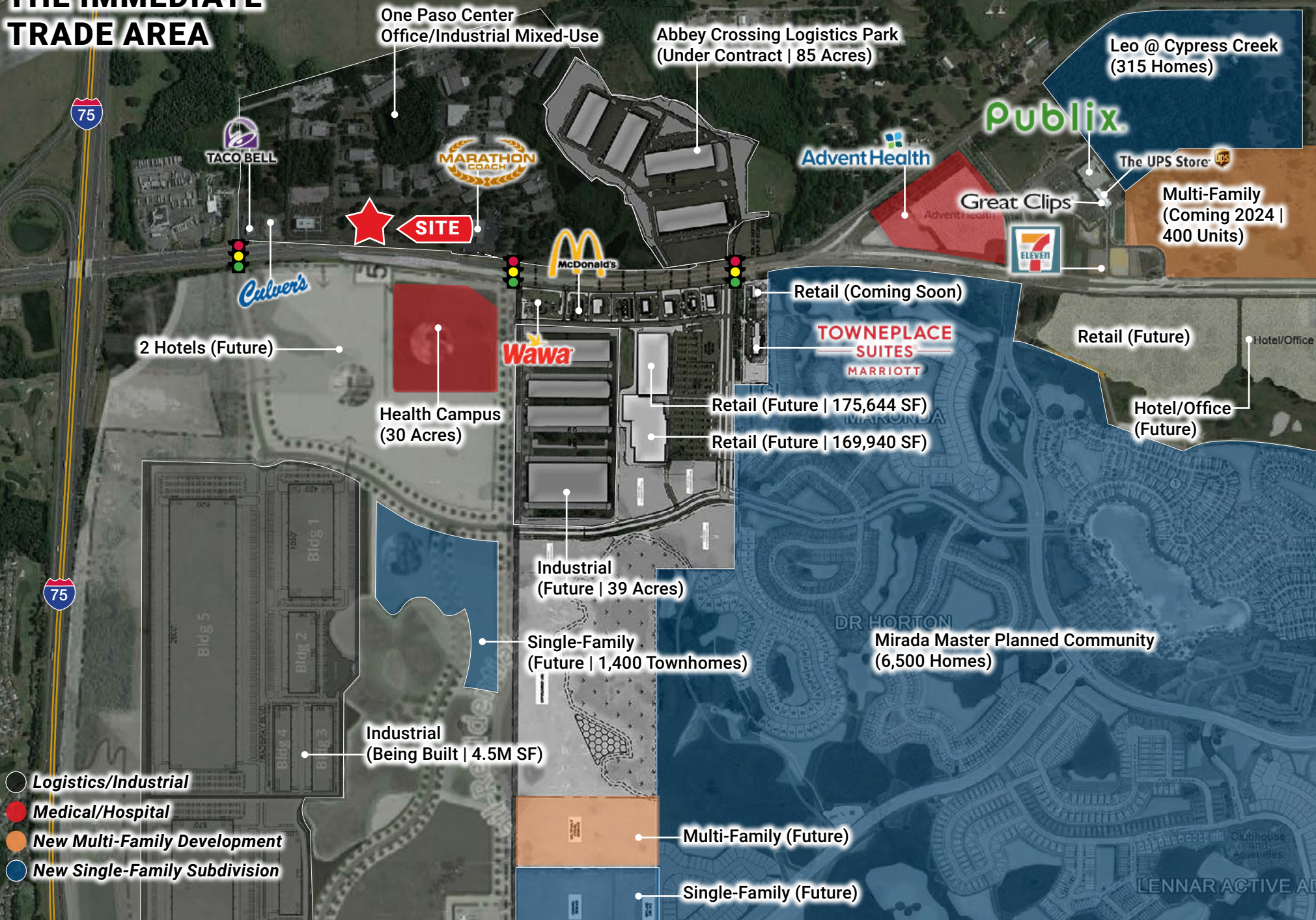
Health Campus
(30 Acres)

Proposed site plan, subject to approval

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THE IMMEDIATE TRADE AREA



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THE IMMEDIATE TRADE AREA

Palmetto Ridge
(2,300 Homes)

Single-Family
(1,700 Homes)

Palmetto Ridge
(2,300 Homes)

Eagle Industrial Park
(127 Acres)

amazon

(500 Jobs | \$150M Facility)

Tampa Bay Golf and Country Club
(1,500 Homes)

Mango Hills
(415 Homes)

Middle School
(1,400 Students)

High School
(1,700 Students)

Logistics Park
(90 Acres)

TARGET

Distribution Center
(2,400 Jobs | 1.4M SF Facility)

SITE

Health Campus
(30 Acres)

AdventHealth

Logistics Park
(85 Acres)

Publix

Leo @ Cypress Creek
(315 Homes)

Multi-Family
(Coming 2024 | 400 Units)

FAMILY DOLLAR

SAINT LEO UNIVERSITY

9,523 Students Enrolled

Retail (Coming Soon)

Industrial (39 Acres)

Multi-Family (Future)

Single-Family (Future)

Single-Family
(Future | 1,400 Townhomes)

Industrial at Double Branch
(6,000 Jobs | 4.5 M SF Facility)

Multi-Family
(Future | 1,600 Units)

Medical Center
(Being Built | 4.7 Acres)

Palm Cove
(600 Homes)

Mirada Master Planned Community
(6,500 Homes)

Epperson North
(1,600 Homes)

