



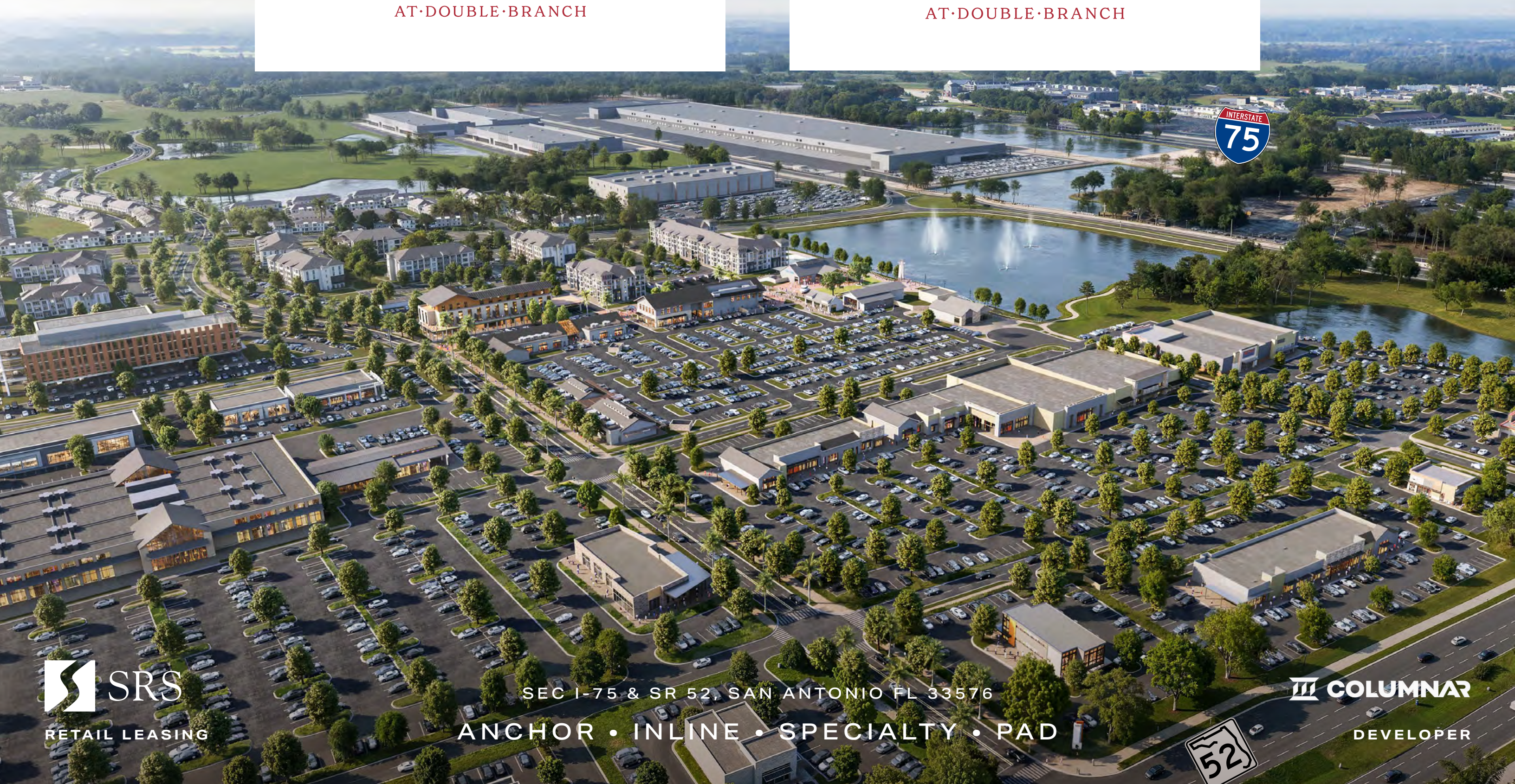
THE BOARDWALK

AT•DOUBLE•BRANCH



THE SHOPS

AT•DOUBLE•BRANCH



SEC I-75 & SR 52, SAN ANTONIO FL 33576
ANCHOR • INLINE • SPECIALTY • PAD



DOUBLE BRANCH AT A GLANCE

GATHER | PLAY | RELAX | ENJOY | CELEBRATE

Double Branch is more than a shopping center—it's an experience.

Designed as a vibrant, walkable town center, it seamlessly integrates national retailers, local purveyors, dining, entertainment, and outdoor spaces. This is where retail thrives and communities connect.

