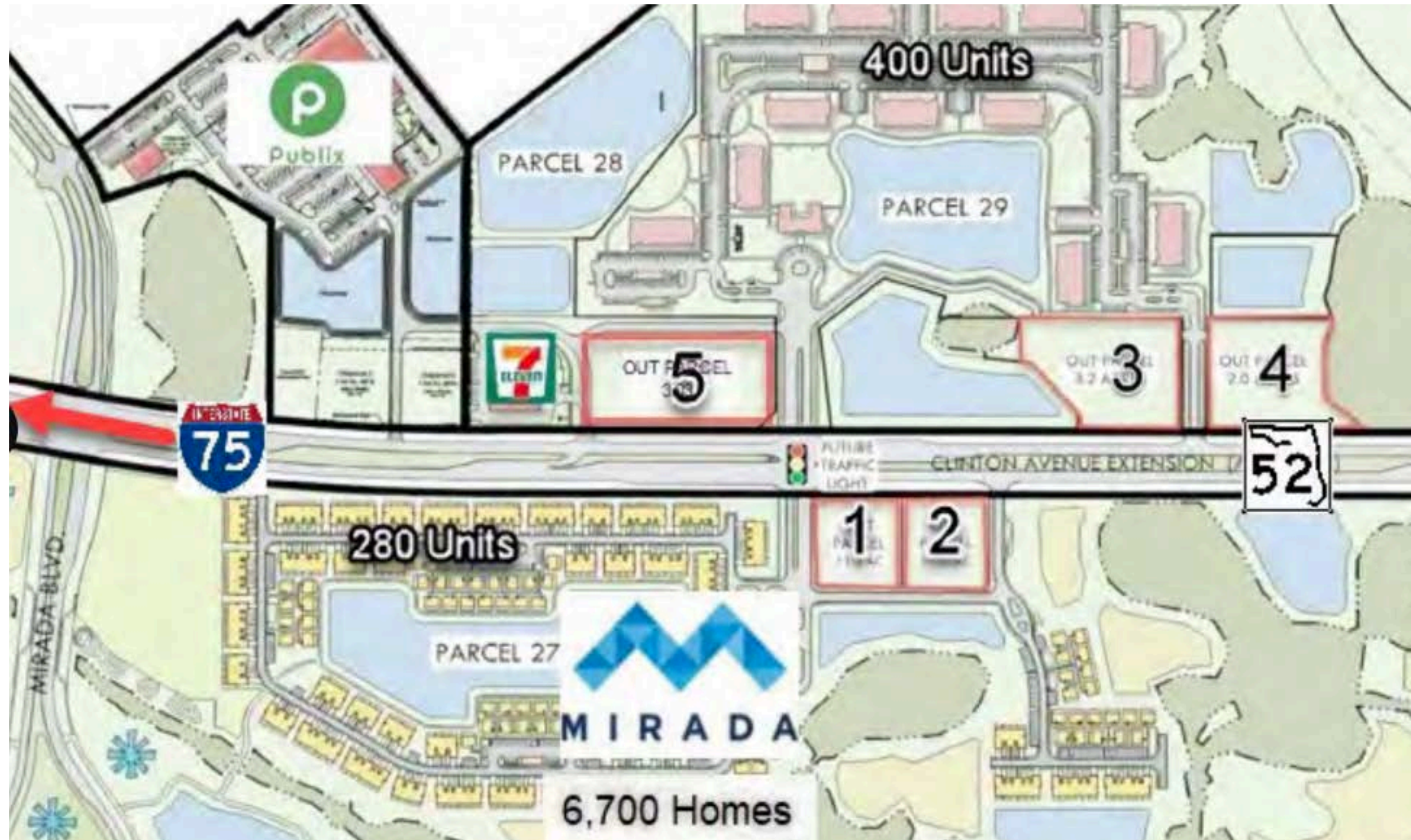


30841 Mirada Blvd,  
San Antonio, FL 33576

# Mirada's Outparcels



Parcel 1 & 2      1.3 acres each


Parcel 3      3.2 acres

Parcel 4      +/- 2 acres

Parcel 5      3 acres

 **RAVE COMMERCIAL**

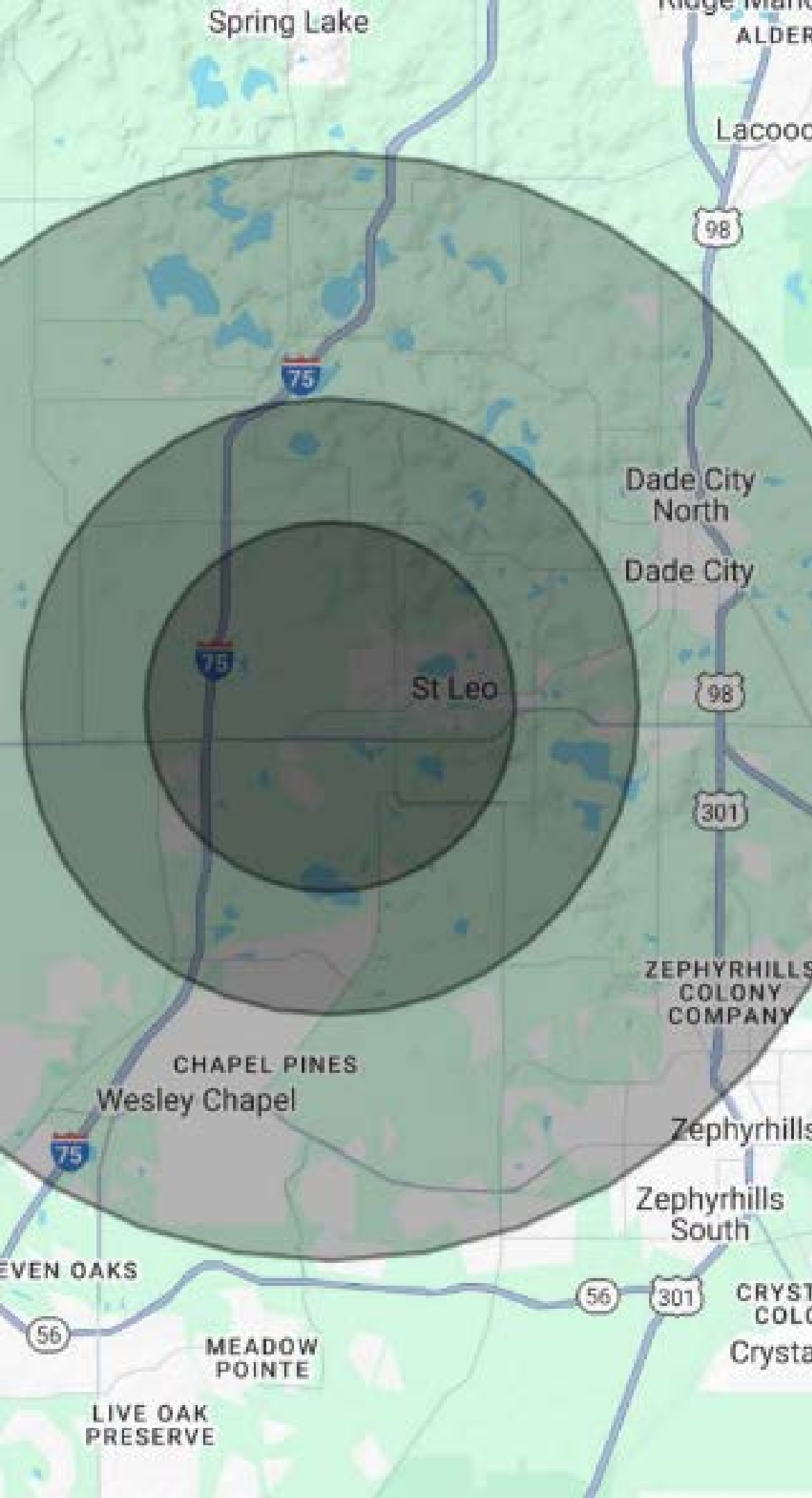
 [rave@ravecommercial.com](mailto:rave@ravecommercial.com)

 (813) 750 - 7581



# Details on Mirada Outparcels

- ▶ 2 miles east of I-75, along the New SR 52. No storm water retention required.
- ▶ 15-acre Mirada Metro Lagoon with 6,700+ Mirada homes and 400+ Dr. Horton homes coming soon!
- ▶ New Signal Light coming on high visibility with easy access. We are the only signaled hard corner left in that area.
- ▶ Bay Care Hospital and Advent Health Center nearby.
- ▶ 400ft from Publix, near Target and Amazon distribution centers.
- ▶ AADT: 20,000



