

GROCERY-ANCHORED RETAIL PARCELS

12323 SR 62 | PARRISH, FL 34219

MANATEE COUNTY



1 - 2± AC



TAMPA BAY MSA



5440 Mariner St #112
Tampa, FL 33609

LQCRE.COM

Michelle Matson

Senior Associate

D: 813.543.6204

C: 781.929.6401

mmatson@lqcre.com

GROCERY-ANCHORED OUTPARCELS

12323 SR 62 | Parrish, FL 34219

Retail Outparcels for Ground Lease



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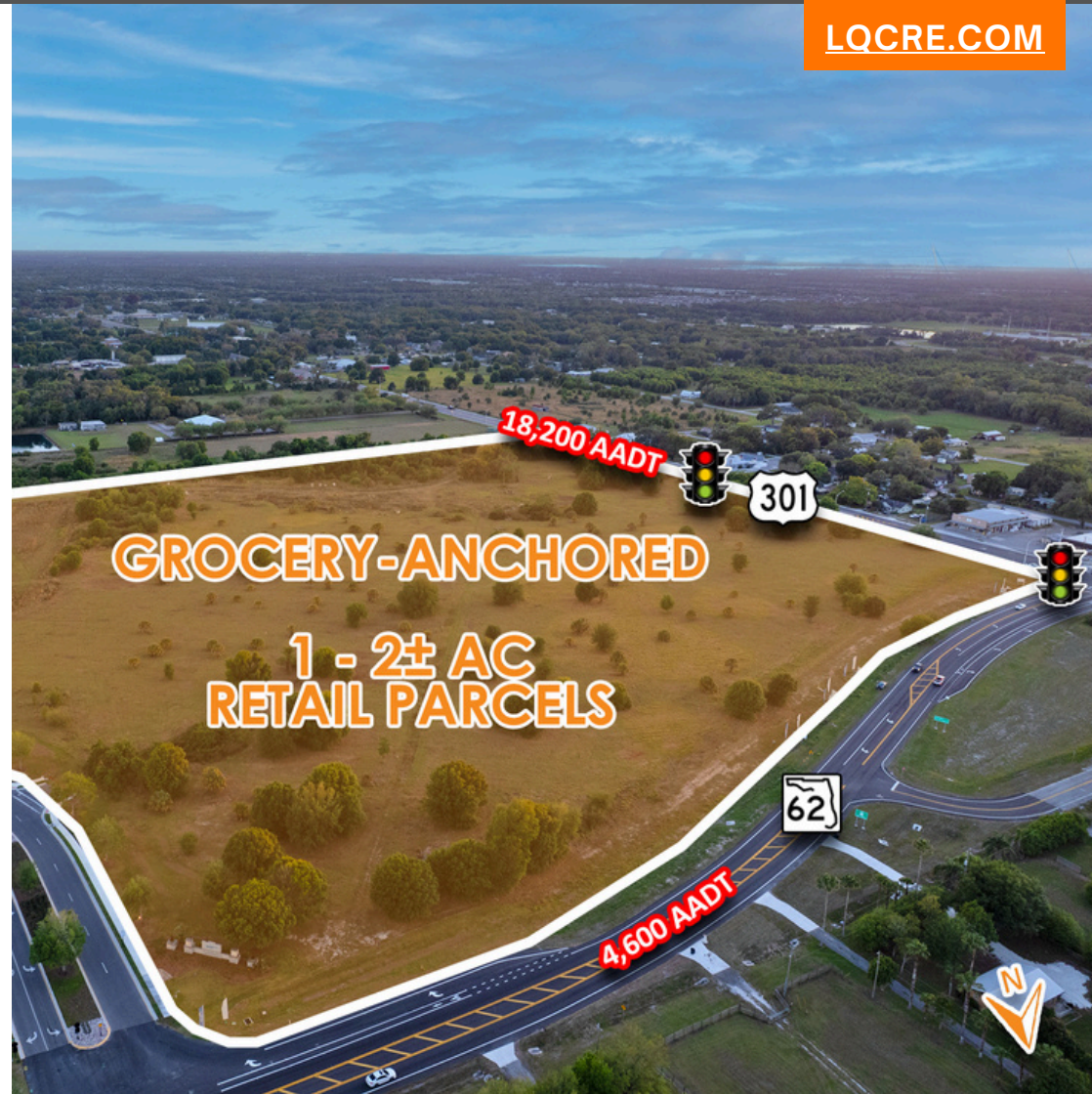


