

River Crossing

Alico Estates

Cattlemans Crossing

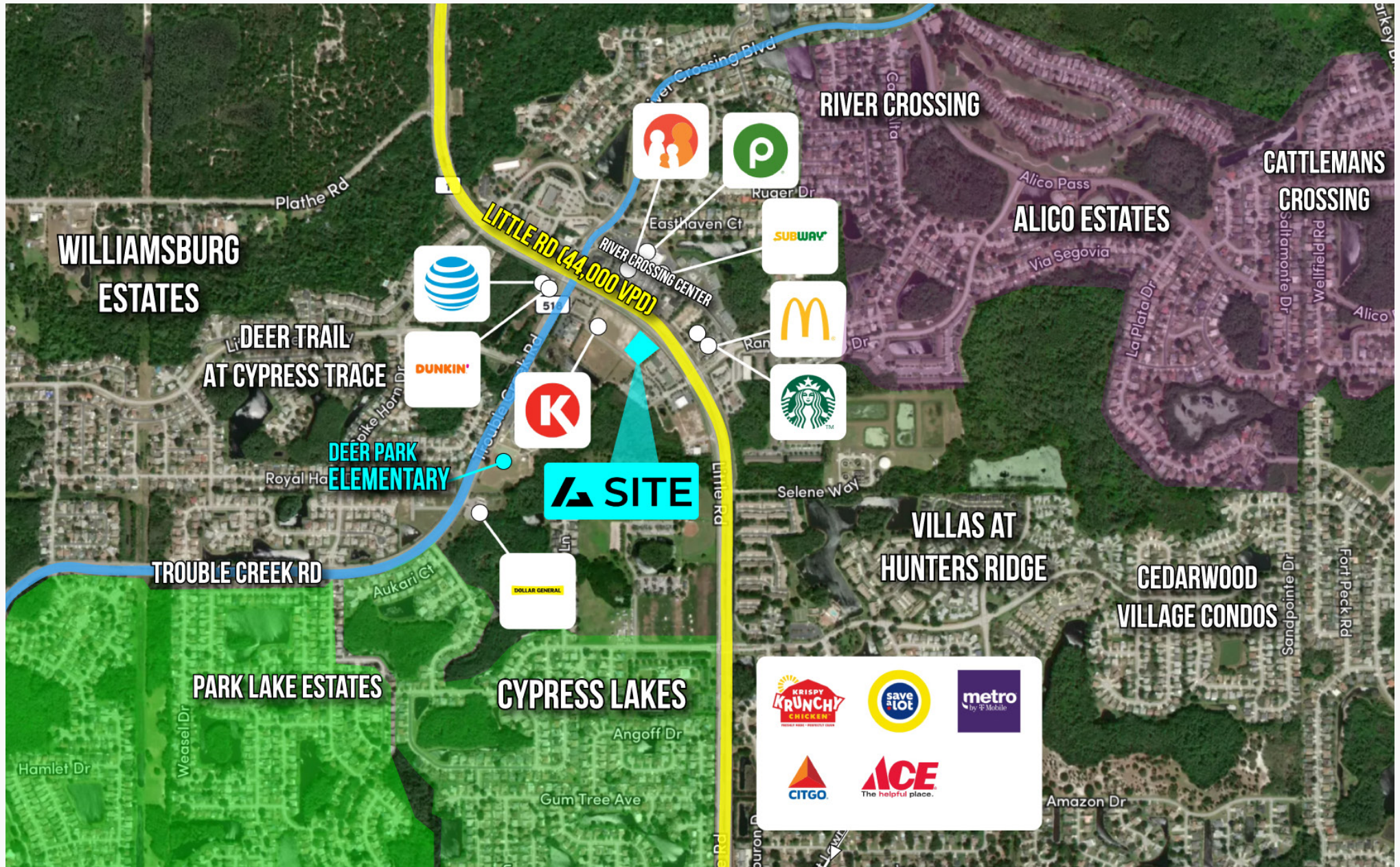


Little Rd - 44,000 VPD



Macro Aerial

Little Rd. and Trouble Creek Rd., FL 34655



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Summary

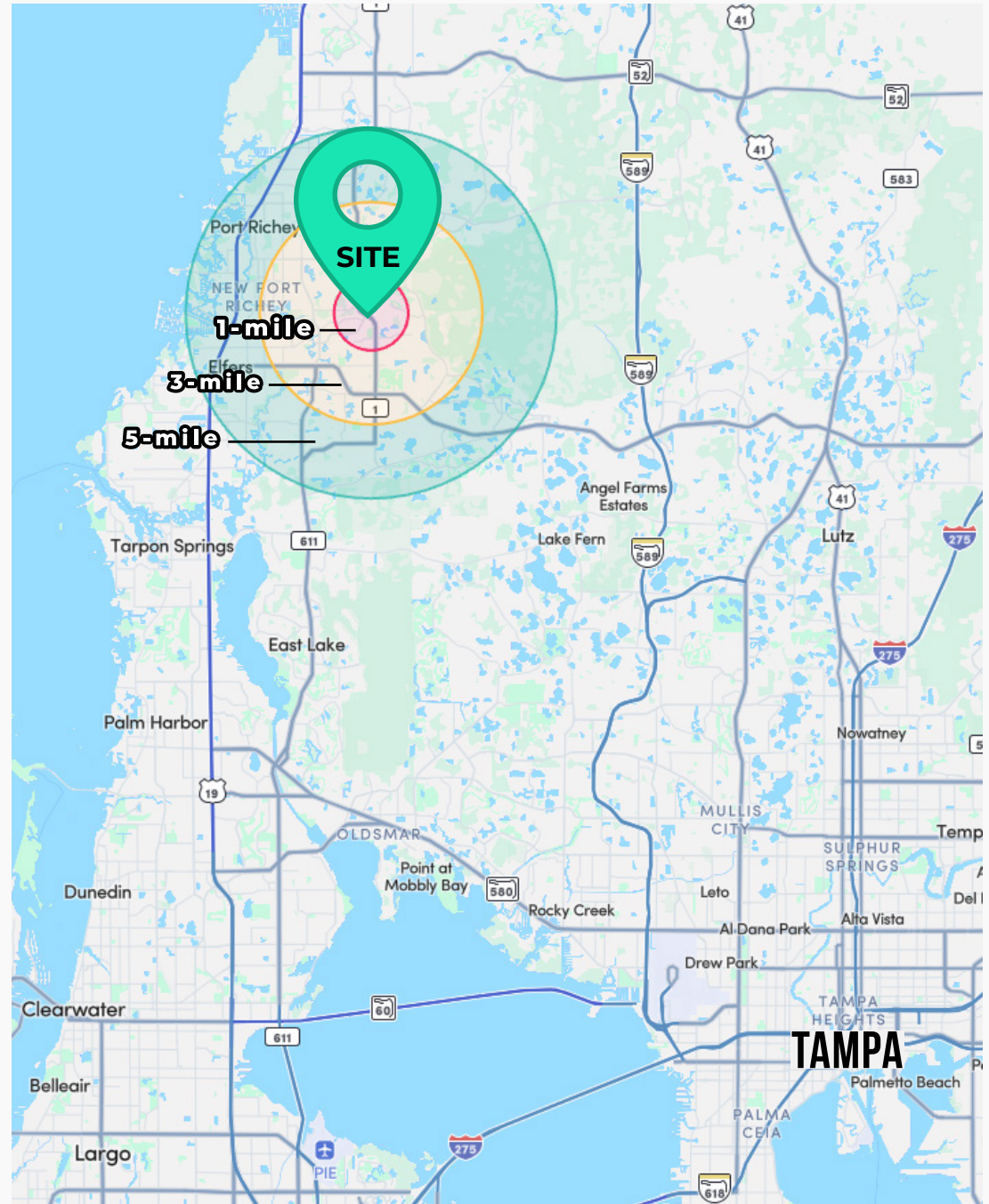
- Lease Rate: Call for Pricing
- Building Size: +/- 7,000 SF
- Available For Lease: +/- 1,200-5,200 SF
- Co-Tenants: Bas Ass Coffee

Property Overview

- Located directly across from an established Publix fronting Little Rd in a densely populated suburban area
- Expected population growth rate greater than 4.8% over the next 5 years
- Positioned next to market's primary town center and national retailers such as Starbucks, McDonald's, and Circle K