IN PROGRESS

668

Multi-family and
Lifestyle Units

120

Key Hotel

2K+

Parking Spaces

292K

Square Feet of Dining, Retail
and Entertainment

UPON COMPLETION

965

Acres of Master
Planned Development

250+

Acres of Healthcare,
Wellness, and Life Sciences

1M

Square Feet of Office Space

5.5M

Square Feet of
Industrial Space

3,500

Multi-family and
Lifestyle Units

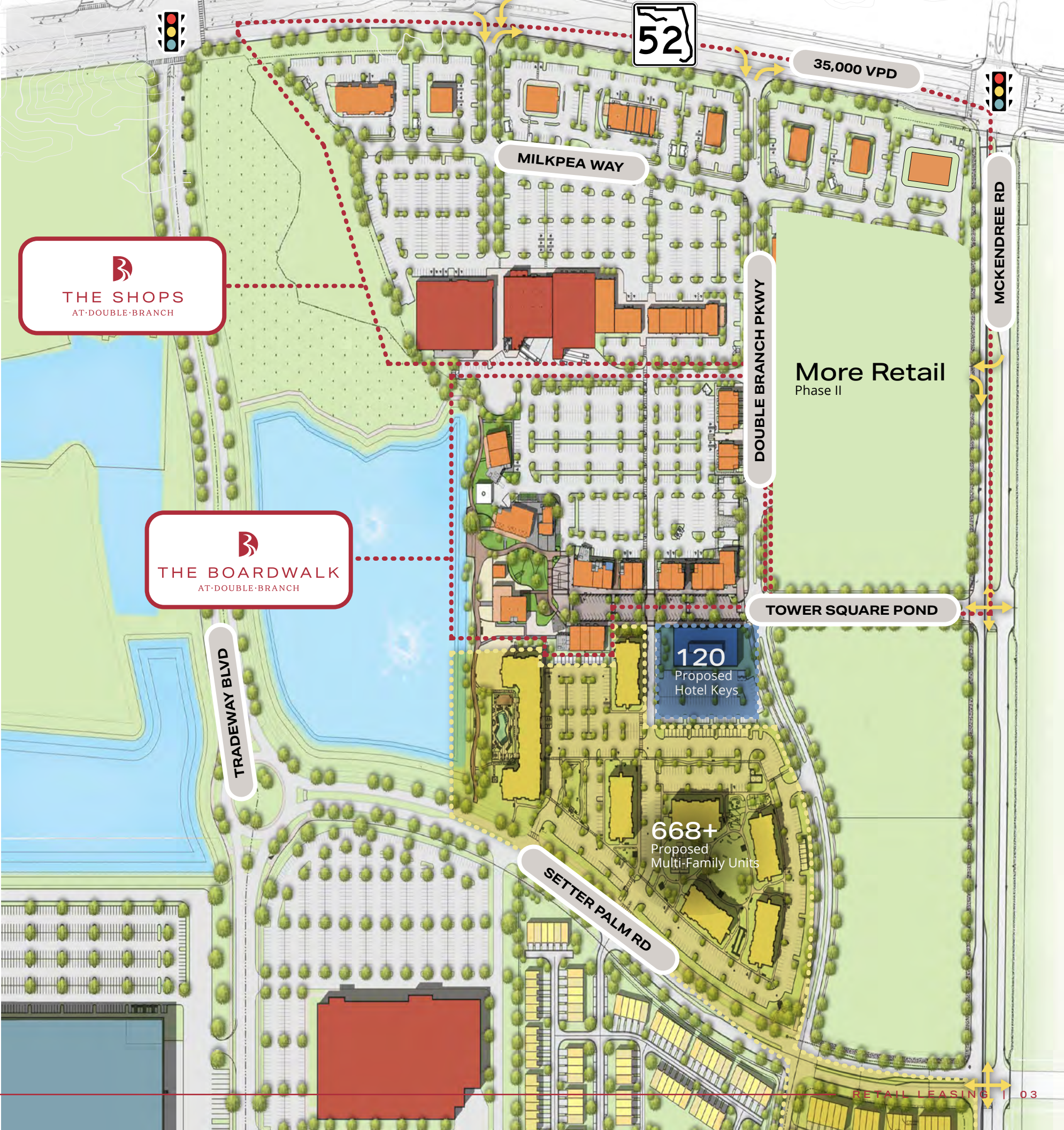
500K

Square Feet of Dining, Retail
and Entertainment

Master Plan

DOUBLE RANCH | PASCO COUNTY

- Retail Anchors
- Retail
- Multi-Family
- Industrial
- Office/Hotel





±35 minutes
to Downtown Tampa

**±400,000
visitors**

annually to the adjacent Mirada
& Epperson Lagoons



**Golf cart
connectivity**
to surrounding master planned
communities

**±74,000
units**

planned and existing residential
units in the trade area



Location

DOUBLE RANCH | PASCO COUNTY

TAMPA BAY'S FASTEST GROWING CORRIDOR

The intersection of State Road 52 & Interstate 75 in Pasco County, Florida, is rapidly emerging as a significant retail corridor, fueled by substantial residential and commercial growth. As one of the key transportation arteries in the Tampa Bay region, this area has transformed from a primarily rural landscape into a thriving hub of economic activity. The strategic positioning at a major highway interchange makes Double Branch an attractive destination for national retailers, dining establishments, and service providers looking to capitalize on the region's expanding consumer base.

