



For Lease | Retail Development

# SR54 and Sunlake Boulevard Land O' Lakes, FL

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Charles Rushe Middle School  
1,418 Students

Sunlake High School  
1,942 Students

Imagine Charter School  
774 Students

BayCare HealthHub

Fresco Pizza  
Bella Nails  
China Moon  
Osaka Express

**SUBJECT SITE**  
Sunlake Boulevard  
and SR54

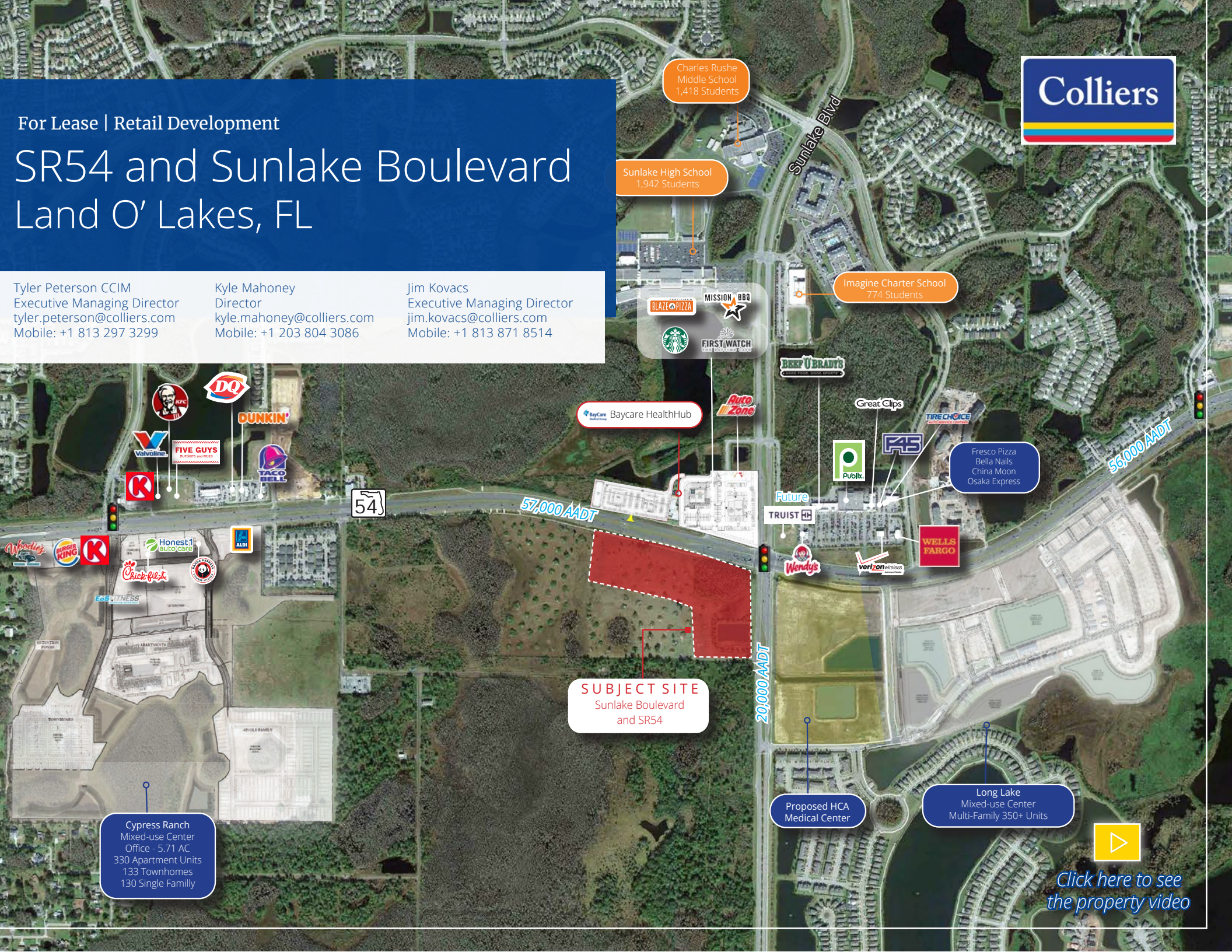
Cypress Ranch  
Mixed-use Center  
Office - 5.71 AC  
330 Apartment Units  
133 Townhomes  
130 Single Family

