



NET 1.73 ACRE PARCEL AVAILABLE

NEC of SR 52 & Deerbrook Blvd | Land O' Lakes, FL 34638


PROPERTY HIGHLIGHTS

- ▶ Net usable 1.73-acre parcel available for ground lease
- ▶ 360' of frontage along SR 52 (29,000 AADT)
- ▶ First future lighted intersection off the Suncoast Parkway (SR 589) on east side along SR 52
- ▶ New 350-unit multi-family development under construction directly north of subject site
- ▶ Local retailers include Circle K, Dunkin', Publix Super Market, RaceTrac, Dairy Queen, Heartland Dental and Waffle House
- ▶ Lennar acquired 5,100 acres directly west of the subject parcel for future Angeline residential development to allow up to 11,495 homes, 5.4 million SF of commercial and office uses
- ▶ Moffitt Cancer Center and Research Institute acquired 775 acres from Lennar for a 1.4 million SF \$191 million dollar research facility which will create 14,500 jobs
- ▶ Demographics include a population of over 40,000 with an average income of more than \$87,000 within a 5-mile radius


DEMOGRAPHICS

Population		Households	
	3 Mile 10,997		3 Mile 4,141
	5 Mile 40,542		5 Mile 15,354
	7 Mile 84,019		7 Mile 32,509

Household Income

	3 Mile \$109,835
	5 Mile \$87,040
	7 Mile \$86,507

Traffic Counts

	SR 52 (E/W)	29,000 AADT
	Suncoast Pkwy(SR 589)	74,000 AADT

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