# Demographics

Household Income → Within 3 miles - \$138,000

Population → Within 1 mile - 20,000

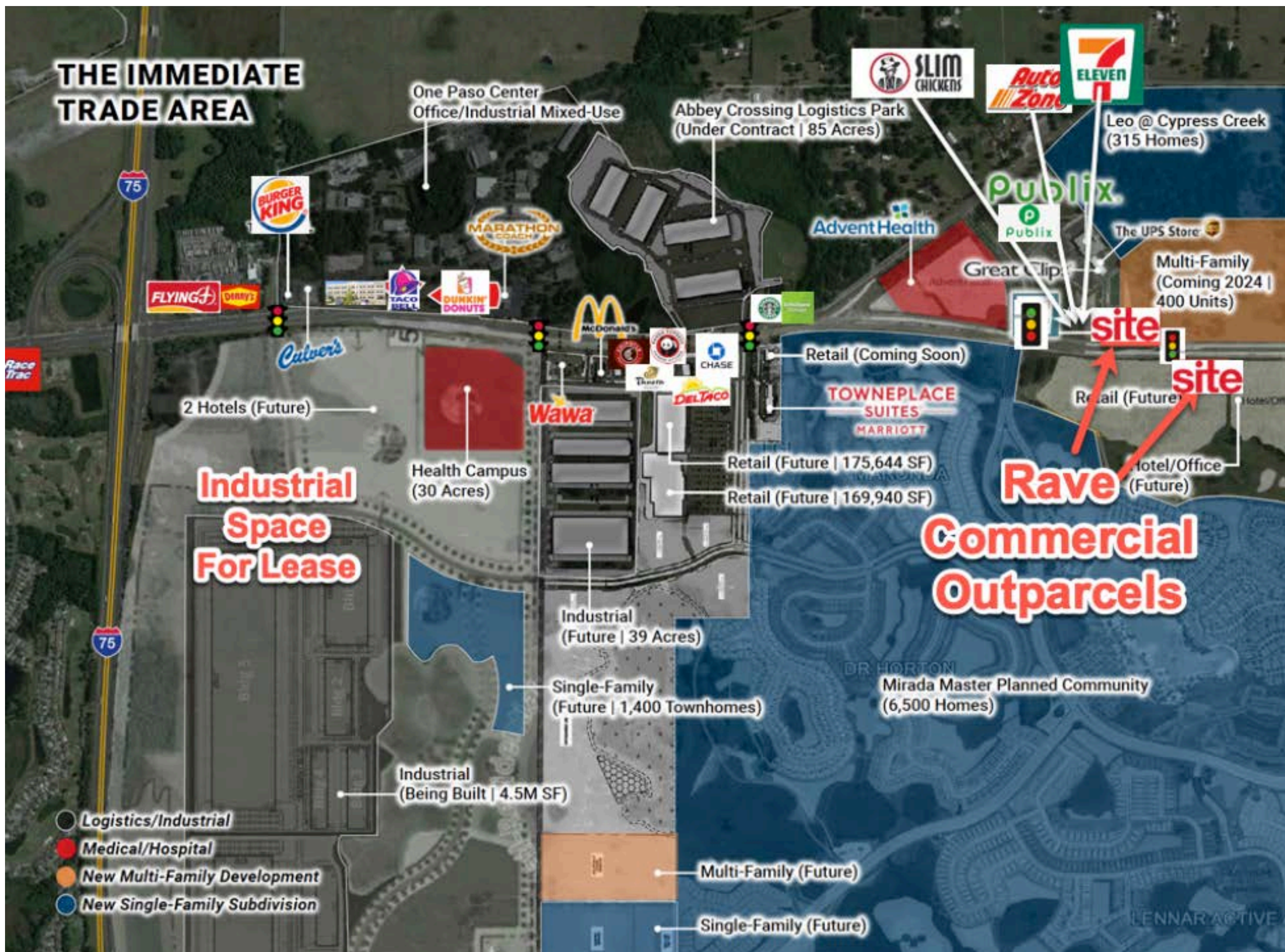
Age → Within 1 mile - Median of 34.6

*(73% white collar / 26% blue collar)*