Proposed HCA  
Medical Center

Long Lake  
Mixed-use Center  
Multi-Family 350+ Units



*Click here to see  
the property video*







## Leasing Opportunities

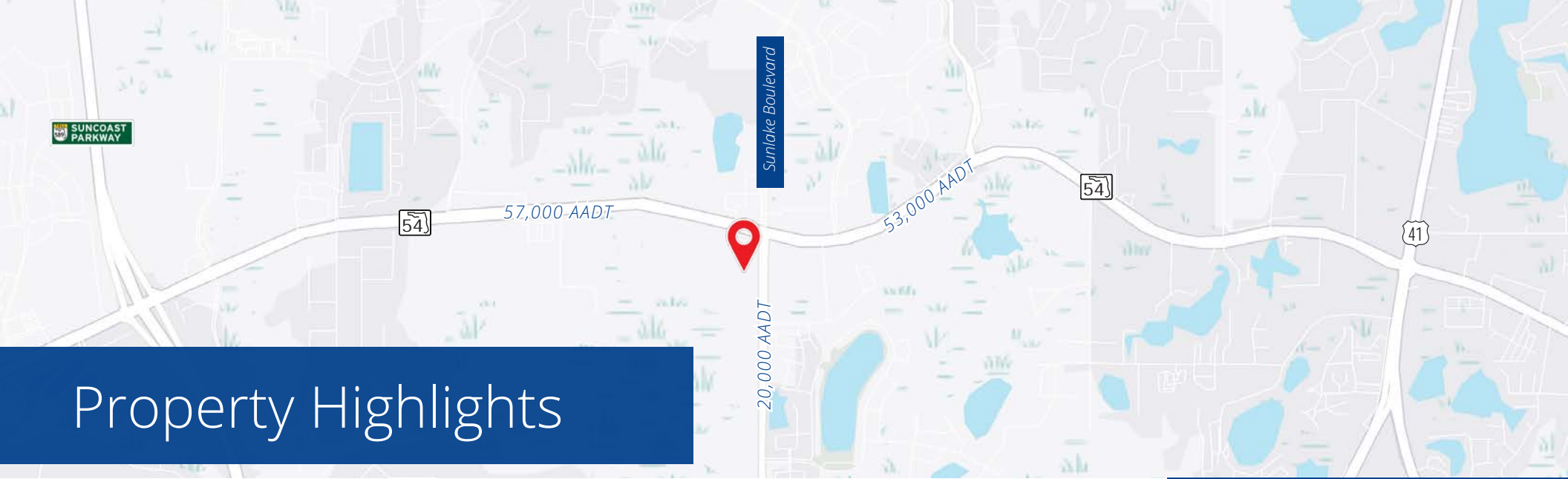
Pad sizes can vary

- A 3,267± SF
- B 2,600± SF
- C 816± SF
- D 3,500± SF
- E 2,500± SF
- F 14,500± SF
- G 10,000± SF

Total 8.1± AC

45,849± SF of Retail  
489 Total Parking spaces





- Up to six outparcels directly on SR54
- Last pin corner available at intersection
- Main artery supporting one of the largest master-planned communities in Pasco County
- Over 15,500+ residential units are planned within 5 miles of the subject site
- Located at a signalized intersection with multiple access points
- High-income residential population surrounding the site
- Pasco County is the #1 fastest-growing county in the Tampa Bay MSA
- Live, work, and learn drivers immediately surrounding the site
- New tenants to the market: First Watch, Starbucks, and Chick-fil-A. Blaze Pizza, Mission BBQ, and Five Guys are under construction.

Market Facts:

- Pasco County's primary focus has been employment growth with major incentives for office and industrial products.
- Over the next ten years, future job growth is predicted to be 44.3%, which is higher than the US average of 33.5%\*.
- Close proximity to Wesley Chapel and Odessa markets.
- A growing and skilled workforce, including the new 775 AC Moffitt Campus.

