#### 30841 Mirada Blvd, San Antonio, FL 33576

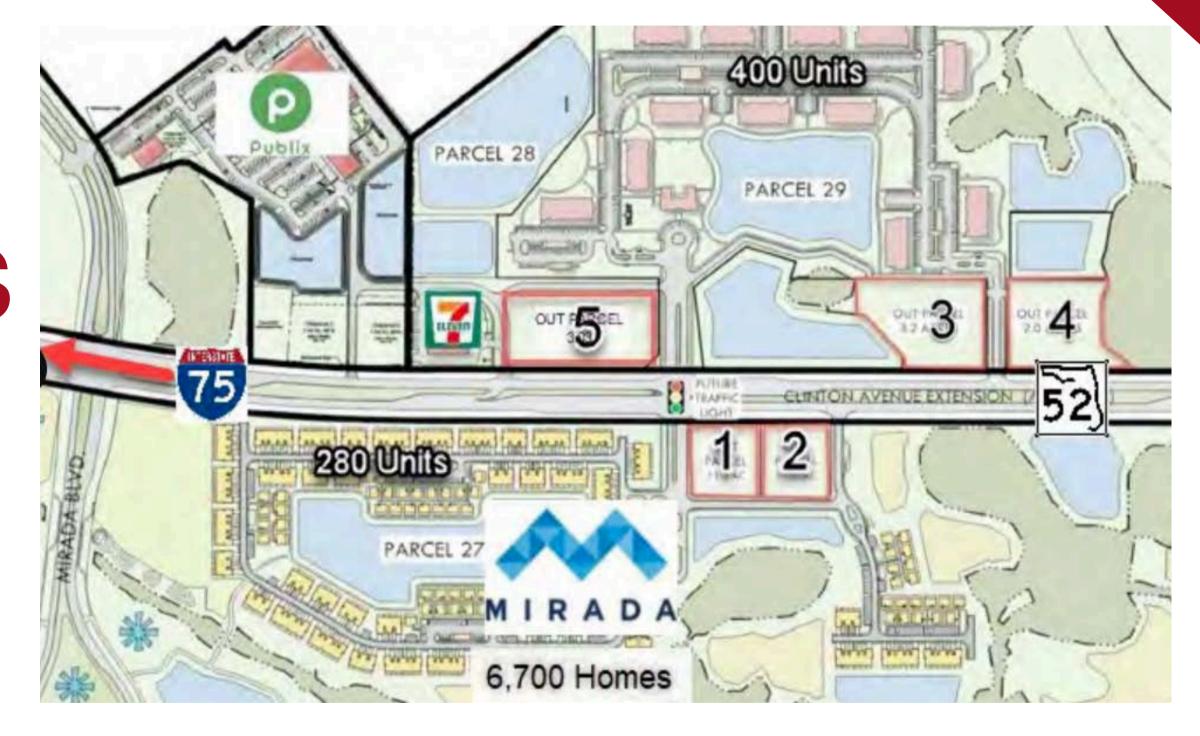
# Mirada's Outparcels

Parcel 1 & 2 1.3 acres each

Parcel 3 3.2 acres

Parcel 4 +/- 2 acres

Parcel 5 3 acres





#### **RAVE COMMERCIAL**





## Publix. 400 Homes 6,700 Homes HOMES BY WESTBAY LENNAR ACTIVE ADULT LENNAR ACTIVE ADULT

# 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

#### mage main Spring Lake ALDER Lacooc 98 Dade City North Dade City St Leo 98 (301) ZEPHYRHILLS COLONY COMPANY CHAPEL PINES Wesley Chapel Zephyrhills Zephyrhills South EVEN OAKS CRYST (301 MEADOW POINTE Crysta LIVE OAK PRESERVE

### <u>Demographics</u>

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)

