

# Serenity at SouthShore For Lease

740 Eleton Springs Drive  
Wimauma, FL 33598



*New Development!*

## **Stephanie Addis**

Vice President

Retail Services

+1 813 222 0484

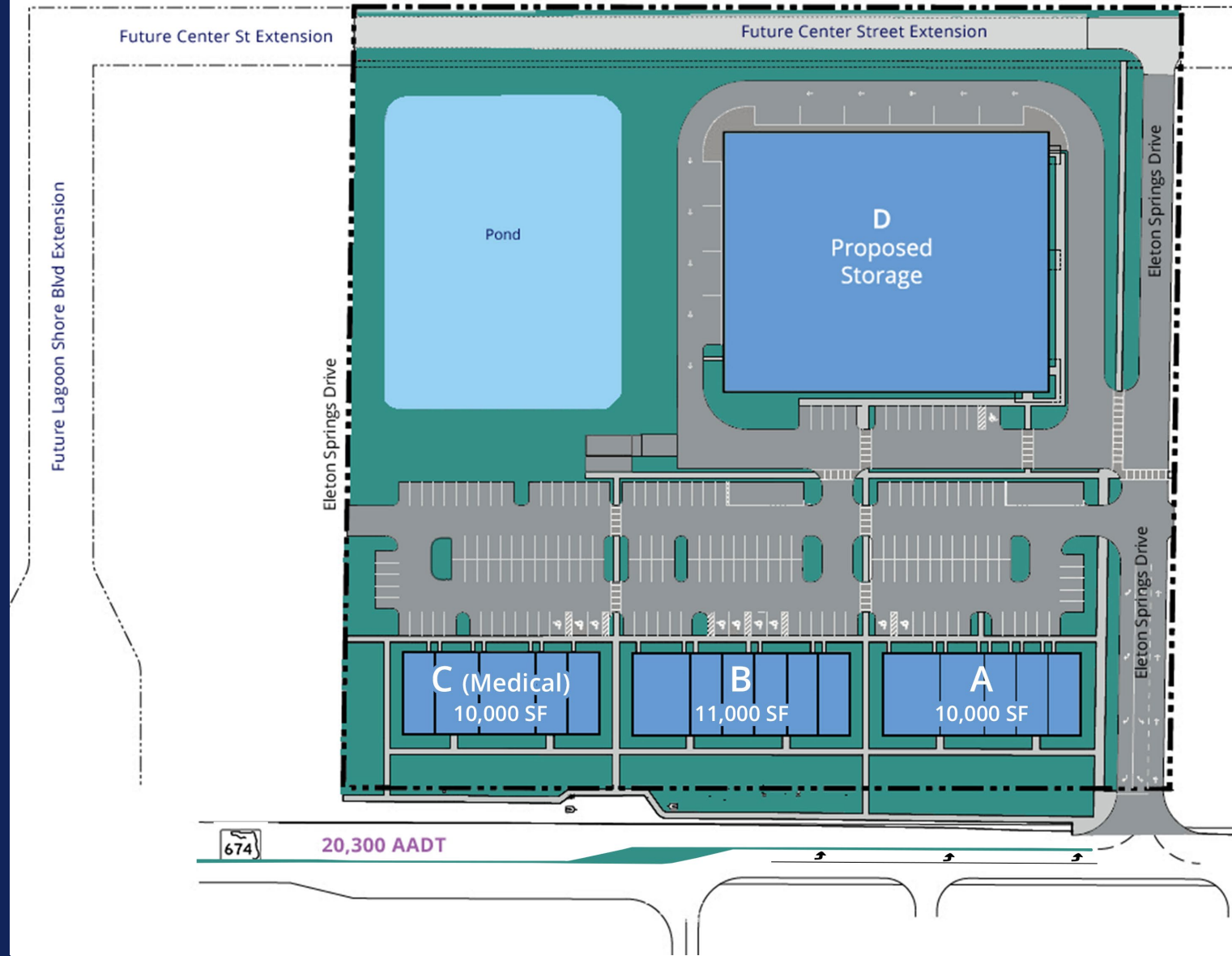
[stephanie.addis@colliers.com](mailto:stephanie.addis@colliers.com)

