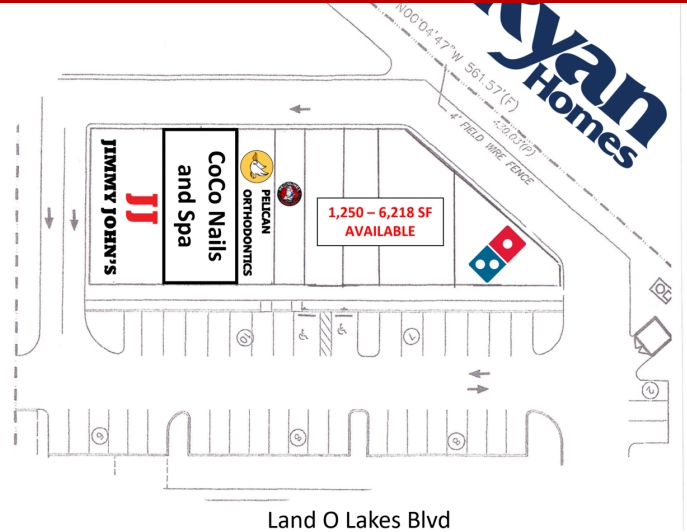


FOR LEASE

Land O Lakes Landings

10251 Land O Lakes Blvd
Land O Lakes, FL 34638



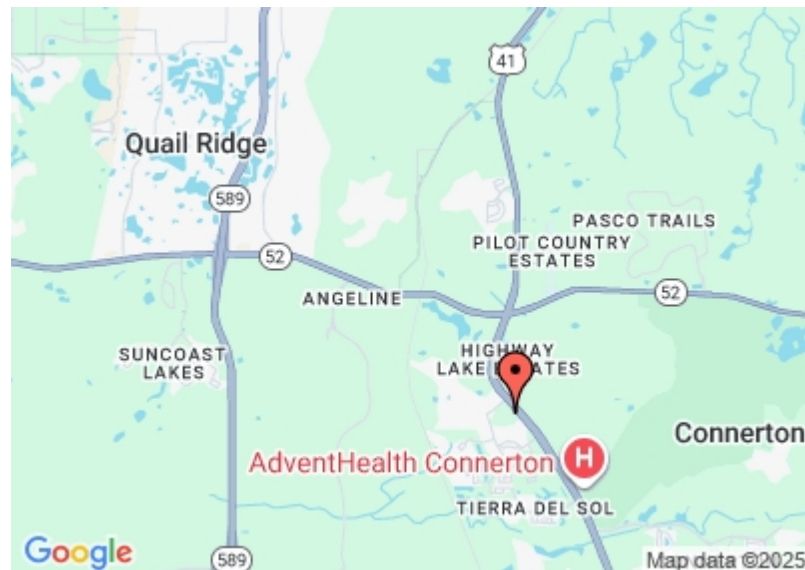
PROPERTY SUMMARY

Land O Lakes Landings, a 12,968 square foot retail center located in the affluent and rapidly growing community of Land O Lakes, FL is composed of a mix of national and regional quick service restaurants, personal care, and service tenants.

This multi-tenant retail strip center is located just south of the intersection of State Road 52 and Land O Lakes Blvd and sits between both Angeline and Connerton housing communities. The property is proposed to be built in 2027.

- Signage opportunities visible along a high-traffic street.
- Significant residential development.
- Synergistic co-tenancy.
- Fantastic Signage, Exposure and Visibility.