Demographics

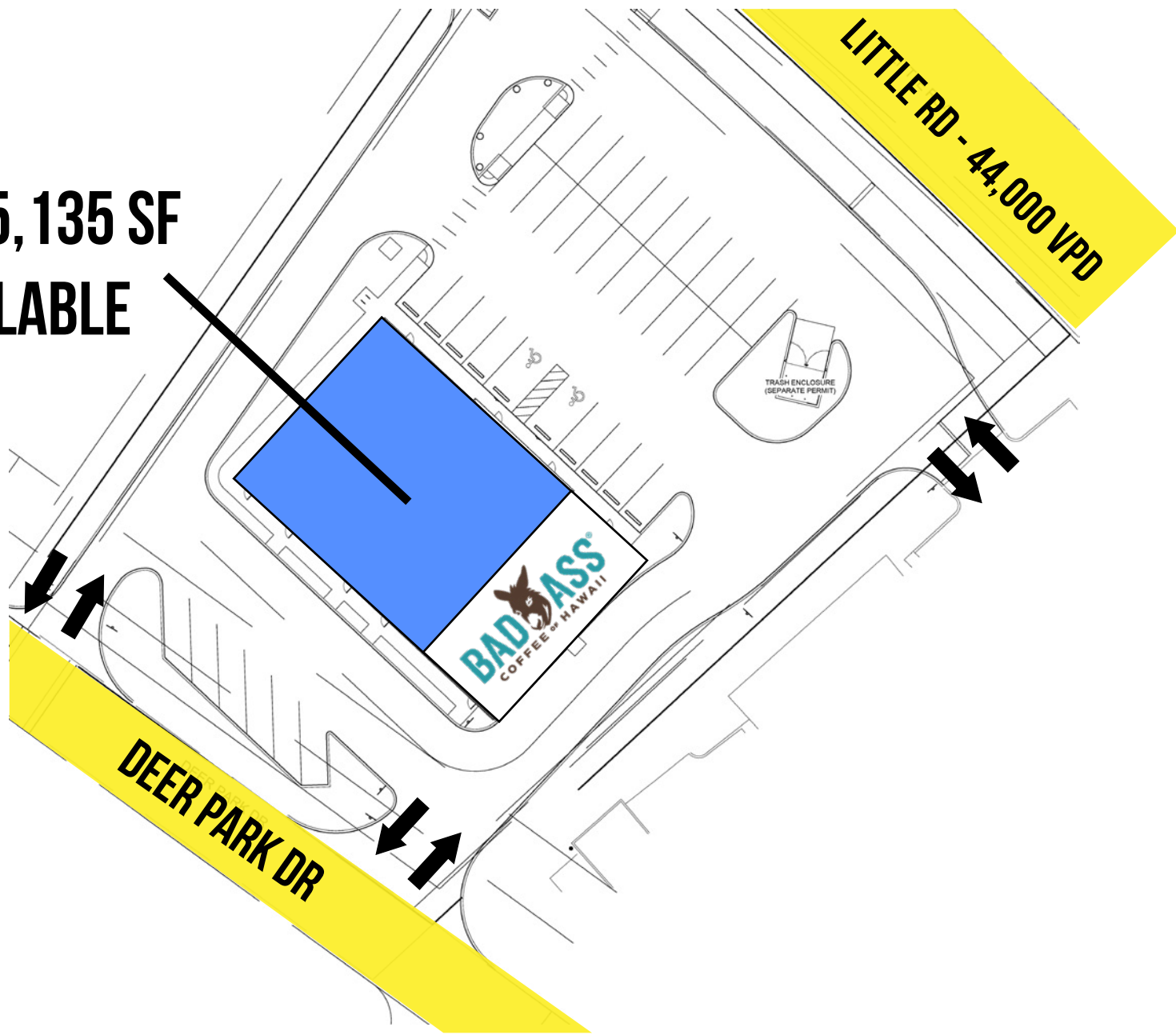
| 2025 Population | | |
|---------------------------------|--------------------|---------------------|
| 5,548 1 Mile | 72,795 3 Mile | 163,385 5 Mile |
| 2029 Projected Growth ('25-'29) | | |
| 19.81% 1 Mile | 18.85% 3 Mile | 19.34% 5 Mile |
| Avg. Household Income | | |
| \$98,809 1 Mile | \$97,747 3 Mile | \$100,746 5 Mile |



