

FOR LEASE

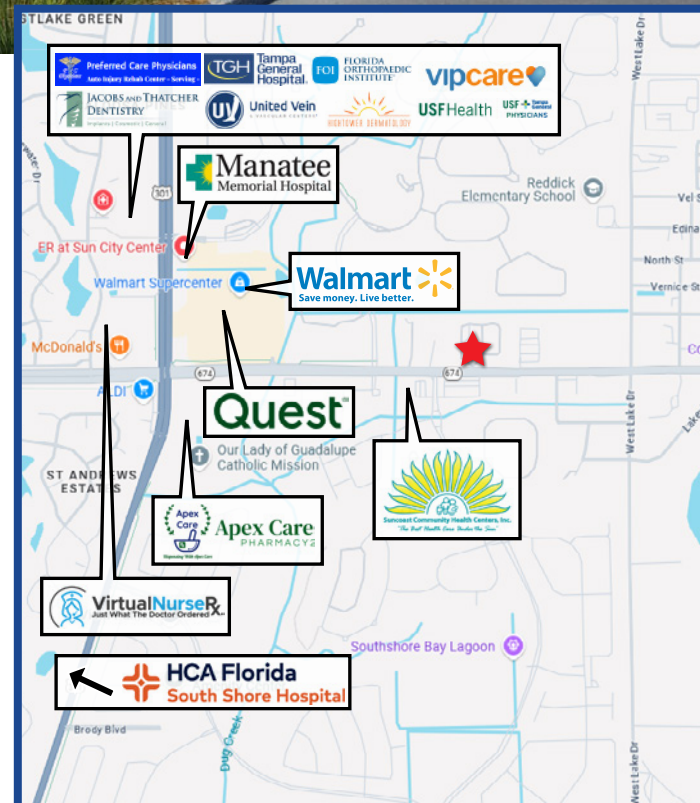
Serenity at Southshore

740 Eleton Springs Drive,
Wimauma, FL 33598



PROPERTY HIGHLIGHTS

- **Available: 2,000 RSF - 10,000 RSF**
- **New Construction**
- **Base Rent: \$46 PSF / NNN**
- **Tenant Improvements: Negotiable**
- **Landlord Delivery: Warm Shell Condition**
- **Lease Term: 10+ years**
- **Great Visibility**
- **Ample Parking**



CARLETON COMPTON, CCIM

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HEALTHCARE REALTY
GROUP
— COMMERCIAL REAL ESTATE SOLUTIONS —

FOR LEASE

AERIAL

740 Eleton Springs Drive,
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DEMOGRAPHICS	5-Min Drive	10-Min Drive	15-Min Drive
Population Growth (2010-2029)	5,883 → 11,831	21,557 → 53,131	57,211 → 136,123
Household Growth (2010-2029)	1,971 → 4,466	10,010 → 21,395	22,632 → 49,216
Median Household Income (2024-2029)	\$66,206 → \$87,398	\$72,720 → \$91,575	\$81,350 → \$101,293
Median Home Value (2024-2029)	\$340,642 → \$426,886	\$377,886 → \$448,919	\$374,001 → \$450,960
2024 Population	10,907	47,565	122,619



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SITE PLAN

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