# **OUTPARCEL FOR GROUND LEASE**

# **SHOPPES AT TRINITY LAKES OUTPARCEL**

12450 State Road 54 with access to Gunn Highway and Trinity Boulevard

# ODESSA | FLORIDA

RIPCO

REAL ESTATE



## **SPACE DETAILS**

#### SIZE

Outparcel:	±0.58 AC
Option 1:	±3,000 SF freestanding building
Option 2:	±2,424 SF freestanding building with drive-thru

#### POSSESSION

Available now

#### **CO-TENANTS**

Publix, Heartland Dental, Orange Theory Fitness, Moe's Southwest Grill, Wendy's, Culver's

#### **COMMENTS**

- 0.58 AC for ground lease with the ability to do 2,424 SF with drive-thru or a freestanding 3,000 SF building
- Serving Trinity and Odessa communities
- · Located in a rapidly growing residential market
- Traffic count 65,000 VPD

### **DEMOGRAPHICS**

POPULATION		DAYTIME PO	DAYTIME POPULATION	
1 Mile	6,903	1 Mile	7,372	
3 Miles	30,002	3 Miles	30,560	
5 Miles	74,600	5 Miles	67,466	
TOTAL HOUSEHOLDS		AVERAGE HH INCOME		
1 Mile	2,559	1 Mile	\$142,138	
3 Miles	11,414	3 Miles	\$156,578	
5 Miles	29,168	5 Miles	\$139,079	
TOTAL BUSINESSES		TOTAL EMPL	OYEES	
1 Mile	235	1 Mile	3,143	
3 Miles	1,206	3 Miles	13,376	
5 Miles	2,342	5 Miles	26,824	

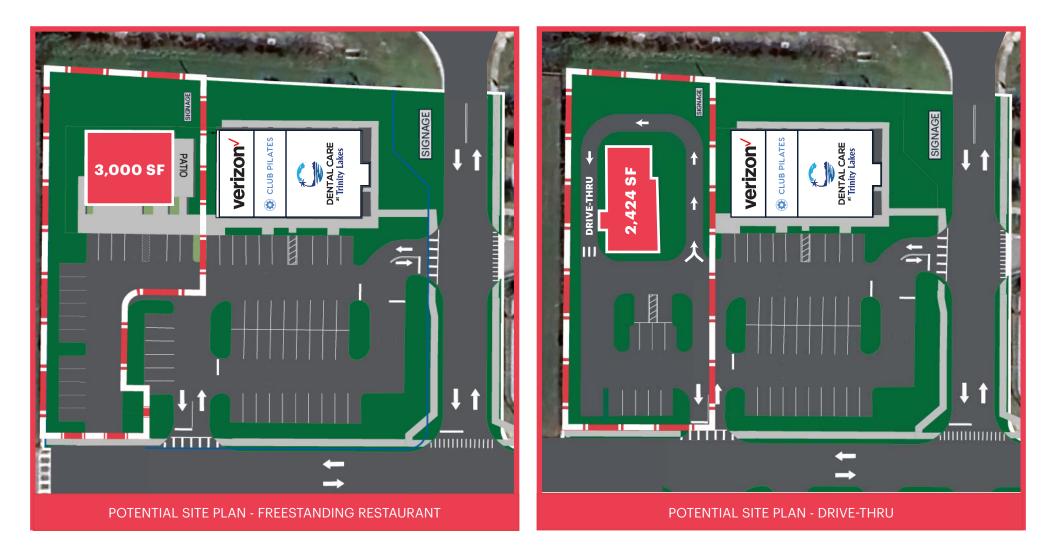
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## **CONTACT EXCLUSIVE AGENT** CORINNA GATTASSO cg@ripcofl.com • 813.607.5291

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# **SITE PLAN**

SUITE	TENANT	SIZE
ОР	AVAILABLE (60'x50')	0.58 AC
12450	Verizon	1,400 SF
12454	Club Pilates	1,400 SF
12456	Dental Care at Trinity Lakes	3,200 SF
0/OP1	Wendy's (N.I.C)	1.37 AC
0/OP2	Culver's (N.I.C)	1.06 AC
12466	Moe's Southwest Grill	2,334 SF
12468	China Chef	1,200 SF
12470	Wild Birds Unlimited	1,194 SF
12472	H&R Block	1,200 SF
12476	Majik Touch Cleaners	1,200 SF
12478	Hair Cuttery	1,200 SF
12480	Publix Liquor	1,400 SF
12500	Publix	45,600 SF
12536	Mathnasium	1,200 SF
12540	Nail Dior	2,100 SF
12546	Orange Theory Fitness	2,700 SF





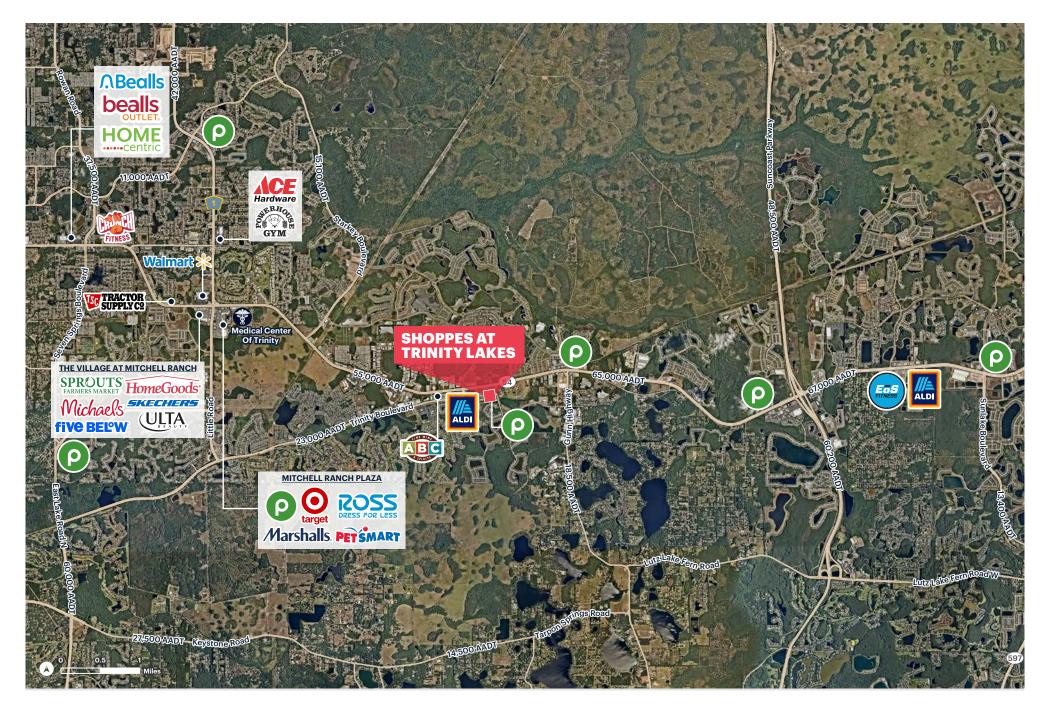
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