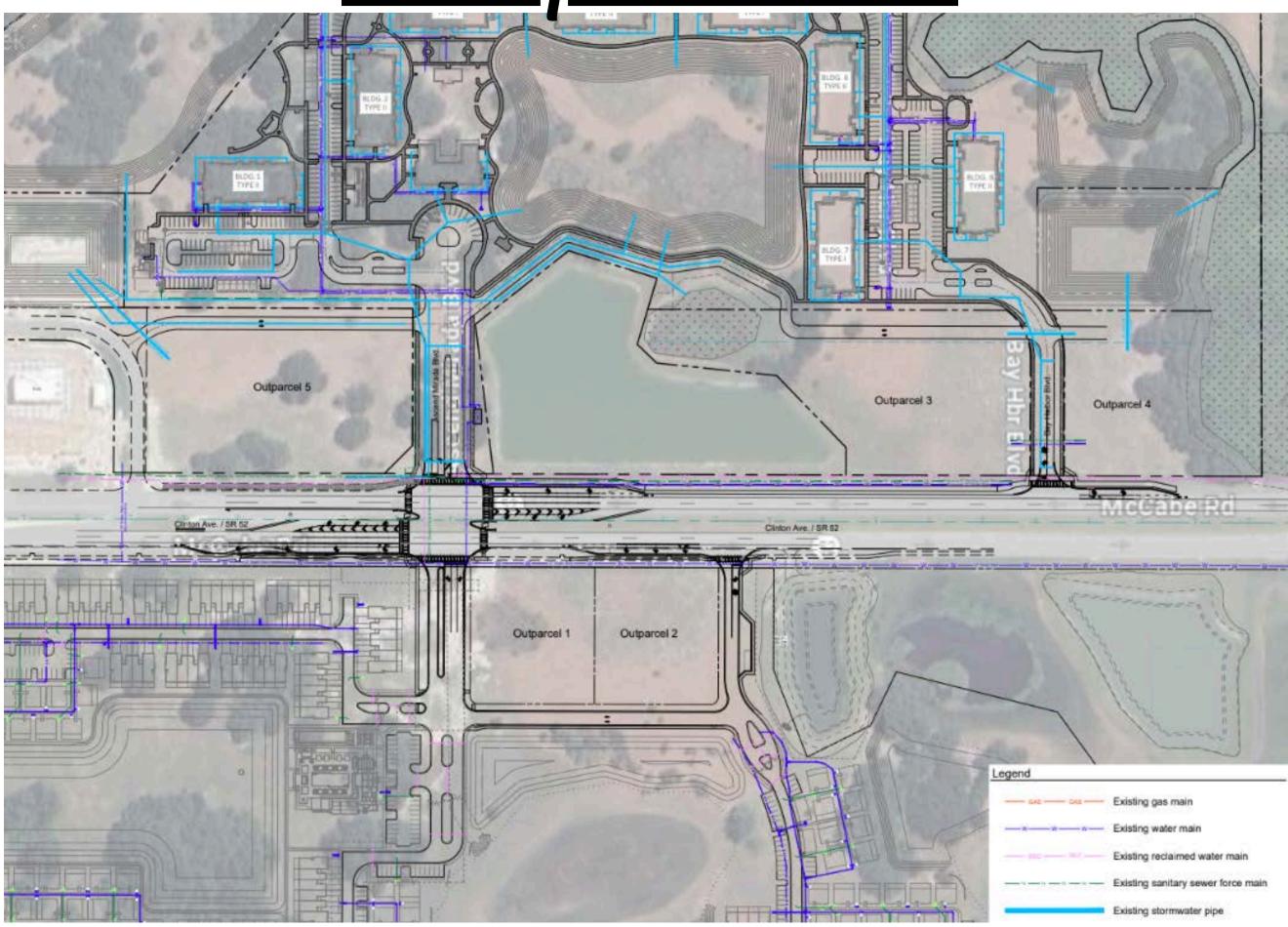
#### Mirada Homes



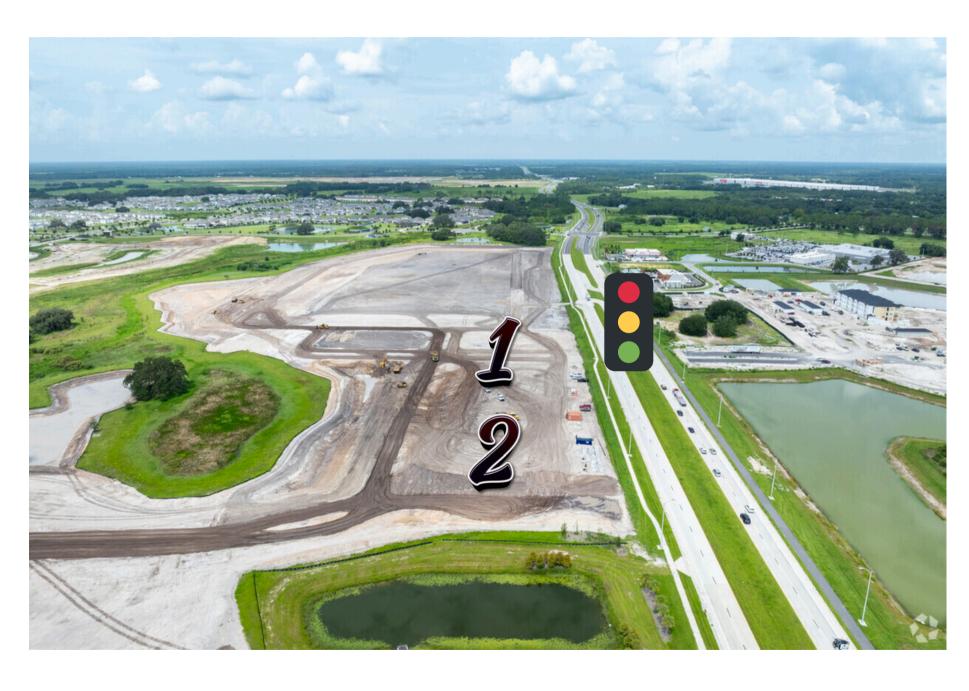
#### Near By Tenants



Concept Site Plan

