

# FOR LEASE

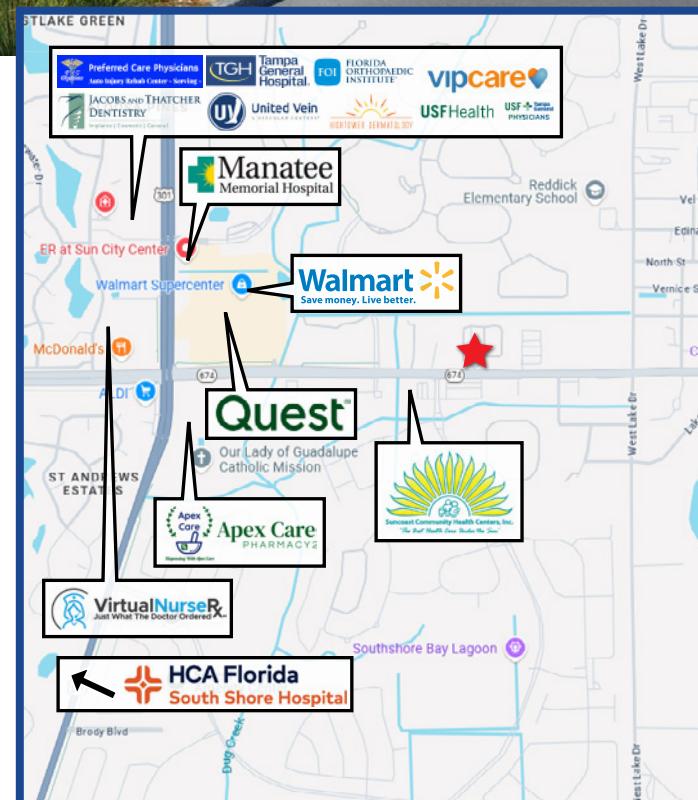
Serenity at Southshore

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**  
| 813-397-1444  
| 813-789-7729  
| [ccompton@hcrealtygroup.com](mailto:ccompton@hcrealtygroup.com)  
| [www.hcrealtygroup.com](http://www.hcrealtygroup.com)



**JENNY SPENCER**  
| 813-397-1445  
| 408-234-6049  
| [jspencer@hcrealtygroup.com](mailto:jspencer@hcrealtygroup.com)  
| [www.hcrealtygroup.com](http://www.hcrealtygroup.com)