Building SqFt	12,968 SqFt
Year Built	2027
Base Rent/SqFt	\$36
NNN/SqFt (2027)	\$9
Term (Years)	5 - 10
County	Pasco
Parcel ID	1525180010000000010
Lot Size (acres)	1.69
Zoning Type	Commercial



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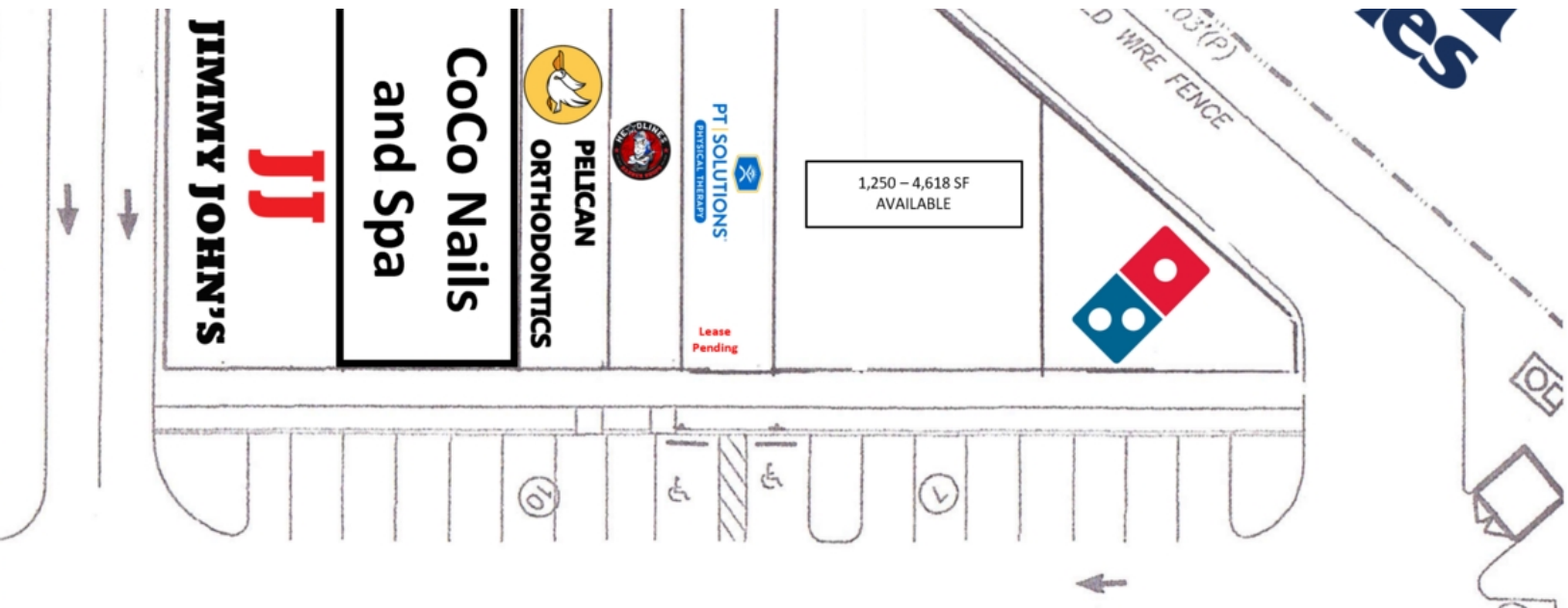


FOR LEASE

Land O Lakes Landings

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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE(SF)	TERM
#106	Retail	\$ 36.00 SF/Yr	NNN	1,250 - 6,218 SF	5 - 10 Yrs
#107	Retail	\$ 36.00 SF/Yr	NNN	1,250 - 6,218 SF	5 - 10 Yrs
#108	Retail	\$ 36.00 SF/Yr	NNN	1,250 - 6,218 SF	5 - 10 Yrs
#109	Retail	\$ 36.00 SF/Yr	NNN	1,250 - 6,218 SF	5 - 10 Yrs



