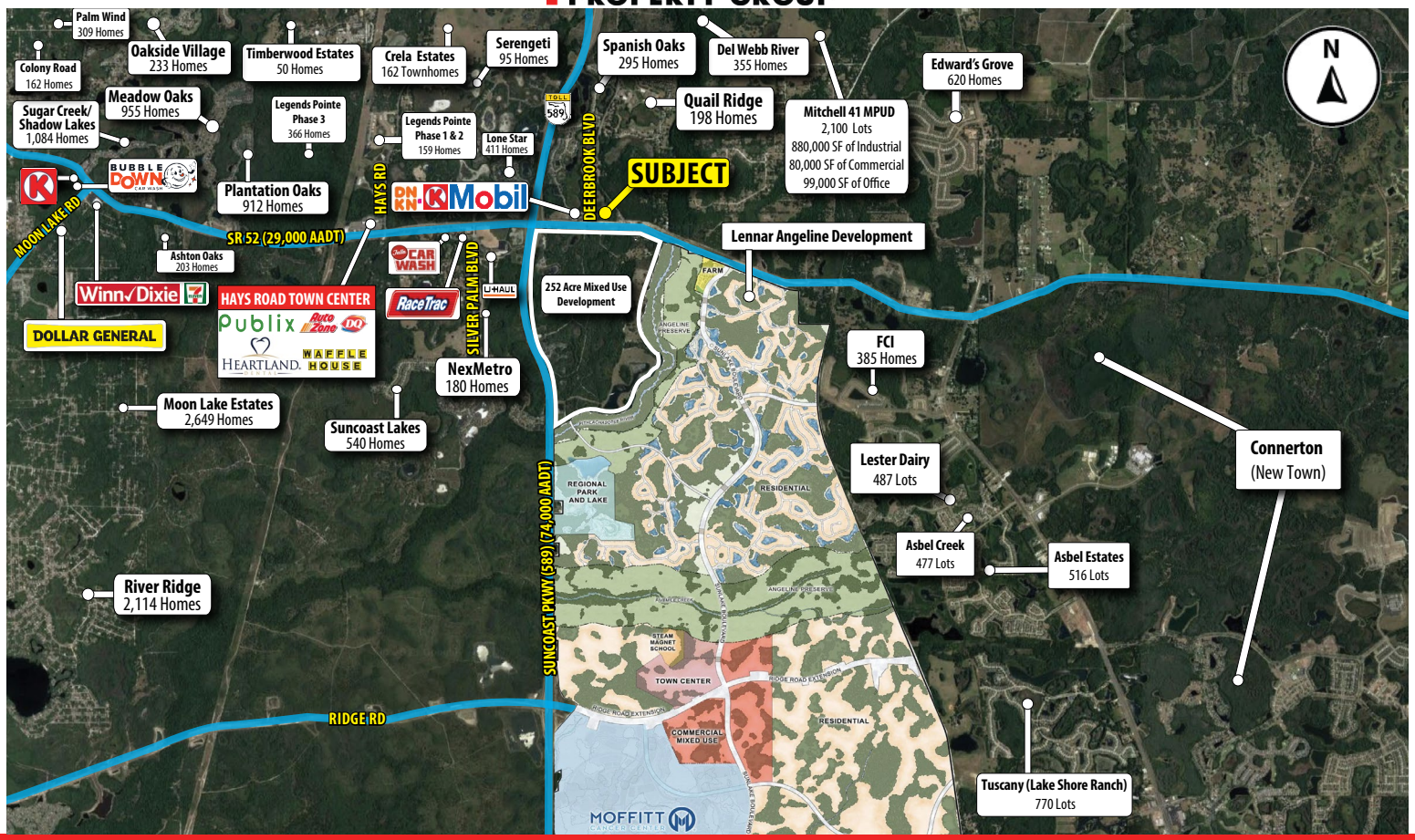
RMC PROPERTY GROUP



0.89-ACRE PARCEL AVAILABLE

NEC of SR 52 & Deerbrook Blvd | Land O' Lakes, FL 34638

PROPERTY HIGHLIGHTS

- 0.89-acre parcel available for ground lease
- 360' of frontage along SR 52 (29,000 AADT)
- First intersection off the Suncoast Parkway (SR 589) on east side along SR 52
- FDOT is under construction with a $49.7 million dollar project to widen this SR 52 from 2-lane road to a 6-lane divided road; estimated completion date is 2024
- Local retailers include Circle K, Dunkin', Publix Super Market, RaceTrac, Dairy Queen, Heartland Dental and Waffle House
- Lennar acquired 5,100 acres directly west of the subject parcel for future Angeline residential development to allow up to 11,495 homes, 5.4 million SF of commercial and office uses
- Moffitt Cancer Center and Research Institute acquired 775 acres from Lennar for a 1.4 million SF $191 million dollar research facility which will create 14,500 jobs
- Demographics include a population of over 40,000 with an average income of more than $87,000 within a 5-mile radius