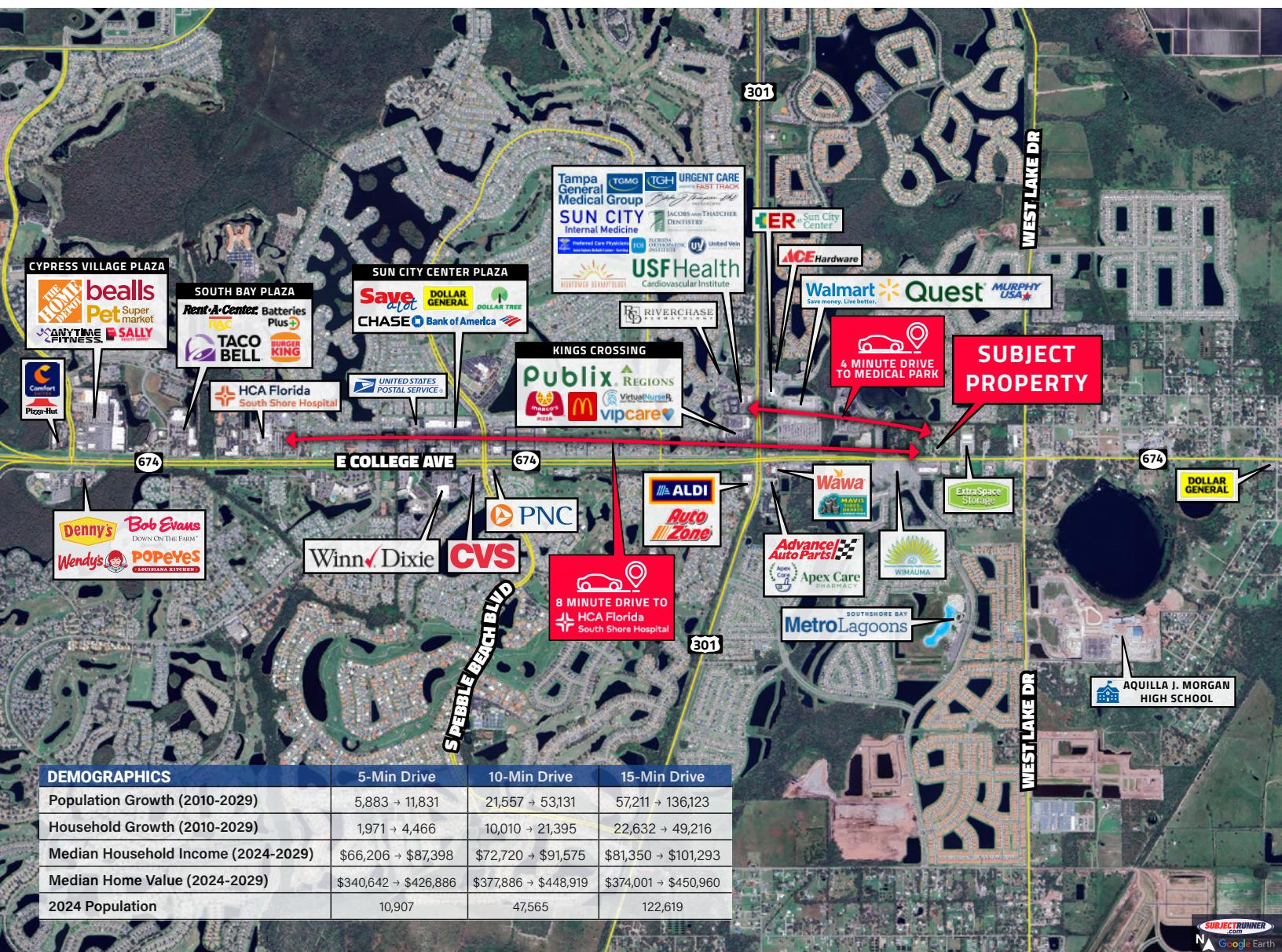


**HEALTHCARE REALTY**  
GROUP  
COMMERCIAL REAL ESTATE SOLUTIONS

# FOR LEASE

AERIAL

740 Eleton Springs Drive,  
Wimauma, FL 33598



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

CARLETON COMPTON, CCIM  
  
 | 813-397-1444  
 | 813-789-7729  
 | ccompton@hcrealtygroup.com  
 | www.hcrealtygroup.com



JENNY SPENCER  
 | 813-397-1445  
 | 408-234-6049  
 | jspencer@hcrealtygroup.com  
 | www.hcrealtygroup.com



HEALTHCARE REALTY  
 GROUP  
 COMMERCIAL REAL ESTATE SOLUTIONS

# FOR LEASE

AERIAL

740 Eleton Springs Drive,  
Wimauma, FL 33598



CARLETON COMPTON, CCIM  
  
 | 813-397-1444  
 | 813-789-7729  
 | [ccompton@hcrealtygroup.com](mailto:ccompton@hcrealtygroup.com)  
 | [www.hcrealtygroup.com](http://www.hcrealtygroup.com)

JENNY SPENCER  
  
 | 813-397-1445  
 | 408-234-6049  
 | [jspencer@hcrealtygroup.com](mailto:jspencer@hcrealtygroup.com)  
 | [www.hcrealtygroup.com](http://www.hcrealtygroup.com)