Site Plan

Little Rd. and Trouble Creek Rd., FL 34655

**1,300-5,135 SF
AVAILABLE**



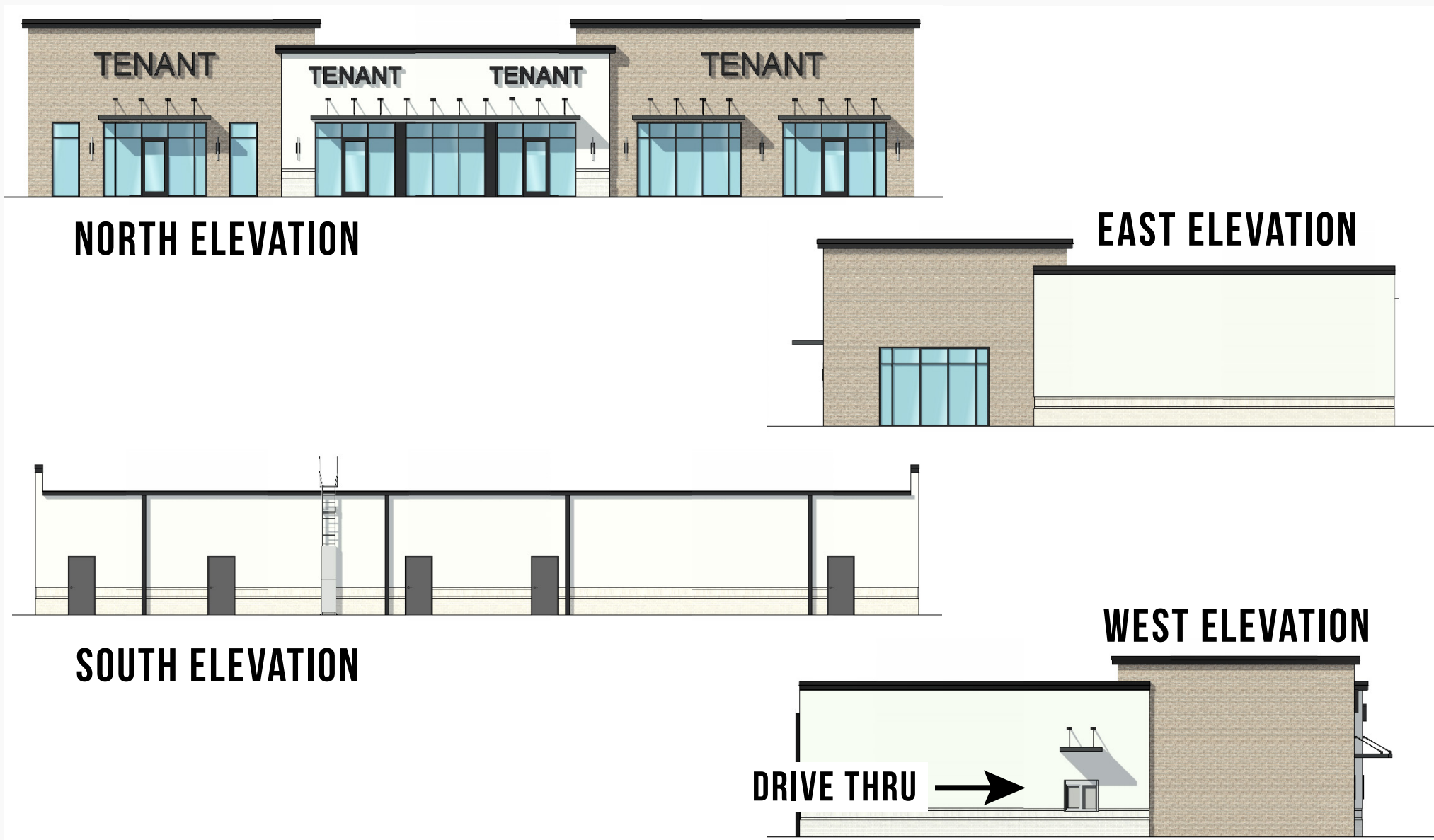
Floor Plan

Little Rd. and Trouble Creek Rd., FL 34655



Renderings

Little Rd. and Trouble Creek Rd., FL 34655





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