DEMOGRAPHICS

Population

3 Mile	10,997
5 Mile	40,542
7 Mile	84,019

Households

3 Mile	4,141
5 Mile	15,354
7 Mile	32,509

Household Income

3 Mile	$109,835
5 Mile	$87,040
7 Mile	$86,507

Traffic Counts

SR 52 (E/W)	29,000 AADT
Suncoast Pkwy(SR 589)	74,000 AADT

CALL FOR DETAILS 813-712-3068

Brandon Eggleston
813 712 3068
brandon@rmcpg.com

8902 N Dale Mabry Hwy
Tampa, FL 33614
800 728 5379
www.RMCPG.com

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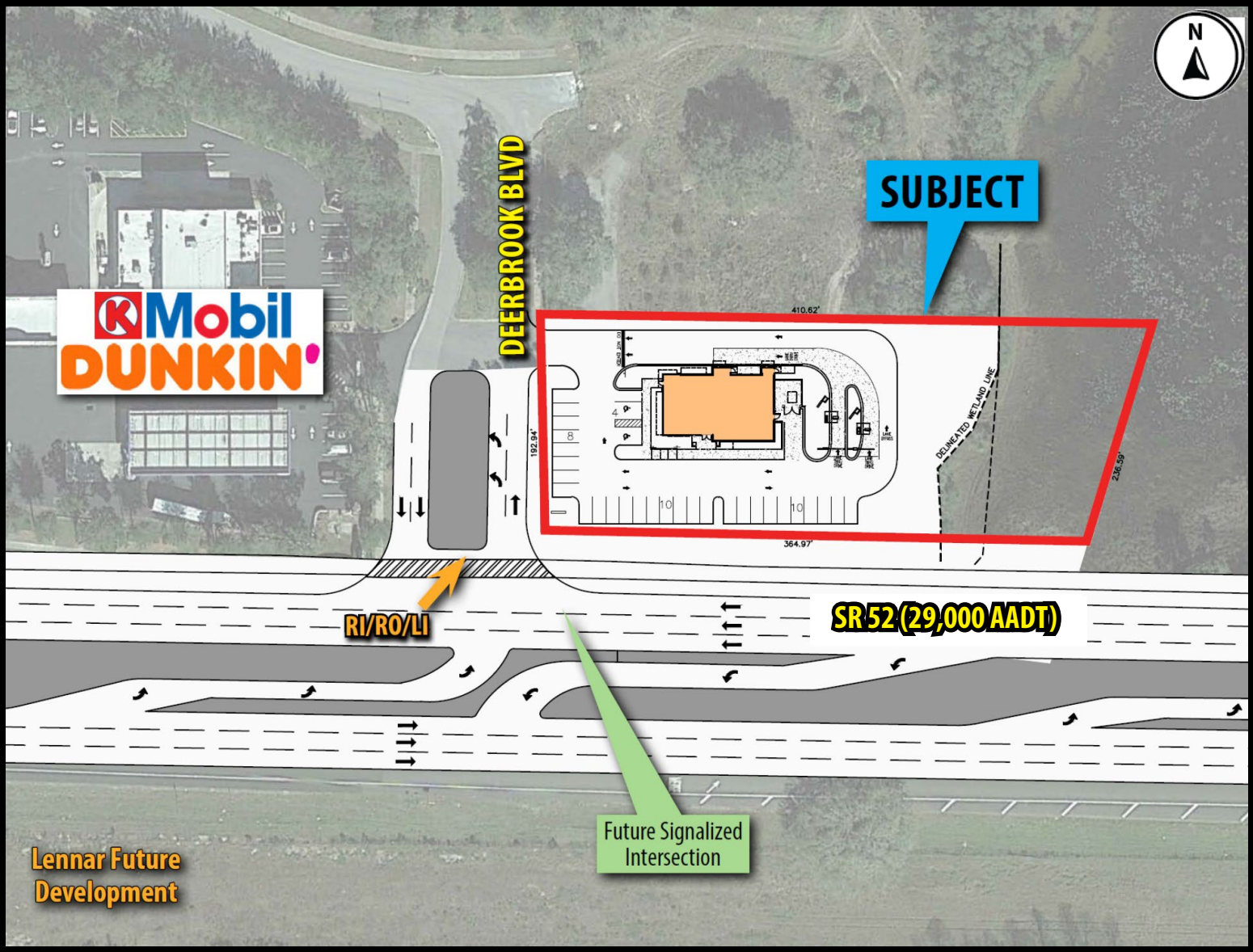

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Brandon Eggleston
813 712 3068
brandon@rmcpg.com

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Tampa, FL 33614
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