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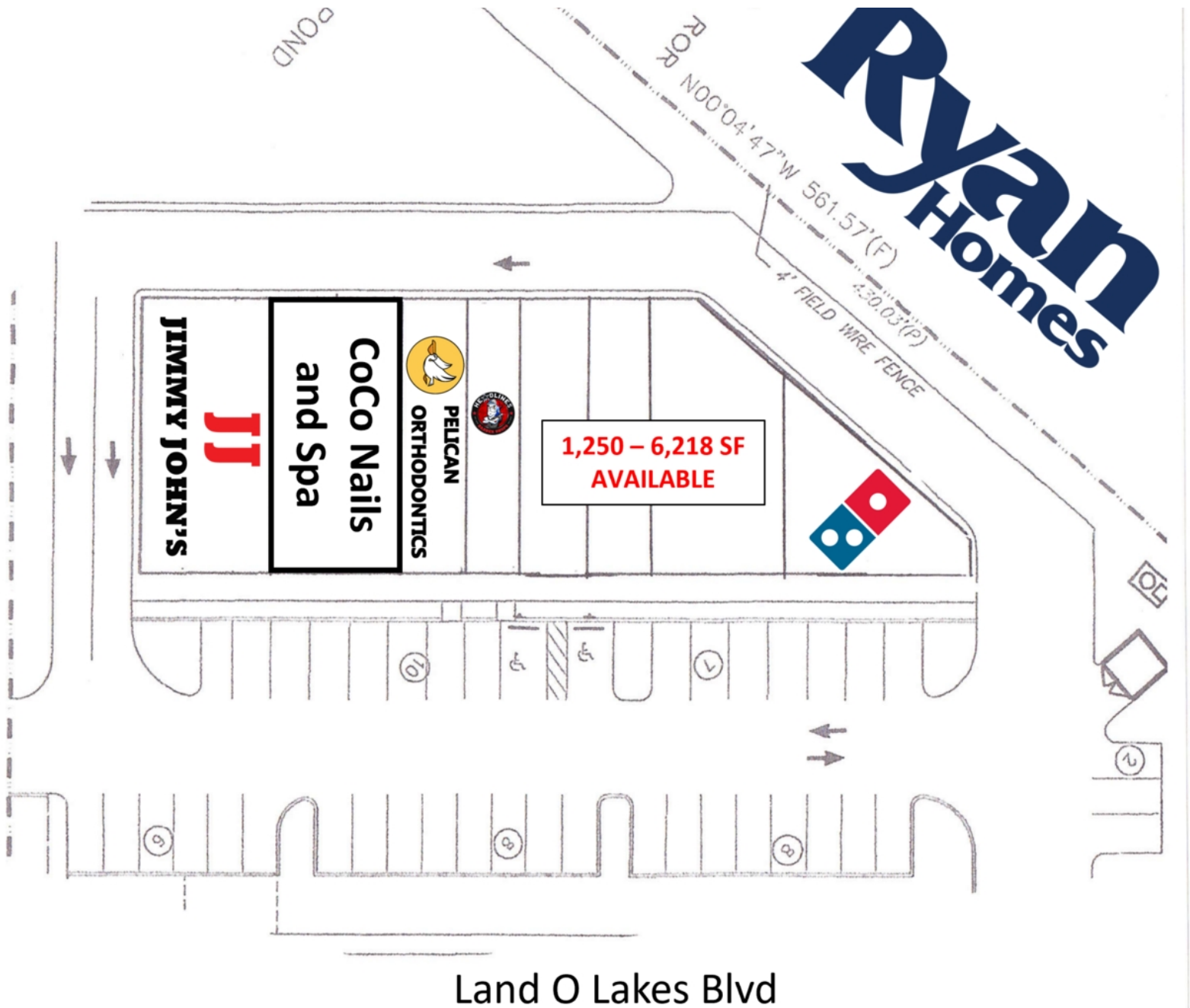
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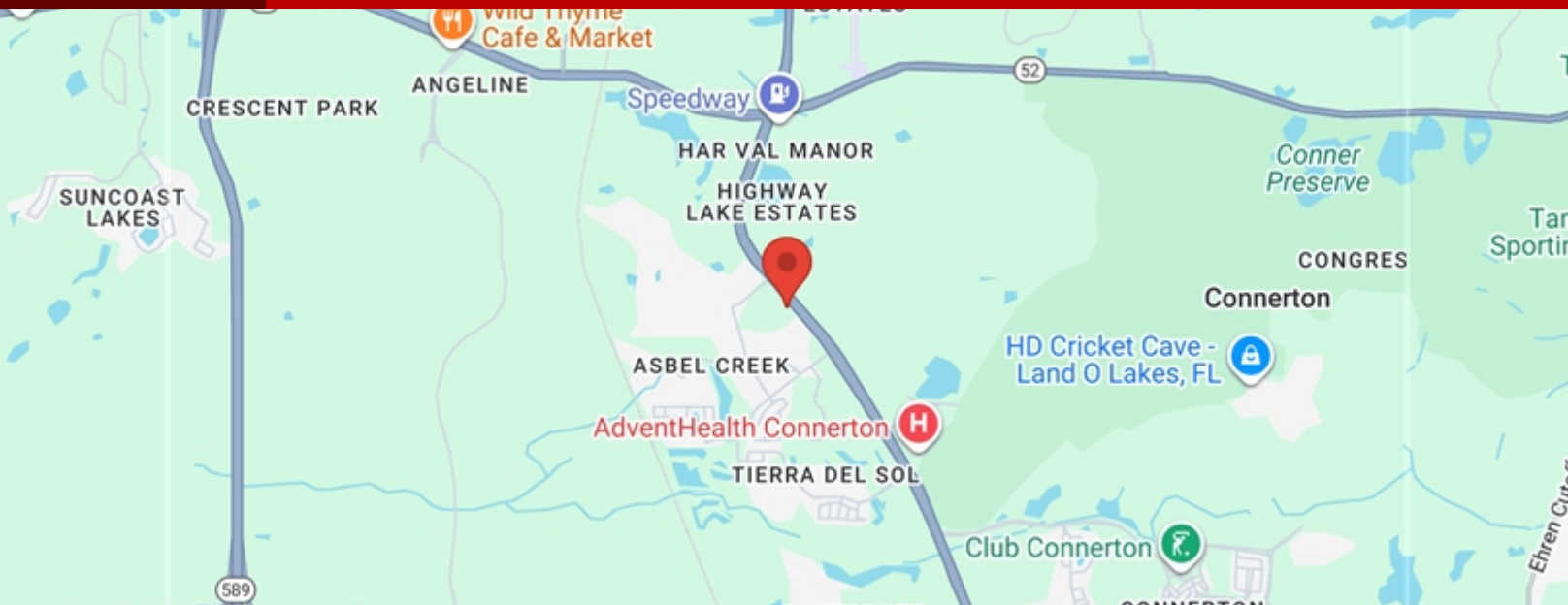
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FOR LEASE