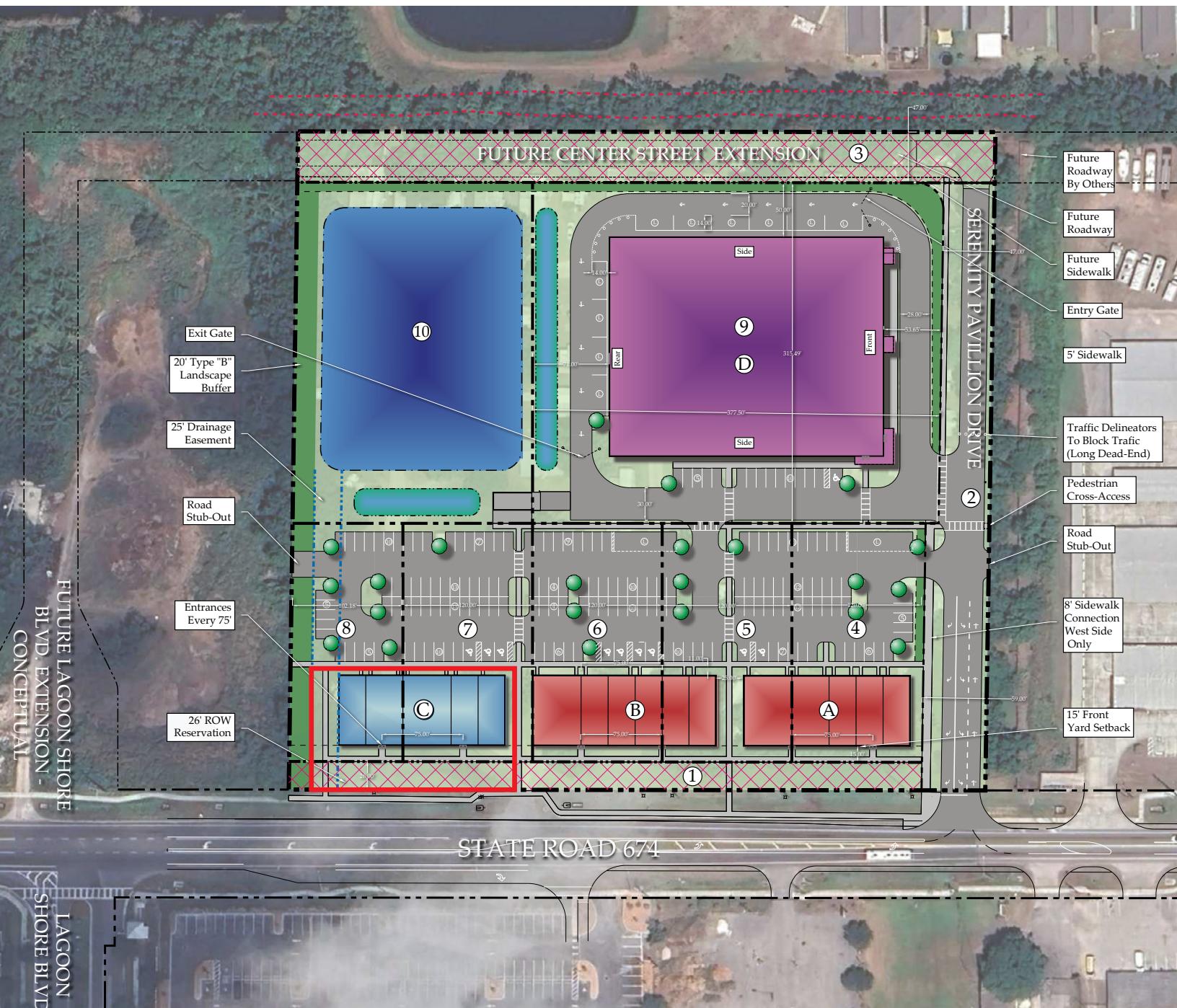


**HEALTHCARE REALTY**  
 GROUP  
 COMMERCIAL REAL ESTATE SOLUTIONS

# FOR LEASE

## SITE PLAN

740 Eleton Springs Drive,  
Wimauma, FL 33598



 | 813-397-1444  
 | 813-789-7729  
 | [ccompton@hcrealtygroup.com](mailto:ccompton@hcrealtygroup.com)  
 | [www.hcrealtygroup.com](http://www.hcrealtygroup.com)



**JENNY SPENCER**  
| 813-397-1445  
| 408-234-6049  
| [jspencer@hcrealtygroup.com](mailto:jspencer@hcrealtygroup.com)  
| [www.hcrealtygroup.com](http://www.hcrealtygroup.com)



**HEALTHCARE REALTY  
GROUP**  
COMMERCIAL REAL ESTATE SOLUTIONS