



## 7140 Land O' Lakes Blvd

Land O' Lakes, FL 34637

### Property Highlights

- Proposed 1.26 acre pad, 0.50 acre pad, and 7,000 SF medical office building, located at the northeast corner of Land O' Lakes Blvd (US-41) and Wilderness Lake Blvd
- Frontage to 38,000 cars per day on Land O' Lakes Blvd
- Located across from Land O' Lakes High School (1,840 students) and the Pasco County School District Administrative Office
- 3 miles from AdventHealth Connerton, a 77-bed long term acute care hospital
- The remainder of the proposed development includes Zaxby's and a car wash user
- Located in Pasco County, a high growth residential market also experiencing significant office and industrial employment growth

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### DEMOGRAPHIC INFORMATION

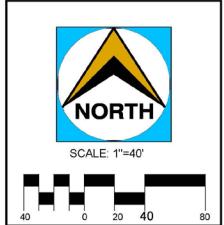


Radius	Population	Households
1 Mile	3,716	1,527
3 Miles	20,872	7,257
5 Miles	54,448	18,710



Radius	Average HH Income	Employees
1 Mile	\$115,746	2,262
3 Miles	\$114,856	3,538
5 Miles	\$115,664	8,902

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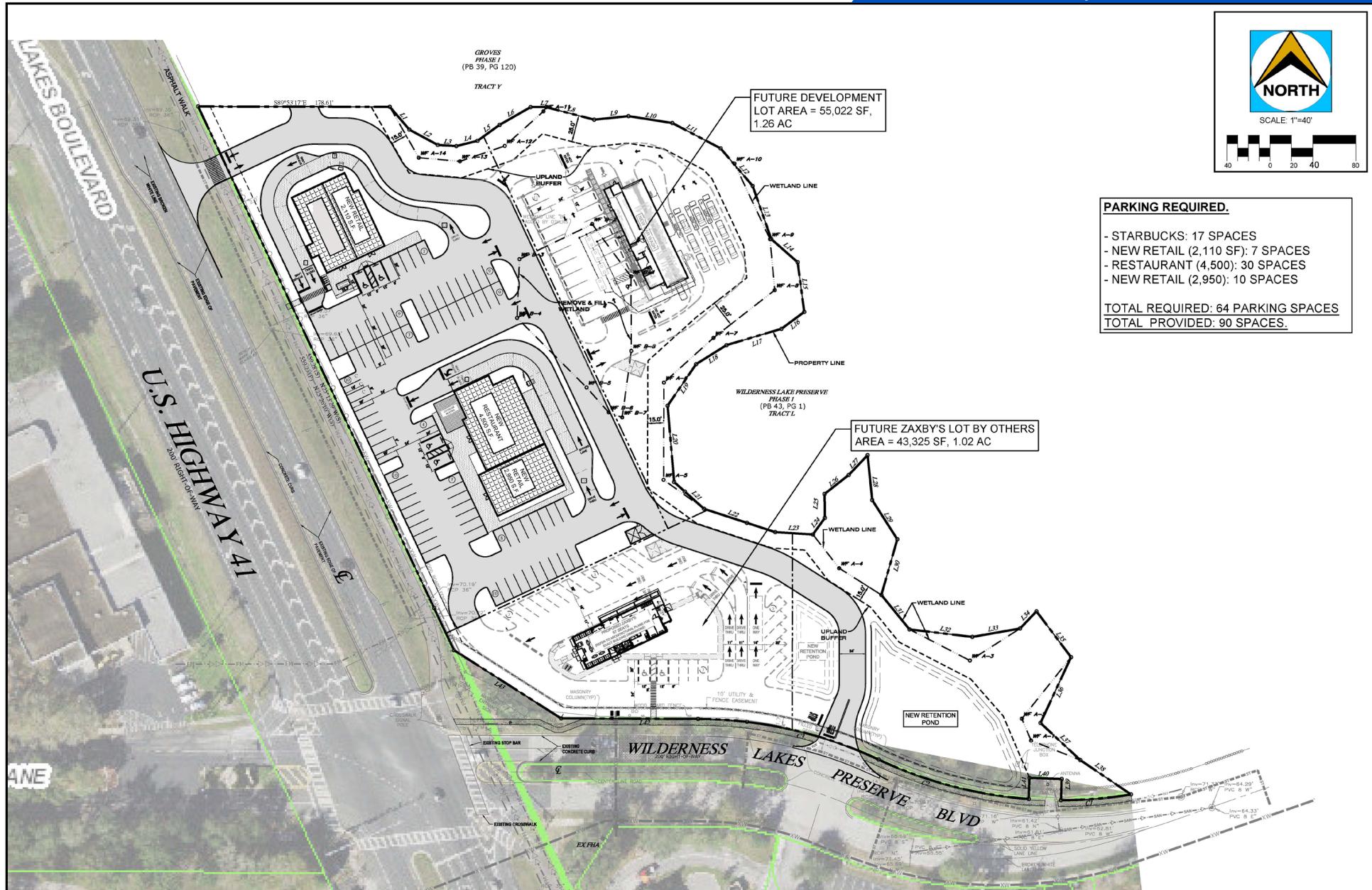
NORTH

