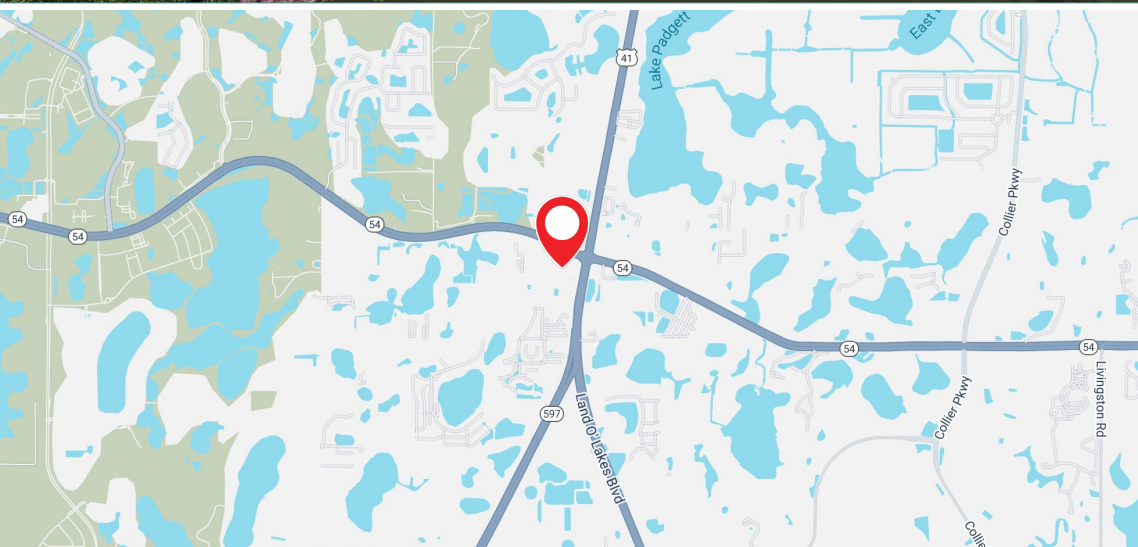


ICON PLAZA | NEW CONSTRUCTION

21048 State Road 54, Land O' Lakes, FL 33558

FOR SALE



PROPERTY OVERVIEW

- » 6.83-acre site for sale
- » Price: \$3,200,000
- » Entitled for 22,500 SF of retail/office/medical
- » Building A: 4,000 SF (1 story) | Building B: 18,500 SF (3 stories)
- » Located on State Road 54, just west of US Hwy 41
- » Site has 373 feet of frontage on State Road 54, which sees 57,000 vehicles per day
- » Strong demographics with more than 107,000 residents and an average household income of \$154,000 within a five-mile radius

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	4,576	45,394	107,026
Households	1,886	17,026	39,636
Daytime Pop.	4,448	25,245	57,600
Ave. HH Income	\$138,551	\$144,349	\$154,191