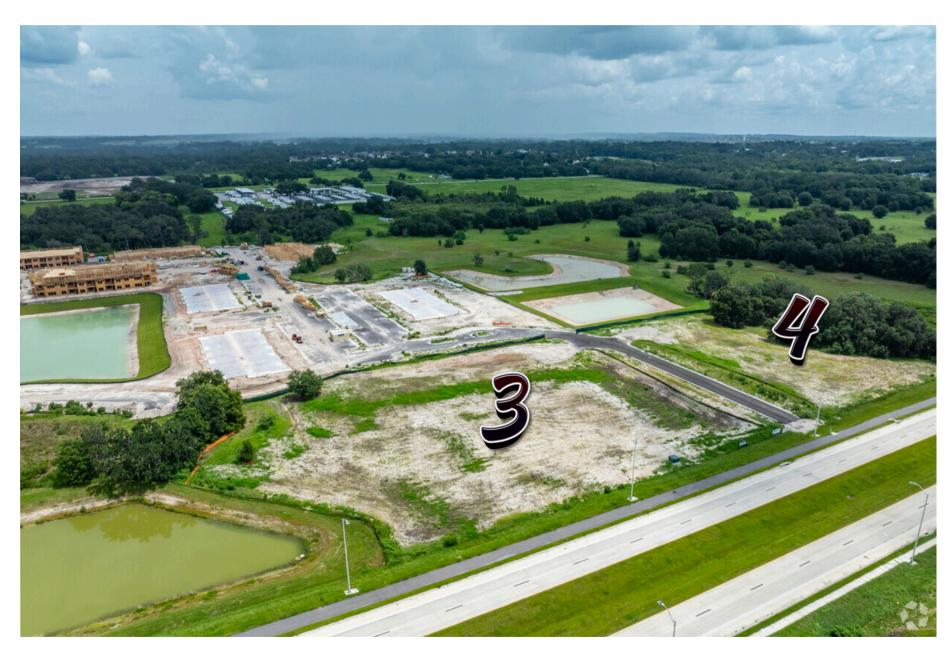


## Photos of Outparcels 1 & 2





## Photos of Outparcels 3 & 4





## Photos of Outparcel 5