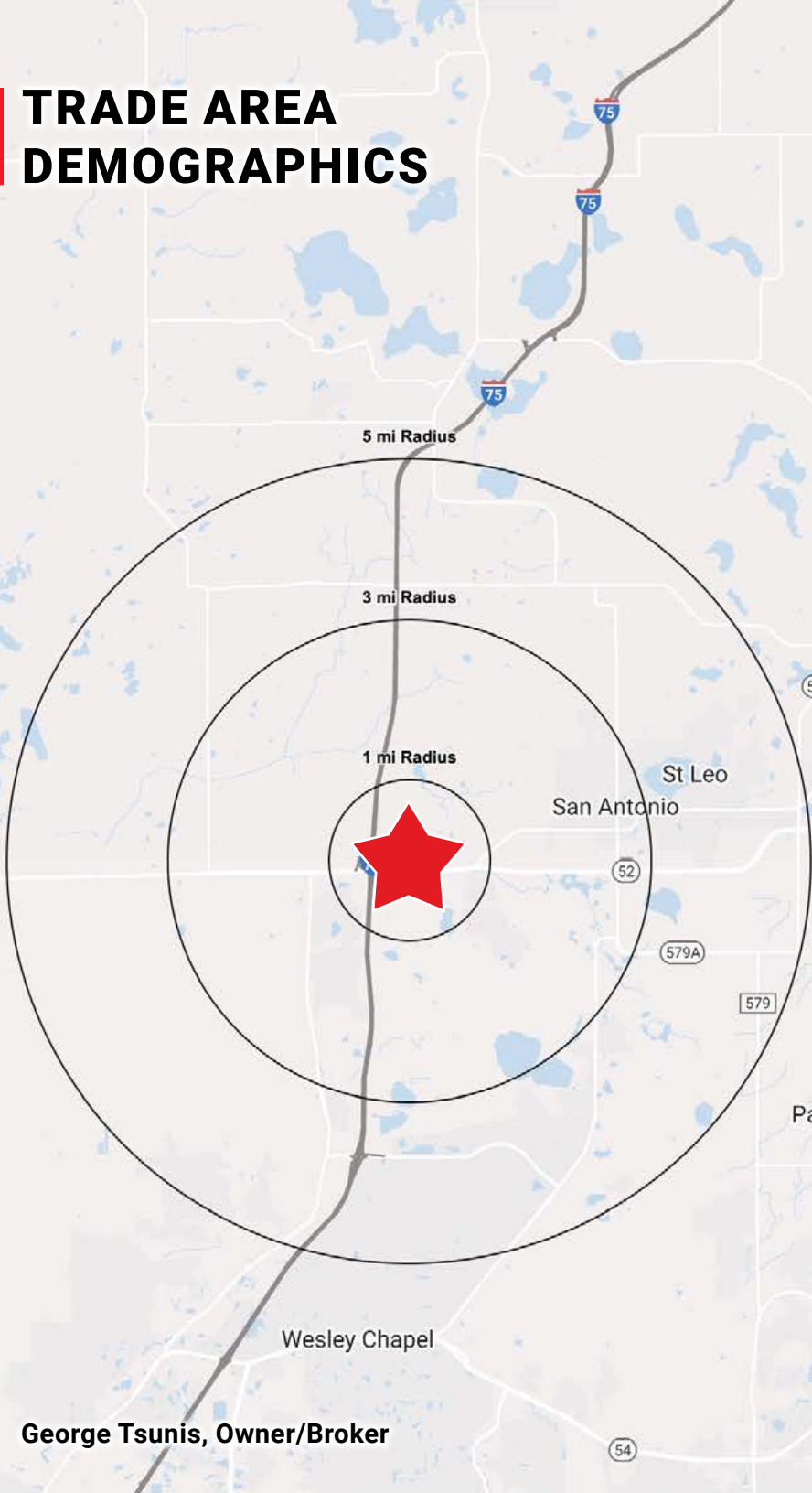
Academy Innovation
(260 Students)

Epperson South
(1,700 Homes)

Watergrass
(997 Acres)

- Logistics/Industrial
- Medical/Hospital
- New Multi-Family Development
- Single-Family Subdivision
- University/College

TRADE AREA DEMOGRAPHICS



| | 1 Mile | 3 Mile | 5 Mile |
|---------------------------------------|------------|------------|------------|
| 2023 Estimated Population | 89 | 8,480 | 28,230 |
| 2028 Projected Population | 110 | 11,976 | 40,866 |
| Projected Annual Growth 2023 to 2028 | 4.8% | 8.2% | 9.0% |
| 2023 Est. Median Age | 61.8 | 48.1 | 39.3 |
| Population | | | |
| 2023 Estimated Households | 44 | 3,502 | 9,277 |
| 2028 Projected Households | 55 | 4,887 | 13,506 |
| Projected Annual Growth 2023 to 2028 | 5.0% | 7.9% | 9.1% |
| Households/Housing | | | |
| 2023 Est. Average Household Income | \$134,484 | \$106,644 | \$117,959 |
| 2023 Est. Median Household Income | \$68,793 | \$76,824 | \$97,850 |
| 2023 Est. Total Businesses | 89 | 279 | 825 |
| 2023 Est. Total Employees | 1,143 | 2,284 | 4,659 |
| Businesses/Employees | | | |
| 2023 Est. Total Household Expenditure | \$3.89 M | \$252.33 M | \$727.81 M |
| 2023 Est. Apparel | \$134.36 K | \$8.82 M | \$26.02 M |
| 2023 Est. Entertainment | \$220.43 K | \$14.39 M | \$42.08 M |
| 2023 Est. Food, Beverages, Tobacco | \$590.29 K | \$38.37 M | \$109.98 M |
| 2023 Est. Furnishings, Equipment | \$137.54 K | \$8.96 M | \$26.08 M |
| 2023 Est. Health Care, Insurance | \$368.26 K | \$23.53 M | \$65.81 M |
| 2023 Est. Household Operations, Shc | \$1.25 M | \$80.99 M | \$232.65 M |

Consumer Expenditures