PROJECT SUMMARY

PARRISH RETAIL OUTPARCEL

LQ Commercial Tampa, LLC is pleased to exclusively offer ground lease opportunities ranging from 1 and 2± acres at 12323 SR 62, Parrish, Manatee County, Florida.

- Prime retail pads available for ground lease
- Excellent access with fully signalized intersections at US 301 and 77th Ave E, plus full access from SR 62
- Surrounded by approximately 4,500± units of residential planned or under construction within the immediate trade area
- High traffic counts with 25,000± vehicles per day at the SR 62 and US 301 intersection, and growing
- Future growth supported by 28,000± homes planned at full buildout along Moccasin Wallow Road and surrounding area
- Significant medical development underway: HCA (150 beds) and BayCare (154 beds) hospitals approved and in planning, located within a half-mile of the site, along with additional retail growth including two Publix centers and numerous national and regional tenants
- State College of Florida (SCF) Parrish campus planned less than one mile west at Erie Rd and Ft. Hamer intersection.



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AREA SUMMARY

PARRISH RETAIL OUTPARCELS

Discover an unparalleled opportunity at the vibrant intersection of SR 62 and US 301 in Parrish, FL, where prime retail pads are now available for ground lease. Positioned strategically at a lighted intersection, this site offers exceptional visibility to passing traffic, ensuring maximum exposure for businesses.

Access is conveniently located at the fully lighted intersection of US 301 and 77th St. strategic location for fast food, banks, coffee/donut drive-thru, automotive, and more. Surrounding the town center are 4,500 units of residential planned, under construction, or sold, creating a bustling community ripe with potential customers. Infrastructure including roads, master stormwater system, and utilities, will be undertaken by the developer, ensuring the site is delivered pad-ready for immediate development.

Additional 28,000± homes planned and under-construction along Moccasin Wallow Rd and surrounding, this location promises sustained growth with a steady flow of potential customers. Less than one mile from the newly approved State College of Florida, a 531,230± SF campus which will further enhance the area's appeal and draws additional traffic. Seize the opportunity to establish your business in one of Parrish's most dynamic and rapidly growing commercial hubs.