\*Bestplaces.net

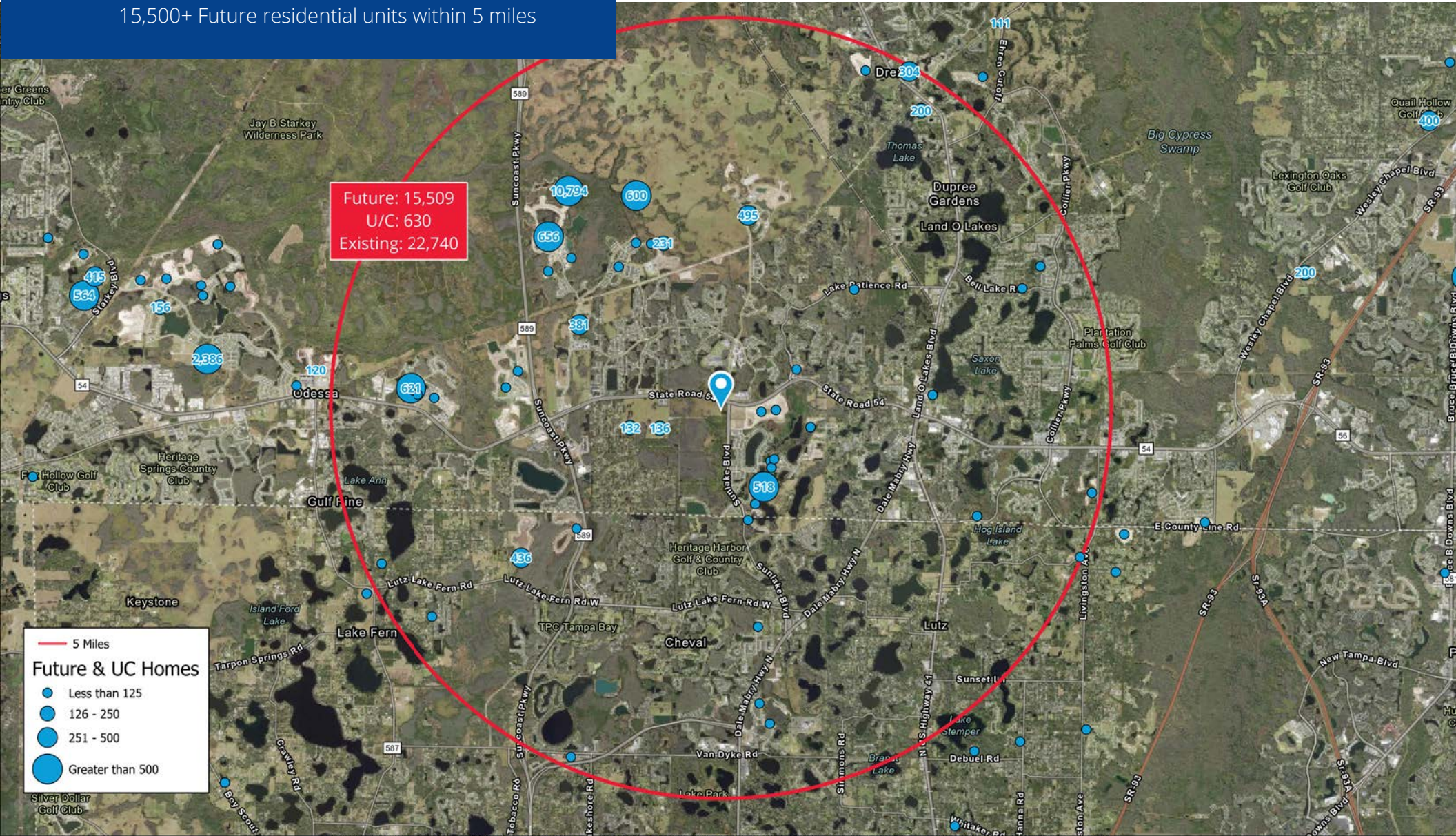
Demographics

	Population	Households	Daytime Population	Average HH Income
1 Mile	5,655	1,436	5,327	\$107,849
3 Mile	36,169	9,738	32,001	\$120,572
5 Mile	87,368	23,857	78,615	\$118,669



