Mirada's Outparcels

Parcel 1 & 2 1.3 acres each

Parcel 3 3.2 acres

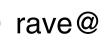
Parcel 4 +/- 2 acres

Parcel 5 3 acres





RAVE COMMERCIAL



rave@ravecommercial.com



(813) 750 - 7581

Publix. 400 Homes 6,700 Homes HOMES BY WESTBAY LENNAR ACTIVE ADULT LENNAR ACTIVE ADULT

Details on Mirada Outparcels

2 miles east of I-75, along the New SR 52. No storm water retention required.

15-acre Mirada Metro Lagoon with 6,700+ Mirada homes and 400+ Dr. Horton homes coming soon!

New Signal Light coming on high visibility with easy access. We are the only signaled hard corner left in that area.

Bay Care Hospital and Advent Health Center nearby.

400ft from Publix, near Target and Amazon distribution centers.

AADT: 20,000

mage main Spring Lake ALDER Lacooc 98 Dade City North Dade City St Leo 98 (301) ZEPHYRHILLS COLONY COMPANY CHAPEL PINES Wesley Chapel Zephyrhills Zephyrhills South EVEN OAKS CRYST 301 MEADOW Crysta LIVE OAK PRESERVE

<u>Demographics</u>

Household Income Within 3 miles - \$138,000

Population Within 1 mile - 20,000

Age Within 1 mile - Median of 34.6

(73% white collar / 26% blue collar)