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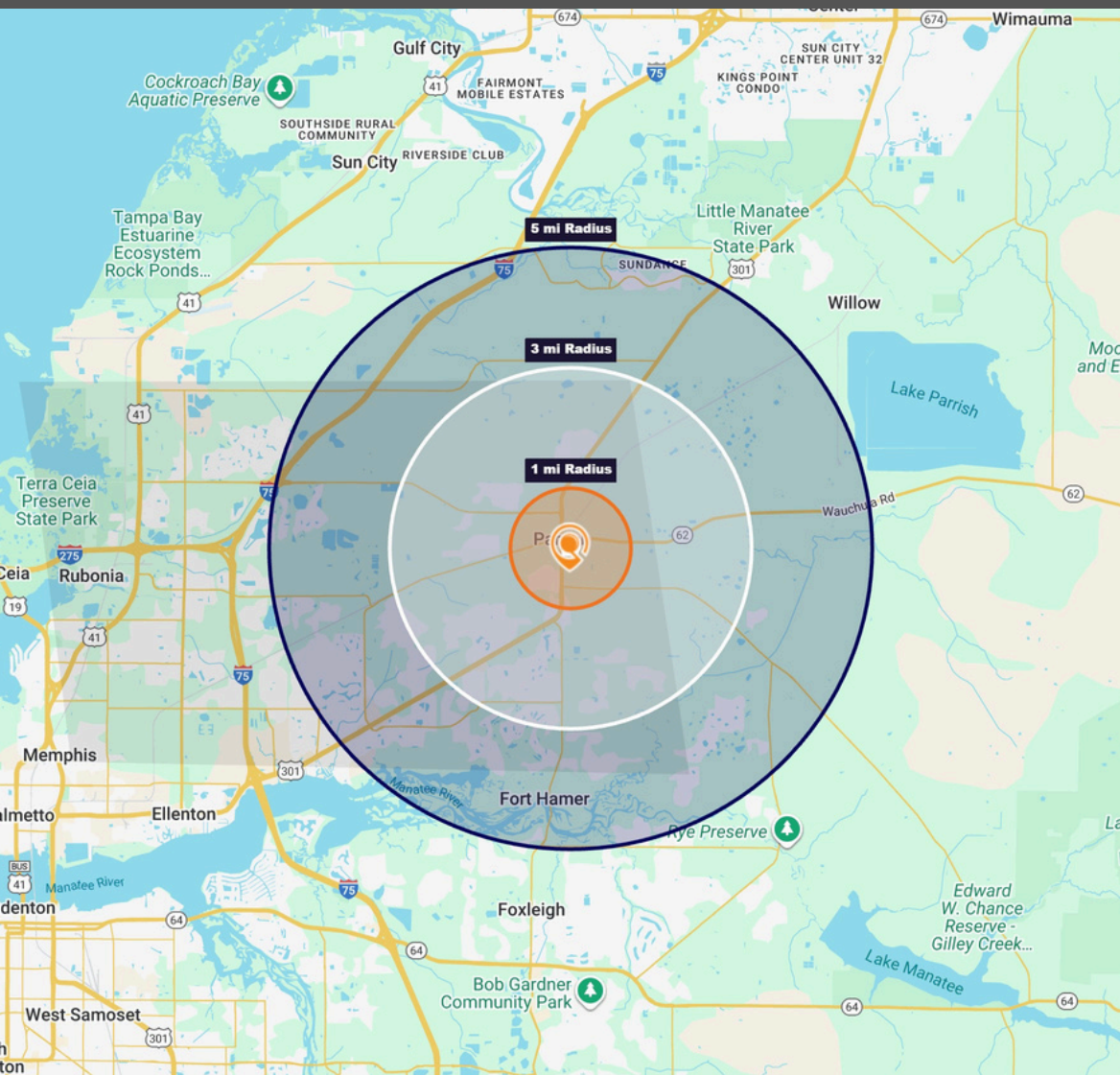
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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	2,620	25,464	53,515
Five-Year Increase	3,712	33,763	68,106
Median Age	42.3	43.8	47.0
Households	951	9,647	21,176
Projected Annual Growth to 2030	8.3%	6.5%	5.5%
White	71.7%	72.1%	75.1%
Hispanic	16.5%	15.9%	15.1%
Other Races	13.4%	13.0%	12.2%
Black or African American	9.2%	10.7%	9.1%
Asian or Pacific Islander	5.5%	4.0%	3.4%
American Indian or Native Alaskan	0.2%	0.2%	0.2%
Average Household Income	\$141,807	\$138,918	\$138,423
Median Household Income	\$101,367	\$110,824	\$108,140
Elementary (Grades 0 - 8)	1.7%	1.0%	1.2%
Some High School (Grades 9 - 11)	2.8%	3.0%	2.8%
High School Graduate	29.0%	29.3%	28.1%
Some College	23.8%	20.0%	20.5%
Associates Degree Only	12.2%	11.0%	10.6%
Bachelors Degree Only	20.1%	24.4%	24.1%
Graduate Degree	10.4%	11.3%	12.6%
Total Businesses	93	508	1,289
Total Employees	368	3,446	6,704