# Housing

15,500+ Future residential units within 5 miles

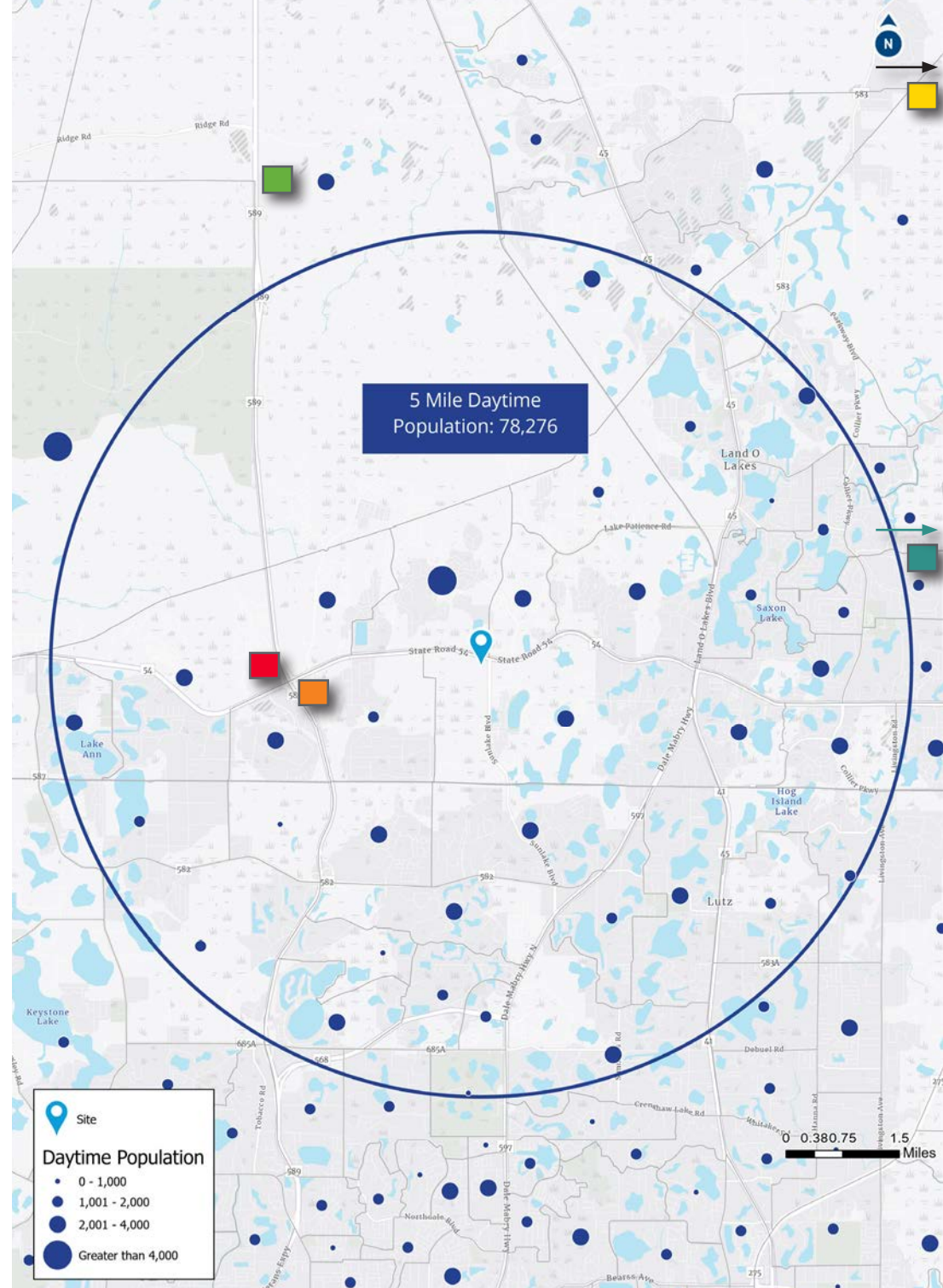




# Daytime Population







## Workforce

	Moffit Cancer Center	775 Acres; 16,000,000 SF 14,500 new jobs
	TouchPoint Medical	142,000 SF office/industrial 139 employees
	Edison Suncoast	77,500 SF building
	Santander Consumer	\$22,000,000 investment 115,000 SF office 875 new employees
	Mettler-Toledo	270,000 SF office/manufacturing 500+ employees
	Tru Simulation	199 employees
	Harney Hardware	\$7,500,000 investment 4,500 SF facility
	Amazon	\$40,000,000 investment 110,000 SF facility 120+ jobs