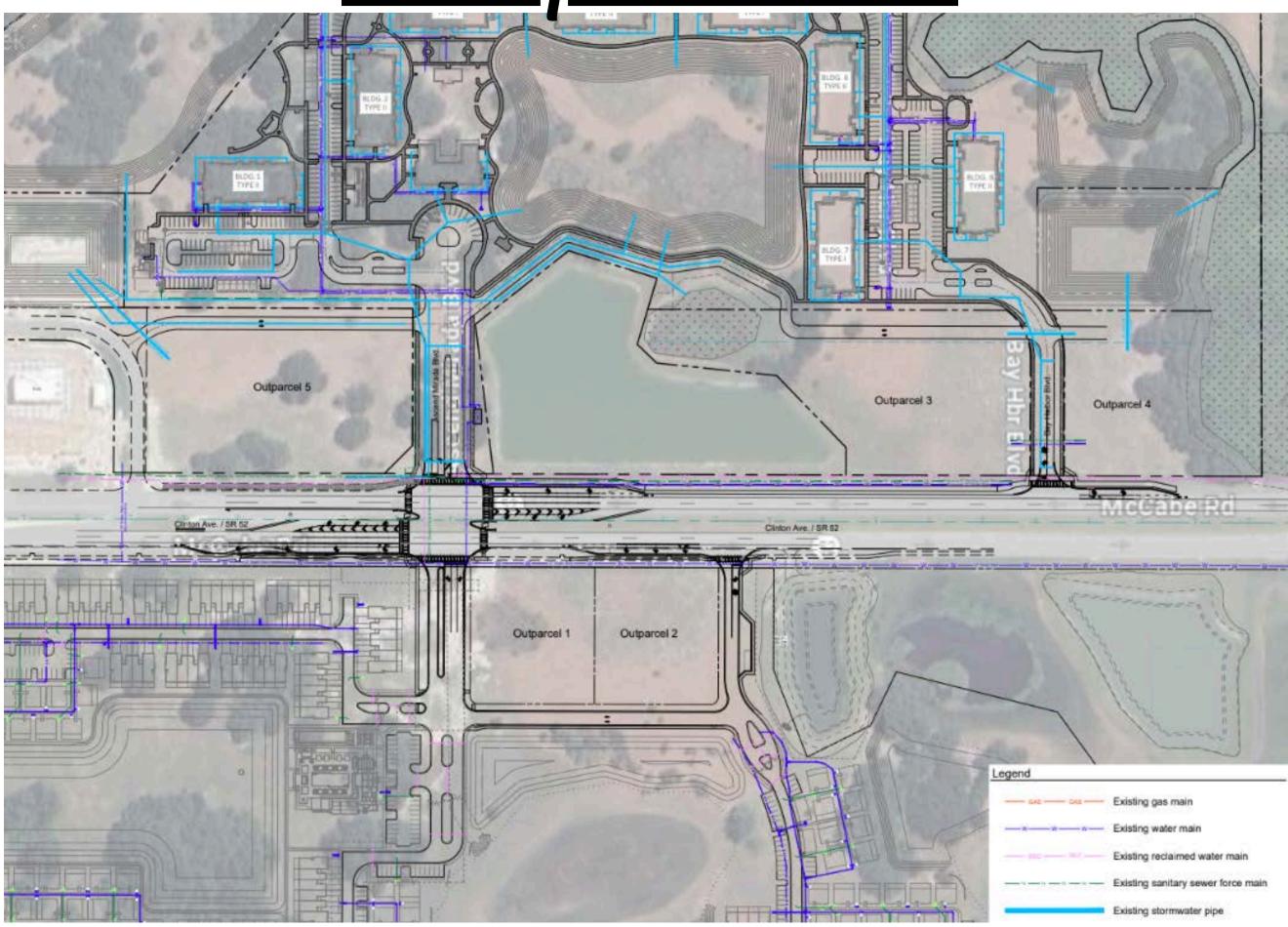
Mirada Homes



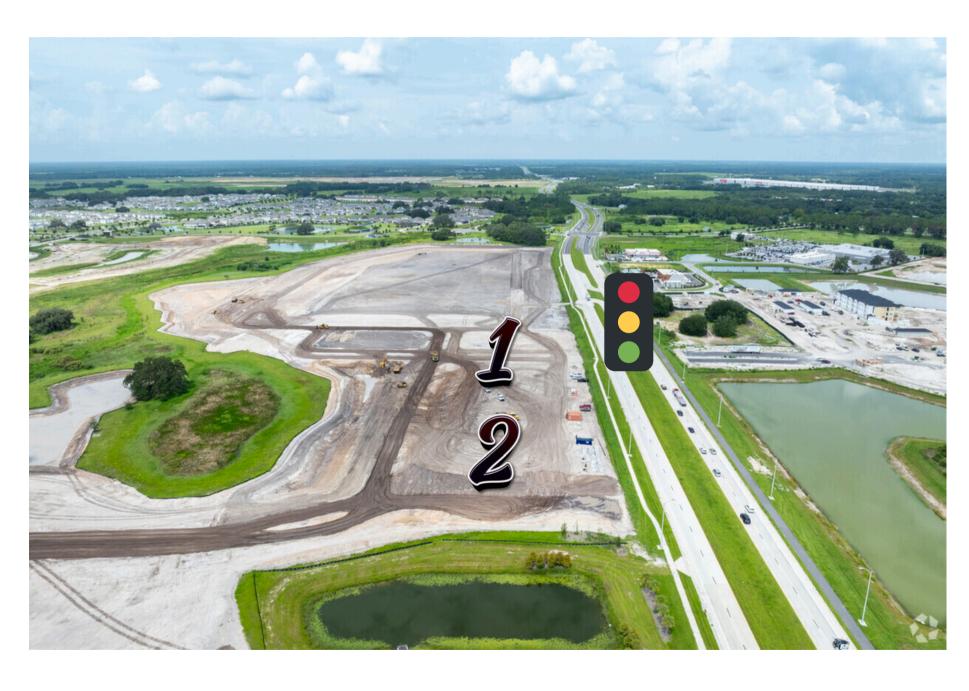
Near By Tenants



Concept Site Plan

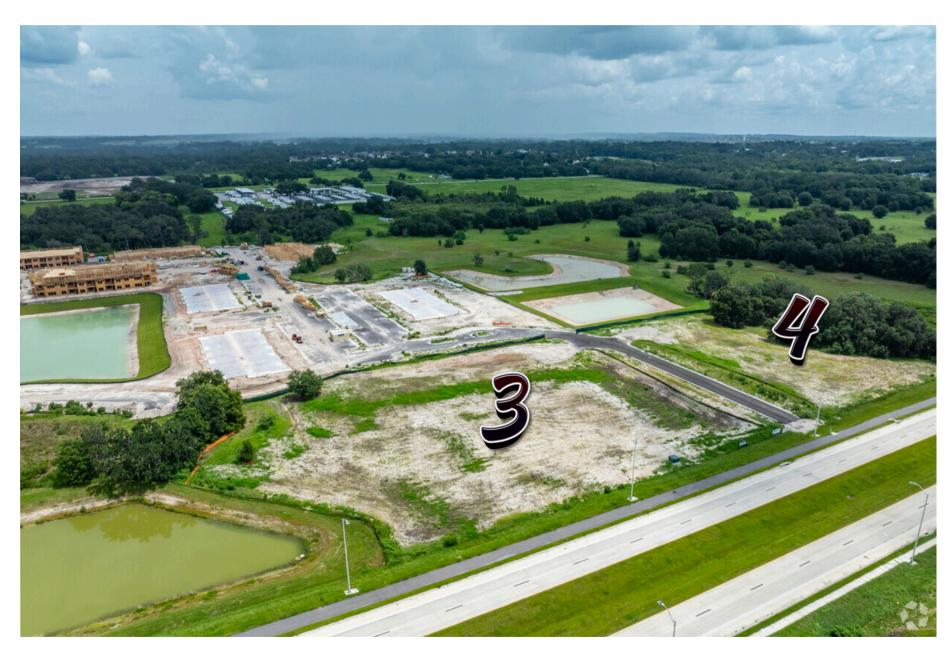


Photos of Outparcels 1 & 2





Photos of Outparcels 3 & 4





Photos of Outparcel 5