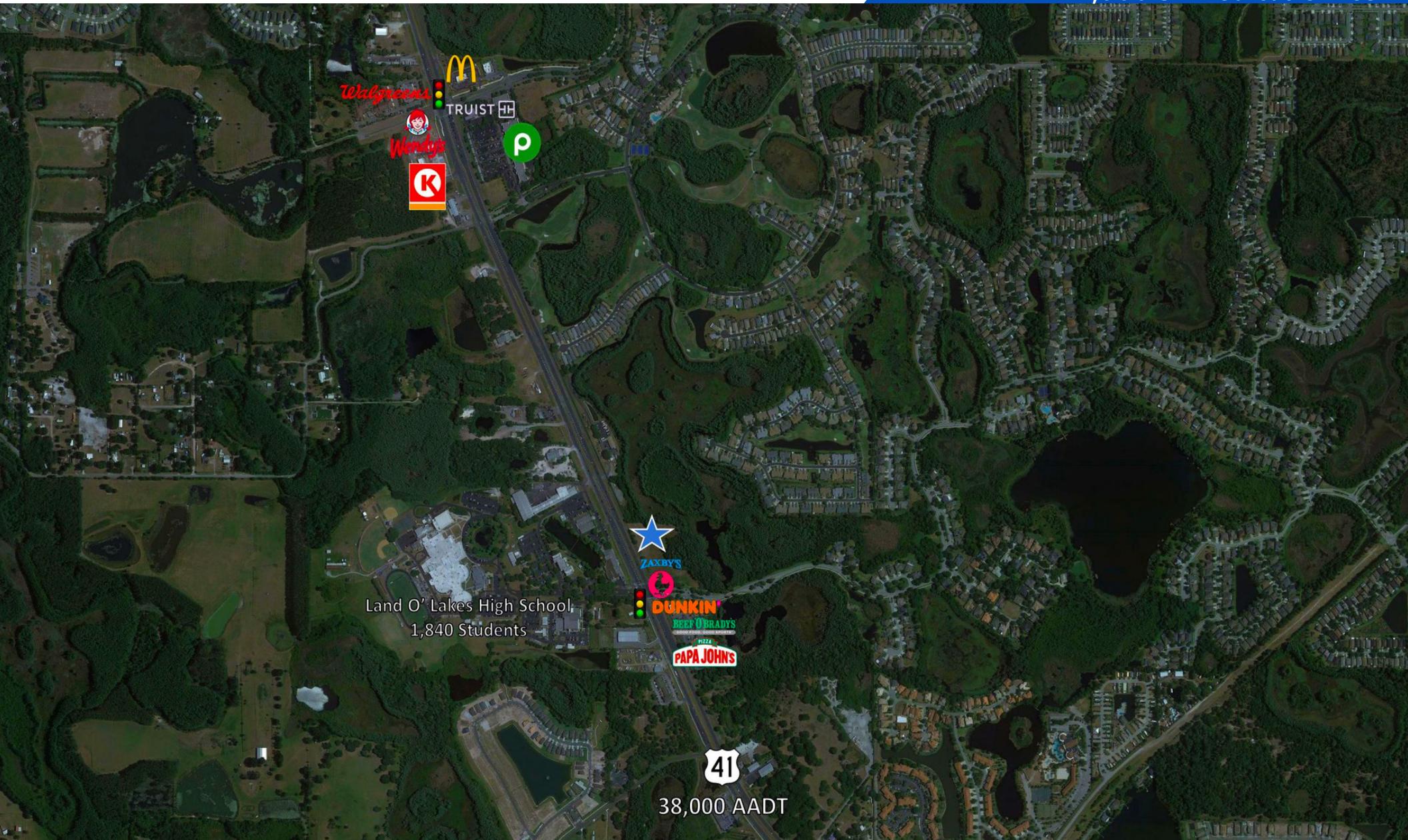
SCALE: 1"=40'

**PARKING REQUIRED.**

- STARBUCKS: 17 SPACES
- NEW RETAIL (2,110 SF): 7 SPACES
- RESTAURANT (4,500): 30 SPACES
- NEW RETAIL (2,950): 10 SPACES

TOTAL REQUIRED: 64 PARKING SPACES  
TOTAL PROVIDED: 90 SPACES.





We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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