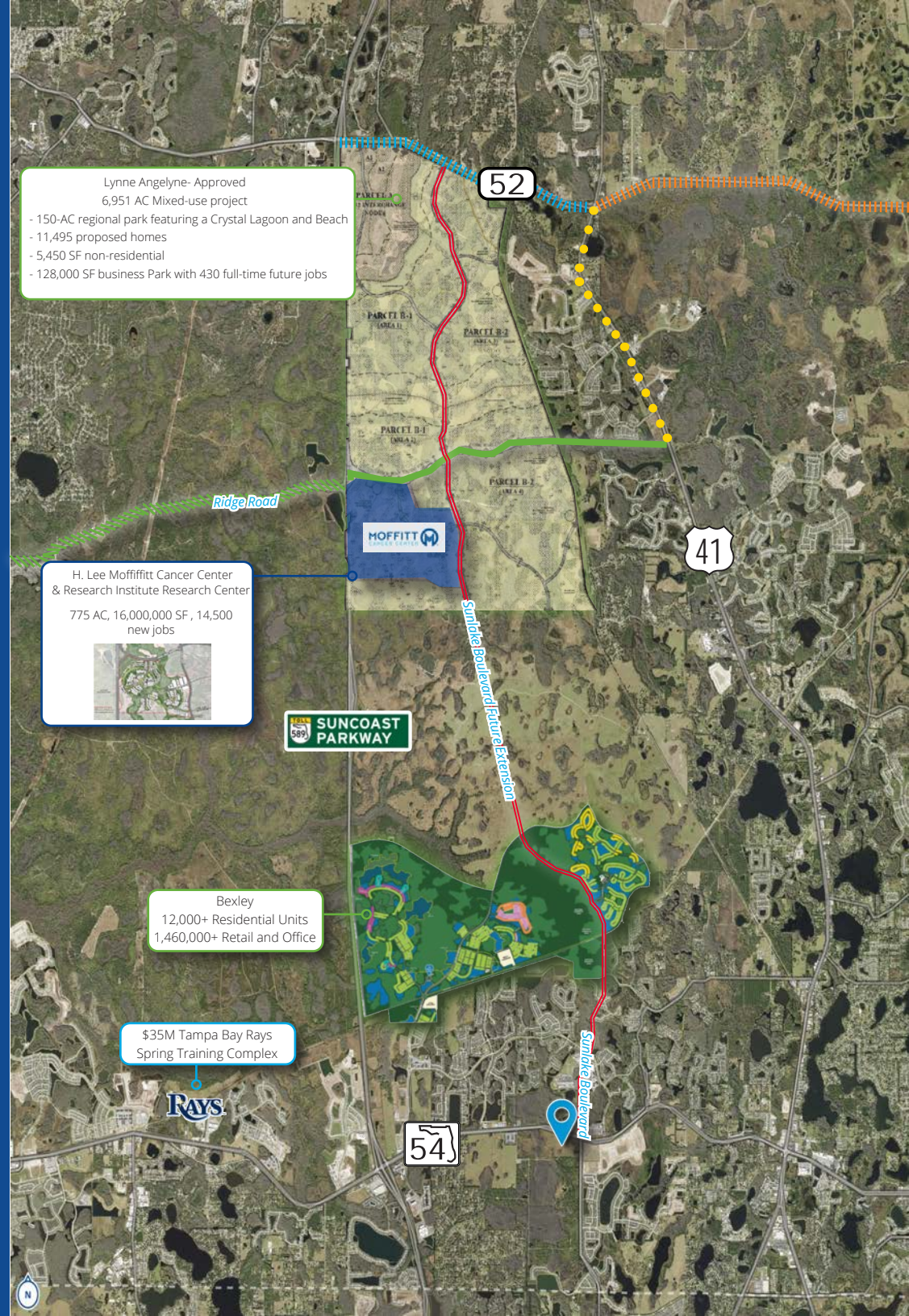




# Area Developments

-  Sunlake Boulevard expansion. Estimated completion date 2025.
-  Phase two will expand from the Suncoast Parkway to Sunlake Boulevard and to US Highway 41. Project estimated completion date 2025.
-  Recently opened 4.2-mile section of the Ridge Road Extension (2021).
-  US 41 will widen to a four-lane divided road from north of Connerton Boulevard to south of SR 52. Expected completion date by summer of 2023.
-  This project is widening SR 52 to a six-lane divided highway from the Suncoast Parkway to east of US 41.
-  Proposed widening SR 52 (Schrader Hwy) from the existing two-lane road to a four-lane divided road. Construction is anticipated to begin in 2026.

Property Flyer  
Sunlake Blvd. and SR54





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# Sunlake Boulevard and SR54

Mixed-use Development



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