

For Lease

# ARBOR SQUARE AT CONNERTON

7808-7914 Land O'Lakes Blvd, Land O' Lakes, FL 34638



## OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (NNN)
Building Size:	80,087 SF
Available SF:	1,110 - 1,528 SF
Zoning:	MPUD
Market:	Tampa-St. Petersburg-Clearwater

## PROPERTY OVERVIEW

Arbor Square at Connerton has three available spaces: 1,110 SF, 1,258 SF and 1,528 SF. Perfect for professional offices, retail or other businesses that do not compete with other tenants already there in the Publix-anchored shopping center. Attractively priced at \$18 PSF base rent and \$6.54 NNN annually in an area of growth and huge potential.

## PROPERTY HIGHLIGHTS

- Lease Price: \$18 per sq ft NNN
- CAM: \$6.54 PSF annually
- Size: 1,110 SF, 1,258 SF and 1,528 SF available
- Newer clean spaces
- Possible uses: Professional or Medical business, Title office, upscale retail

JOE C. HEMBREE, CCIM

941.951.1776

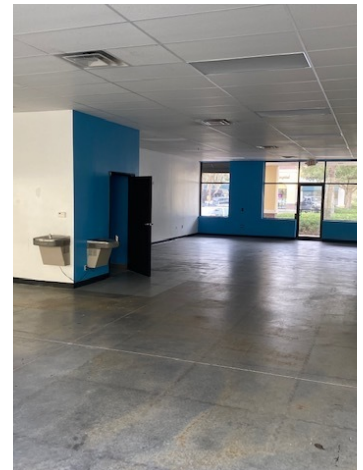
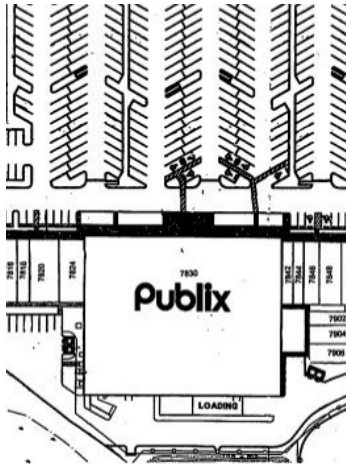
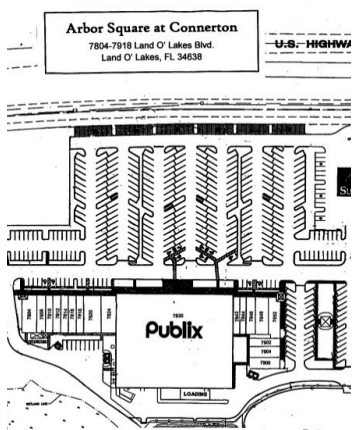
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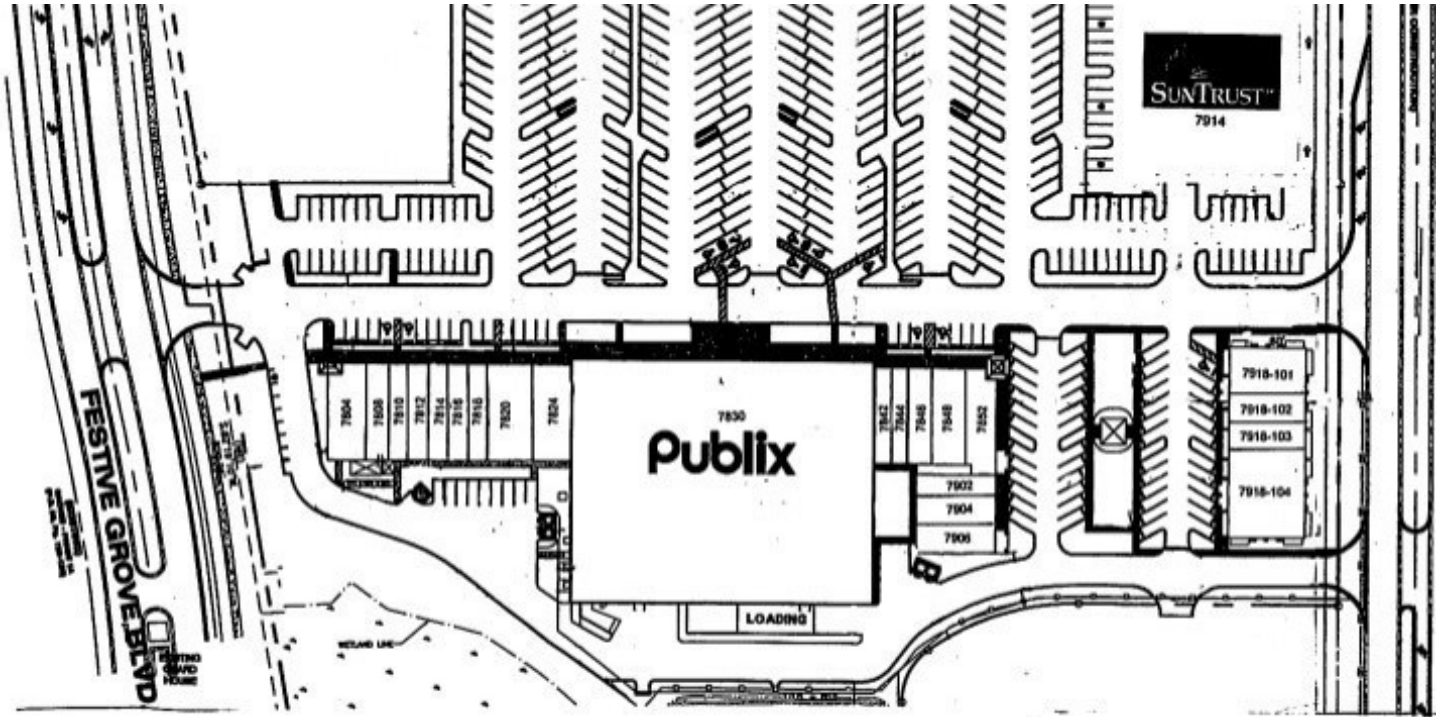
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## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,110 - 1,528 SF	Lease Rate:	\$18.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
7846 Land O'Lakes Blvd	Available	1,258 SF	NNN	\$18.00 SF/yr	Former Metro PCS space available immediately
7906 Land O'Lakes Blvd	Available	1,528 SF	NNN	\$18.00 SF/yr	Former martial arts studio. Clean open space available immediately.
7816 Land O'Lakes Blvd	Available	1,110 SF	NNN	\$18.00 SF/yr	Presently occupied by Jhordan Military. Available end of the month.

