

PREMIER PAD SITE ON SR-54

FOR LEASE

12382 STATE ROAD 54, ODESSA, FL 33556



LOCATION DESCRIPTION

Located on State Road 54 on a pad of Shoppes at Trinity Lakes across from Starkey Ranch

PROPERTY HIGHLIGHTS

- 1.088 Acre site available
- Ground Lease, Built-to-Suit, or Multi-Tenant Strip Center Development
- Excellent visibility to State Road 54 with a 57,500 AADT
- Walking distance from nearby luxury apartment complex with over 280 units and low vacancy rate
- Area retailers include Publix, Club Pilates, Orangetheory Fitness, Aldi, Wawa, Culver's, Moe's Southwest Grill, Chicken Salad Chick, Wendy's, and Tropical Smoothie



| DEMOGRAPHICS | 1 MILES | 3 MILES | 5 MILE |
|--------------------------|-----------|-----------|-----------|
| Total Population | 6,660 | 30,195 | 76,813 |
| Total Daytime Population | 7,109 | 30,652 | 68,684 |
| Households | 2,482 | 11,474 | 30,424 |
| Average HH Incomes | \$141,791 | \$155,987 | \$137,231 |



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