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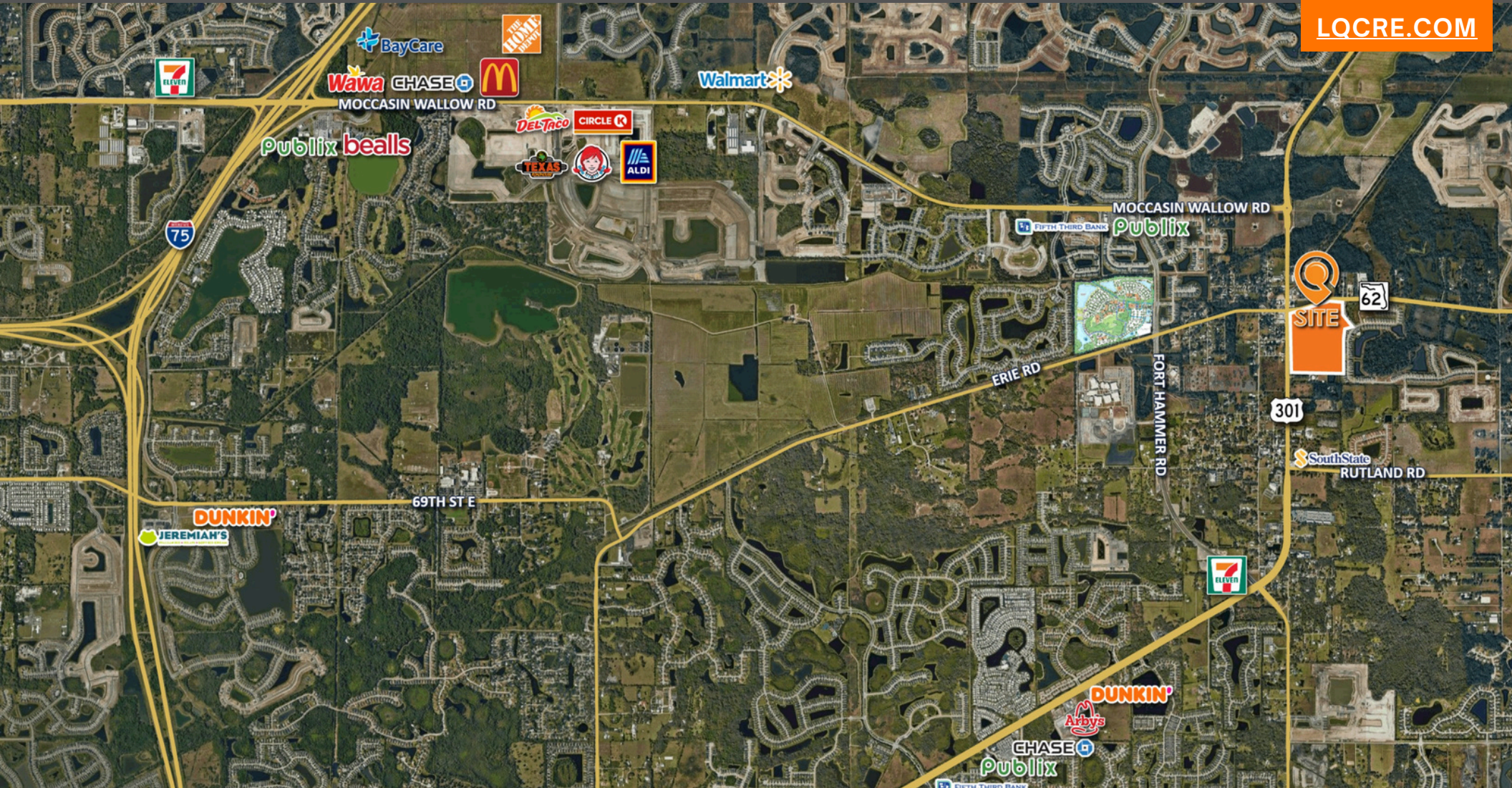
