



194 Apt Units

Proposed

Moccasin Wallow Rd

Gateway Blvd

76

**National QSR/
Retail/
National Auto
in Permitting**

**Imagine Charter
School**

**280 Apt
Units**

SITE

52nd Ave Extension

**524 Units in
Permitting**

Ave E

RETAIL ANCHOR PADS & OUTPARCELS

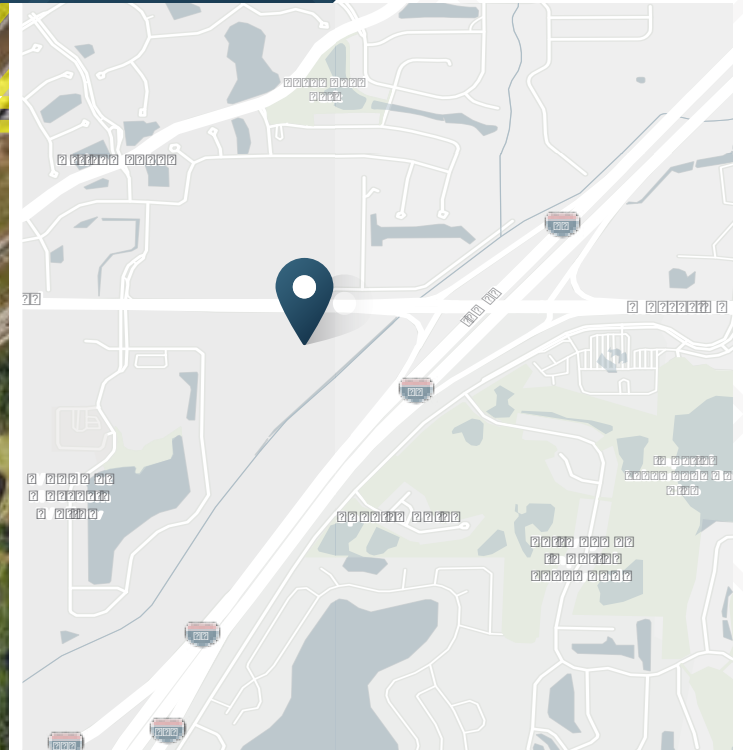
I-75 Adjacent Parcel Available in Parrish, FL

5305-5505 Moccasin Wallow Rd | Palmetto, FL



I-75 Adjacent Parcel in Parrish, FL

5305-5505 Moccasin Wallow Rd | Palmetto, FL



± 24 AC
Available

Contact Broker
Rate

ABOUT THE PROPERTY

- ±23.9 AC retail development located at the dynamic interchange of I-75 and Moccasin Wallow Rd.
- Property is surrounded by major housing developments, hospital/medical offices, multiple grocery stores, and national retail chains.
- High average household income (\$108,000 in a 4-mile radius)
- Easily commutable to St. Petersburg, Tampa, and Sarasota with immediate access to the Skyway Bridge.