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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	136	2,416	5,130
2010 Population	1,802	7,924	16,139
2025 Population	4,851	18,670	34,424
2030 Population	5,638	21,761	40,902
2025-2030 Growth Rate	3.05 %	3.11 %	3.51 %
2025 Daytime Population	2,766	12,020	25,412

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	63	296	527
\$15000-24999	36	134	266
\$25000-34999	66	206	582
\$35000-49999	59	381	646
\$50000-74999	285	653	1,431
\$75000-99999	152	563	1,342
\$100000-149999	444	1,661	2,952
\$150000-199999	224	861	1,738
\$200000 or greater	283	1,138	2,284
Median HH Income	\$ 109,011	\$ 113,982	\$ 112,346
Average HH Income	\$ 130,829	\$ 138,041	\$ 137,122

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	56	835	1,911
2010 Total Households	590	2,301	5,519
2025 Total Households	1,612	5,894	11,767
2030 Total Households	1,885	6,996	14,156
2025 Average Household Size	3	2.94	2.8
2025 Owner Occupied Housing	1,407	5,211	10,363
2030 Owner Occupied Housing	1,676	6,198	12,544
2025 Renter Occupied Housing	205	683	1,404
2030 Renter Occupied Housing	210	797	1,612
2025 Vacant Housing	76	376	997
2025 Total Housing	1,688	6,270	12,764

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