



MOUHALIS CAPITAL
MANAGEMENT

THE MARKET AT MIRADA OUTPARCELS

TARGET
DISTRIBUTION CENTER
1.1 M± SF
UNDER CONSTRUCTION

ABBEY CROSSINGS
LOGISTICS/DISTRIBUTION
630,000± SF

LEO @ CYPRESS CREEK
315± UNITS

FOR LEASE • PRIME NEW GROWTH RETAIL OPPORTUNITY
SR 52 EAST OF I-75 • SAN ANTONIO, FL 33576

ONE PASCO CENTER

16,900± VPD

PASCO ONE TOWNE CENTER
995± AC MIXWS-USE
3,500± HOUSING UNITS

ABBEY CROSSINGS
245± AC MIXED-USE
900± HOUSING UNITS

MIRADA
6,700± HOMES

AdventHealth



McCabe Rd

DR HORTON
400± UNITS

COMMERCIAL
DEVELOPMENT
UNDER CONSTRUCTION

ROSEWOOD
MANOR

ROSEWOOD

PASCO HEIGHTS

Bayou Branch

Curley Rd

Curley Rd

CONTACT US:

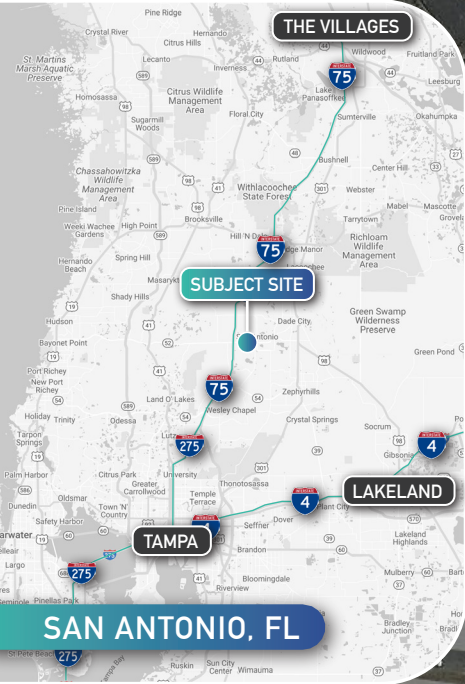
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THE MARKET AT MIRADA OUTPARCELS

FOR LEASE • PRIME NEW RETAIL OPPORTUNITY
SR 52 EAST OF I-75 • SAN ANTONIO, FL 33576



McCabe Rd

PROJECTED

26,000± VPD

FUTURE LIGHT

DR HORTON
400± UNITS



3± AC

52

2023 DEMOGRAPHICS THE MARKET AT MIRADA OUTPARCELS



AVERAGE H.H INCOME

1 MILE

\$85,473

3 MILE

\$87,744

5 MILE

\$86,636



POPULATION

629

9,306

23,894



EMPLOYMENT DENSITY

83

2,592

4,677

PROPERTY FEATURES

LEASE RATE

CALL FOR DETAILS

PARCEL ID

10-25-20-0000-00300-0122

AVAILABLE

3± Acres

ZONING

PUD (Pasco County)

LOCATION

The subject site is located on Clinton Ave Extension, east of I-75 in San Antonio, Florida.