NEARBY RETAILERS

pure barre



7-ELEVEN



BayCare

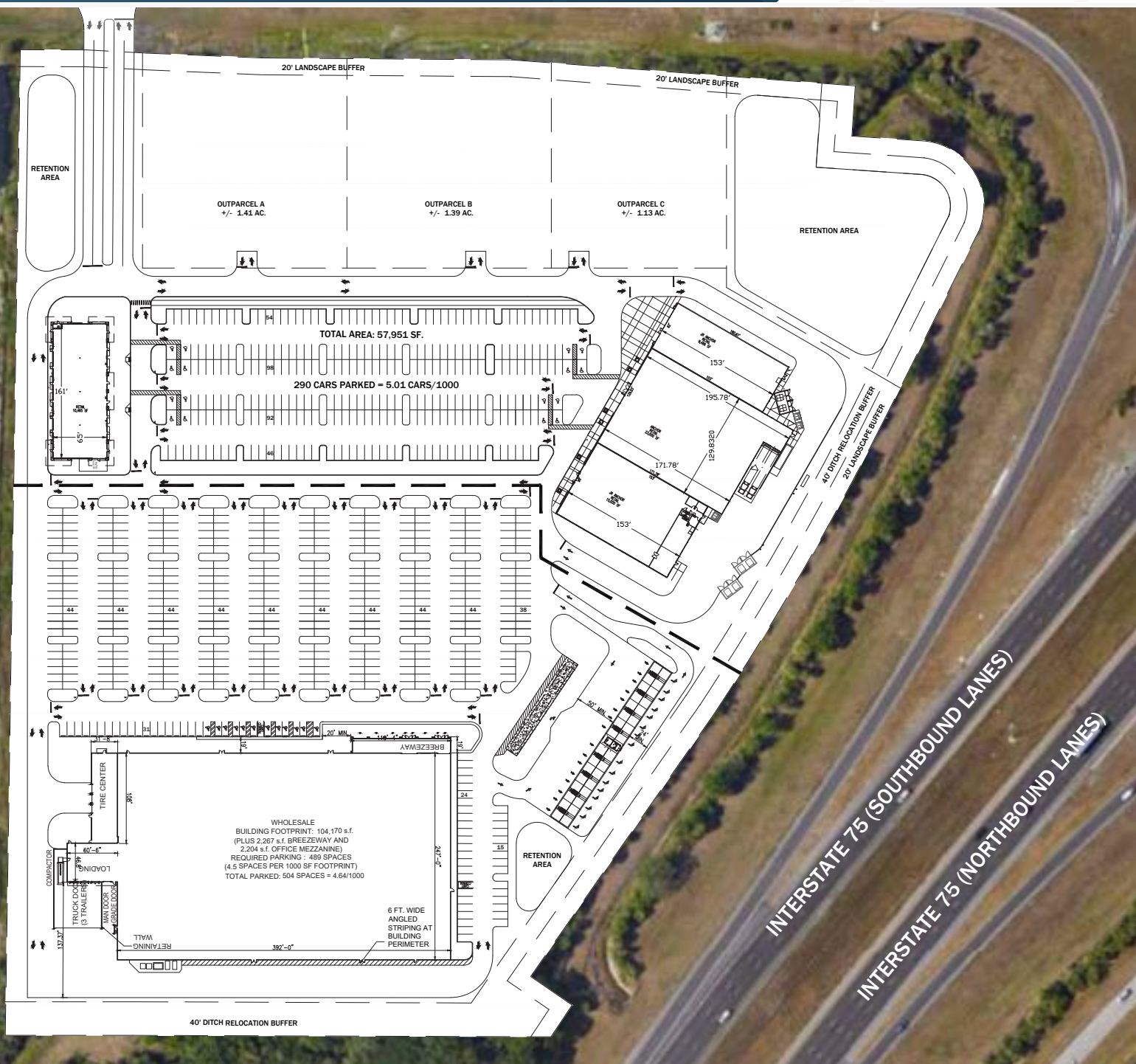
TRAFFIC COUNTS

I-75

Year: 2023 | Source: fDOT

97,000 VPD

5305-5505 Moccasin Wallow Rd | Palmetto, FL





Palmetto, FL



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DEMOGRAPHIC HIGHLIGHTS

10 MINUTE DRIVE

43,976	32,978	\$104,943	17,343
Population	Total Daytime Population	Average Household Income	Total Households

20 MINUTE DRIVE

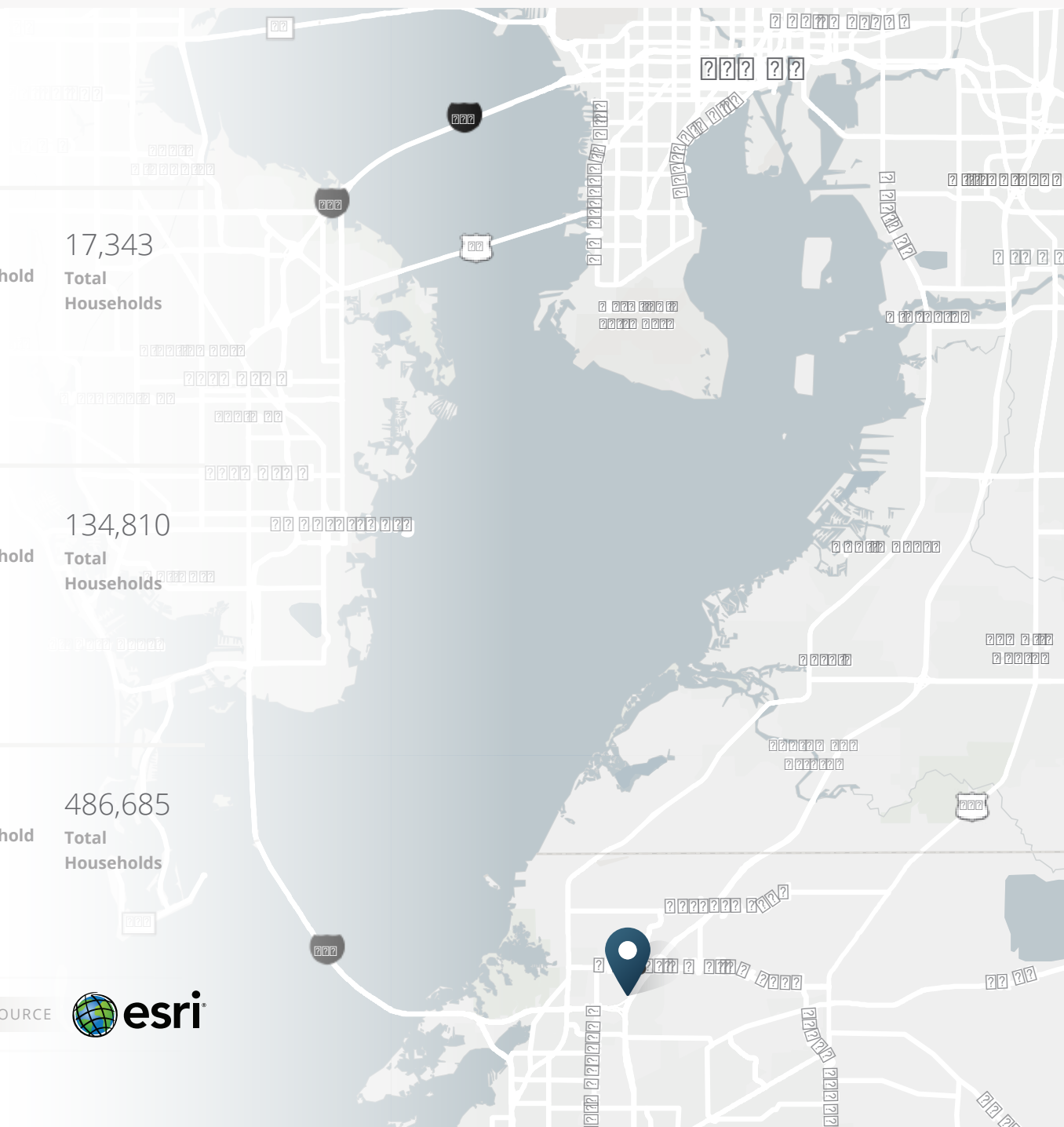
334,054	313,493	\$108,120	134,810
Population	Total Daytime Population	Average Household Income	Total Households

30 MINUTE DRIVE

1,160,773	1,101,222	\$109,176	486,685
Population	Total Daytime Population	Average Household Income	Total Households

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE





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