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# Serenity at SouthShore

## Site Plan

- 1,200 - 11,000 SF suites available
- Located just east of US 301 and I-75 in southeast Hillsborough County
- High growth area with thousands of new homes underway and planned in the immediate trade area
- New state-of-the-art high school (largest in Hillsborough County) opening 2025
- Average household incomes of over \$97,000 within 5 miles
- Full access from the main road with additional access planned via the future expansion of Center Street
- Join area retailers: Walmart, Aldi, Publix, Wawa, Walgreens, Dunkin', Domino's Pizza, CVS, McDonald's, and many more



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## Area Demographics



### Total Population

3-Mile: 33,148  
5-Mile: 81,362  
7-Mile: 165,523



### Daytime Population

3-Mile: 32,094  
5-Mile: 70,821  
7-Mile: 132,131



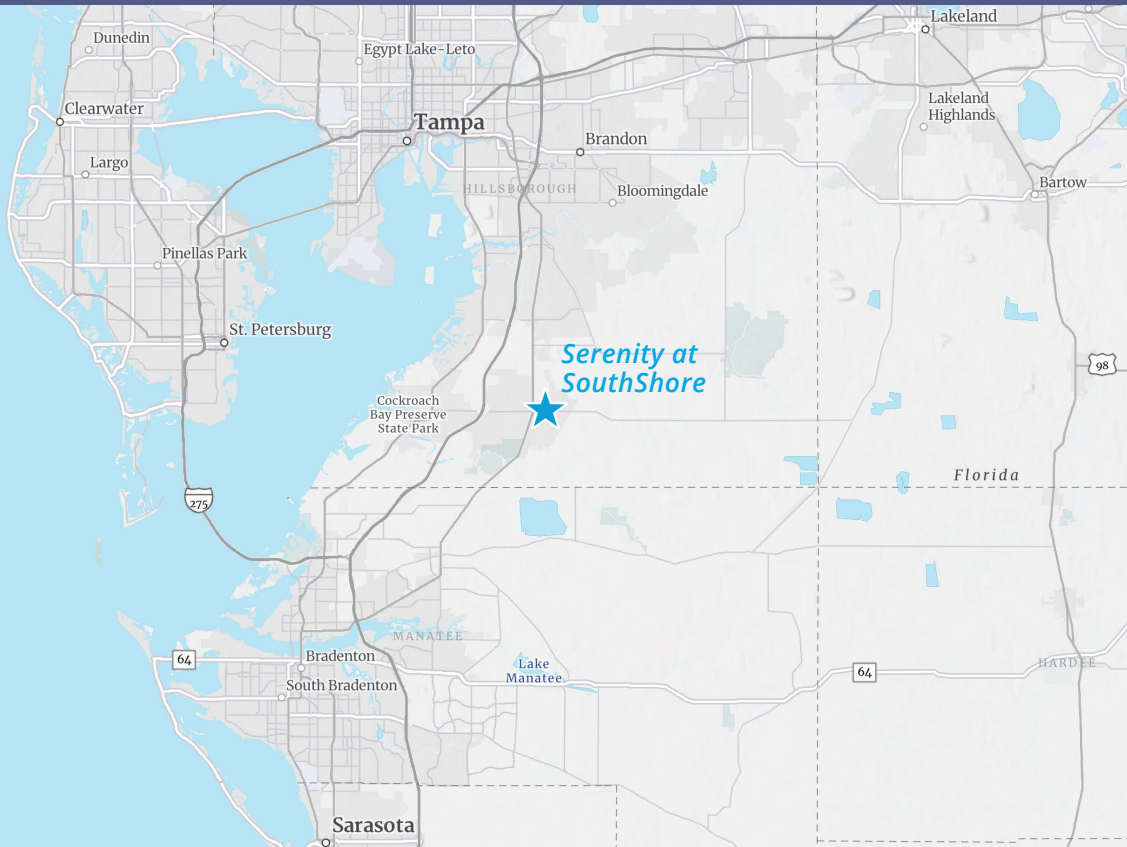
### Average HH Income

3-Mile: \$86,982  
5-Mile: \$97,565  
7-Mile: \$107,719



### Median Age

3-Mile: 60.4  
5-Mile: 44.3  
7-Mile: 39.1



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4830 W. Kennedy Blvd.  
 Suite 300  
 Tampa, FL 33609  
 P: +1 813 221 2290

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