Regional Access & Visibility

Signalized hard corner at I-75 & SR 52

Direct access to Tampa, Wesley Chapel, and Lakeland markets

Located within Pasco County's primary growth corridor

Surrounding Demand Drivers

Adjacent to Mirada & Epperson Lagoons

400,000+ annual visitors

Up to 3,000 daily visitors at peak

Near new Johns Hopkins Hospital campus

Proximity to Pasadena Hills Superpark (planned 300-acre park)

Explosive Residential & Commercial Growth

Located within a pipeline of 74,000+ planned and existing residential units in the trade area

Immediate project includes:

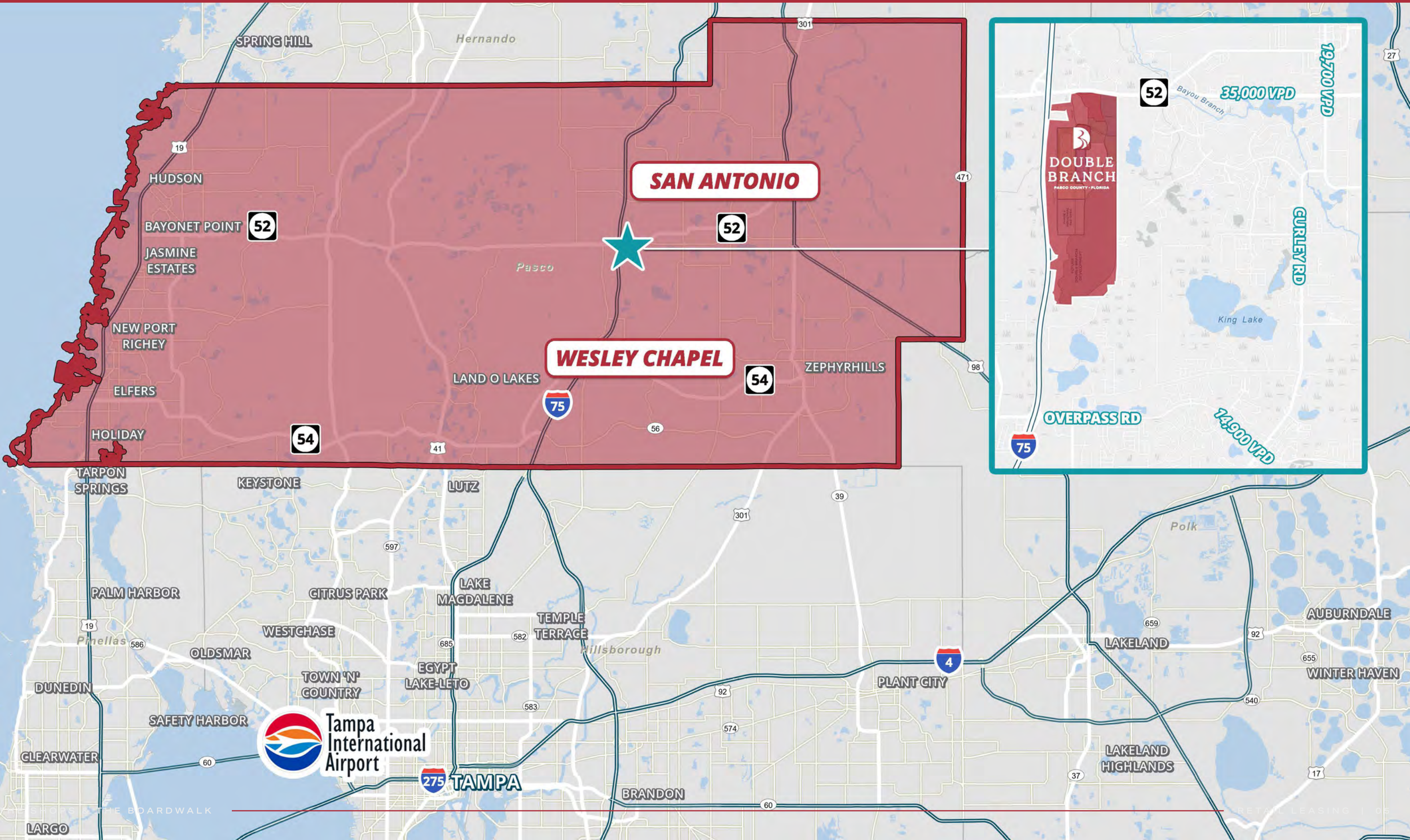
- 3,500 residential units
- 1M SF office
- 500K SF retail/dining/entertainment

