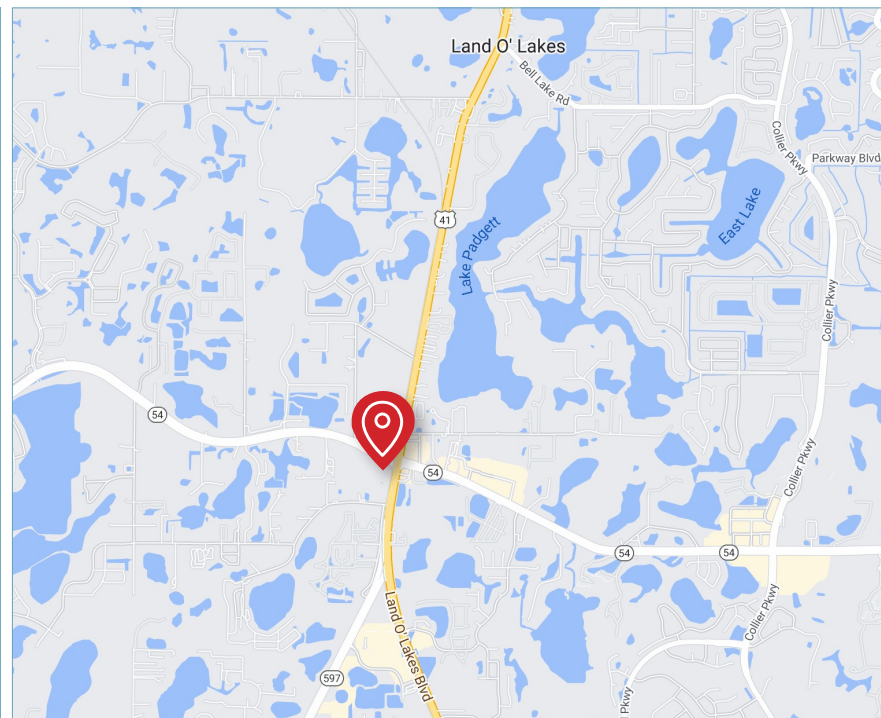


ICON PLAZA - NEW CONSTRUCTION

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

FOR SALE



PROPERTY HIGHLIGHTS

- » **6.83-acre site for sale**
- » **Price: \$3,200,000**
- » Entitled for 22,500 SF for 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' of frontage on State Road 54, which sees 56,000 cars per day
- » Strong demographics with more than 102,000 residents and an average household income of \$107,000 within a five-mile radius
- » Nearby retailers include CVS, Lowes, Bealls Outlet, Ross, Marshalls, Five Below, and Pet Supplies Plus

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	3,043	43,363	102,326
Households	1,214	16,236	36,859
Daytime Population	3,823	27,481	59,779
Ave. HH Income	\$114,877	\$107,025	\$107,662



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