

## OUTPARCEL FOR GROUND LEASE

# SHOPPES AT TRINITY LAKES OUTPARCEL

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

ODESSA | FLORIDA

**±0.58 AC**  
FOR GROUND LEASE



### 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

1 Mile	6,903
3 Miles	30,002
5 Miles	74,600

#### DAYTIME POPULATION

1 Mile	7,372
3 Miles	30,560
5 Miles	67,466

#### TOTAL HOUSEHOLDS

1 Mile	2,559
3 Miles	11,414
5 Miles	29,168

#### AVERAGE HH INCOME

1 Mile	\$142,138
3 Miles	\$156,578
5 Miles	\$139,079

#### TOTAL BUSINESSES

1 Mile	235
3 Miles	1,206
5 Miles	2,342

#### TOTAL EMPLOYEES

1 Mile	3,143
3 Miles	13,376
5 Miles	26,824

# OUTPARCEL OPTIONS



# SITE PLAN

SUITE	TENANT	SIZE
OP	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
O/OP1	Wendy's (N.I.C)	1.37 AC
O/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



# MARKET AERIAL