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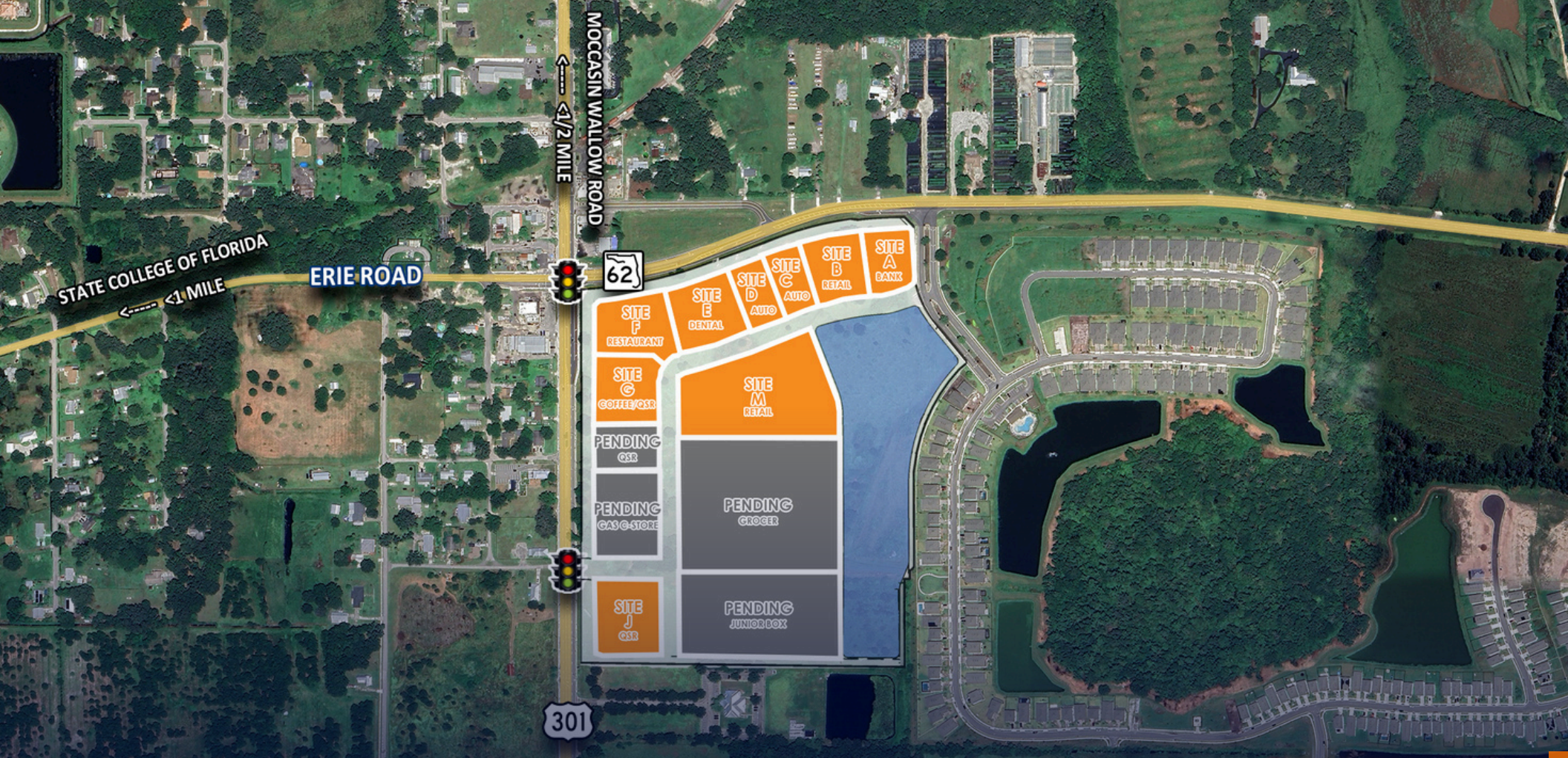
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