

PREMIER PAD SITE ON SR-54

FOR LEASE

12382 STATE ROAD 54, ODESSA, FL 33556

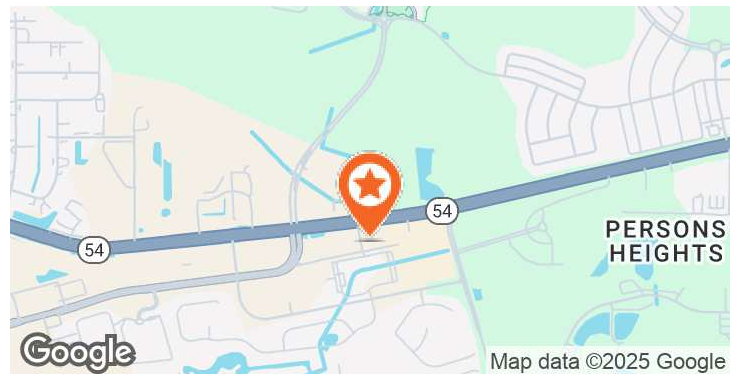


LOCATION DESCRIPTION

Located on State Road 54 on a pad of Shoppes at Trinity Lakes across from Starkey Ranch

PROPERTY HIGHLIGHTS

- 1.088 Acre site available
- Ground Lease, Build-to-Suit, or Multi-Tenant Strip Center – ranging from 1,381 – 2,890 SF
- Excellent visibility to State Road 54 with a 60,000 AADT
- Walking distance from nearby luxury apartment complex with over 280 units and low vacancy rate
- Area retailers include Publix, Club Pilates, Orangetheory Fitness, Aldi, Wawa, Culver's, Moe's Southwest Grill, Chicken Salad Chick, Wendy's, and Tropical Smoothie



DEMOGRAPHICS	1 MILE	3 MILES	5 MILE
Total Population	6,660	30,195	76,813
Total Daytime Population	7,109	30,652	68,684
Households	2,482	11,474	30,424
Average HH Incomes	\$147,054	\$159,746	\$140,129



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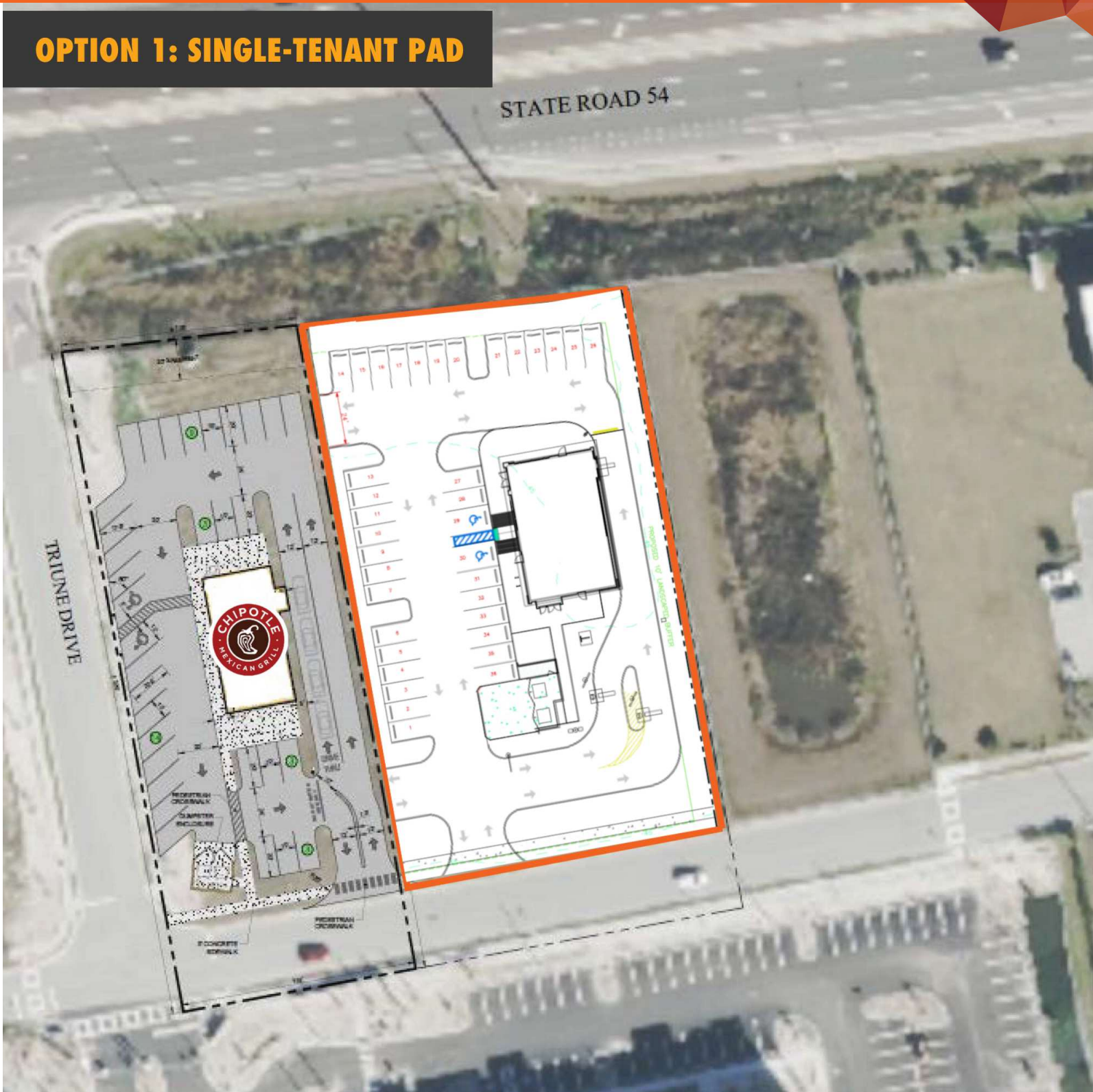
813.547.6804

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OPTION 1: SINGLE-TENANT PAD



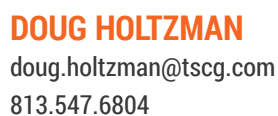
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OPTION 2: MULTI-TENANT STRIP CENTER



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