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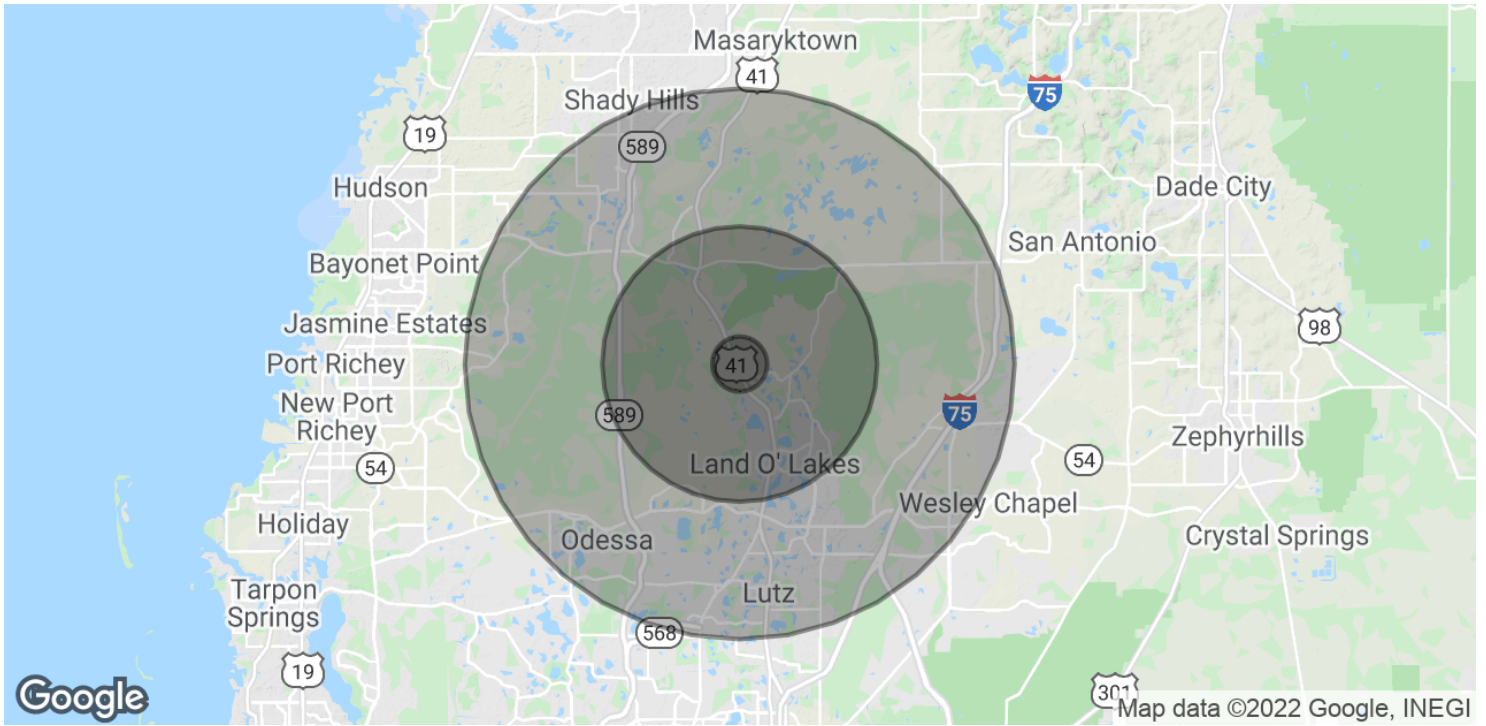
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,132	26,695	148,935
Average Age	36.6	39.2	39.1
Average Age (Male)	35.9	38.9	38.7
Average Age (Female)	37.4	39.3	39.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	412	9,737	54,193
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$77,357	\$78,079	\$80,958
Average House Value	\$266,697	\$276,180	\$271,690

\* Demographic data derived from 2010 US Census

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