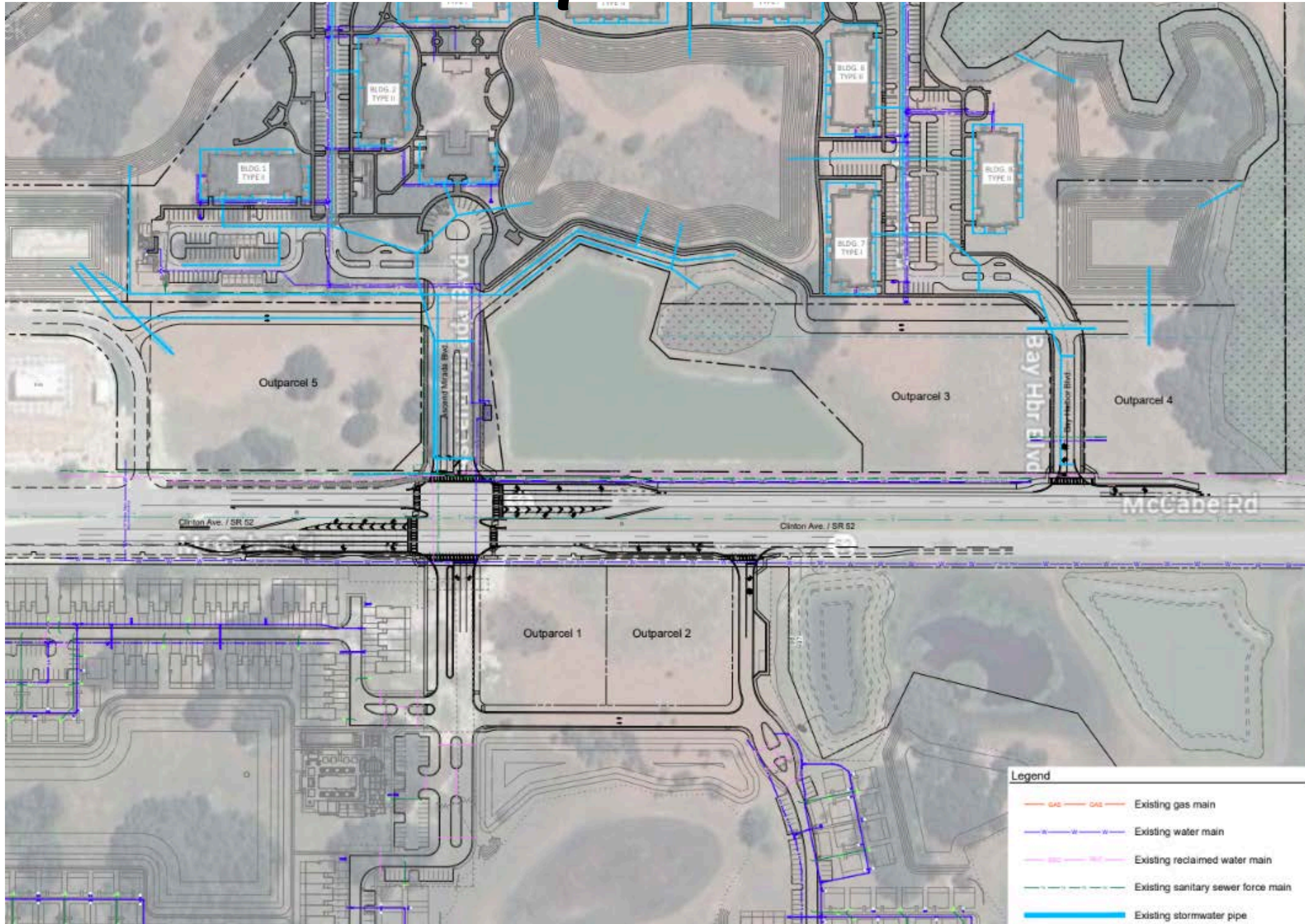
# Mirada Homes



# Near By Tenants



# Concept Site Plan



# Photos of Outparcels 1 & 2



# Photos of Outparcels 3 & 4





# Photos of Outparcel 5