Strong demographics:

- 25% projected population growth (5-mile)
- \$151K avg HH income (5-mile)

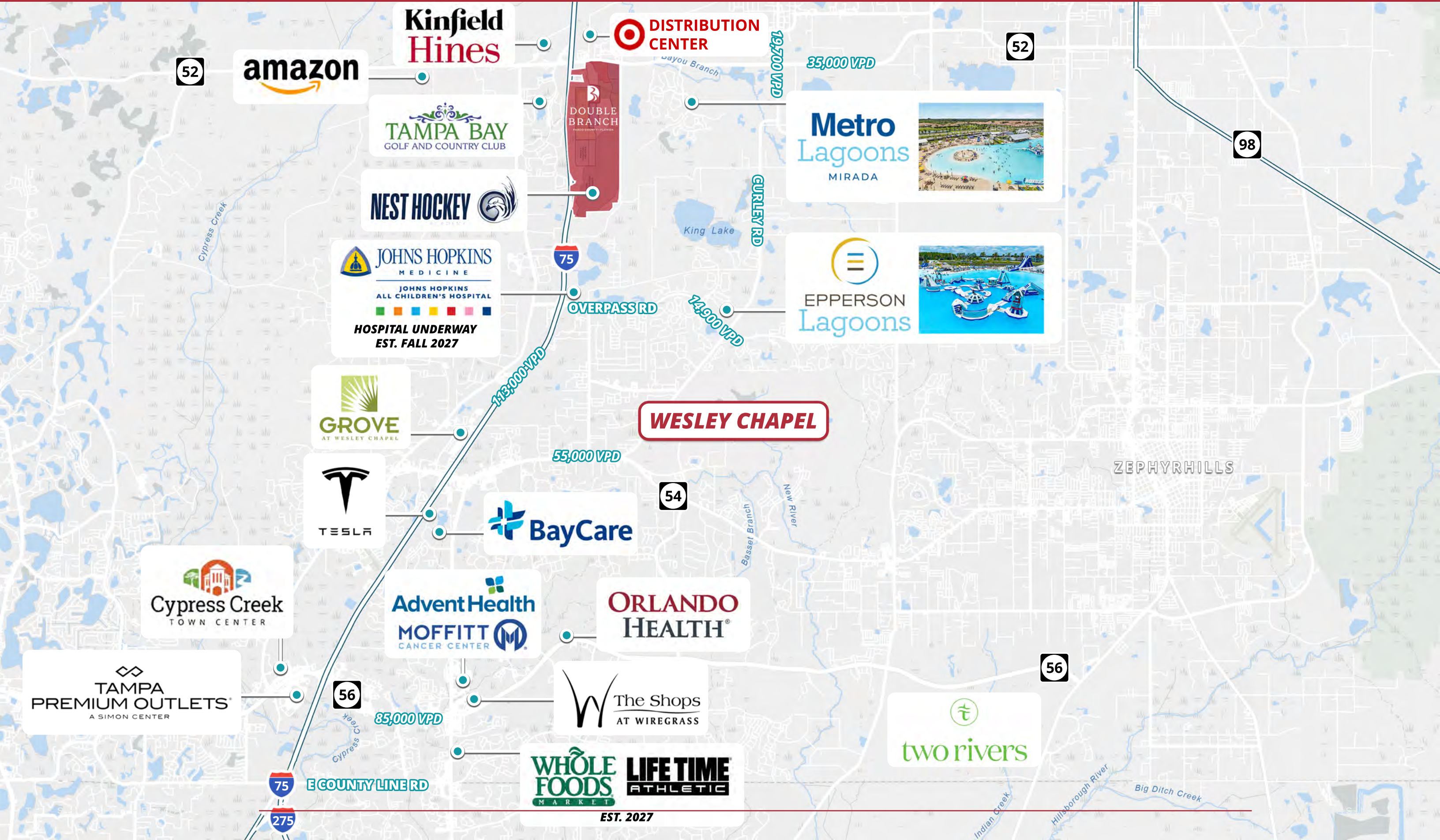
Regional Connectivity

DOUBLE RANCH | PASCO COUNTY



Local Connectivity

DOUBLE RANCH | PASCO COUNTY

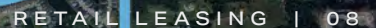


Site Aerial

DOUBLE RANCH | PASCO COUNTY



DOUBLE RANCH | PASCO COUNTY



RESIDENTIAL DEVELOPMENT

STATUS

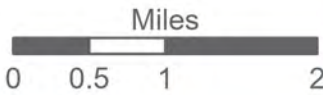
- ACTIVE
- PROPOSED

DRIVE TIME

12 MINUTES

PASCO COUNTY SUBDIVISIONS

EXISTING DEVELOPMENT



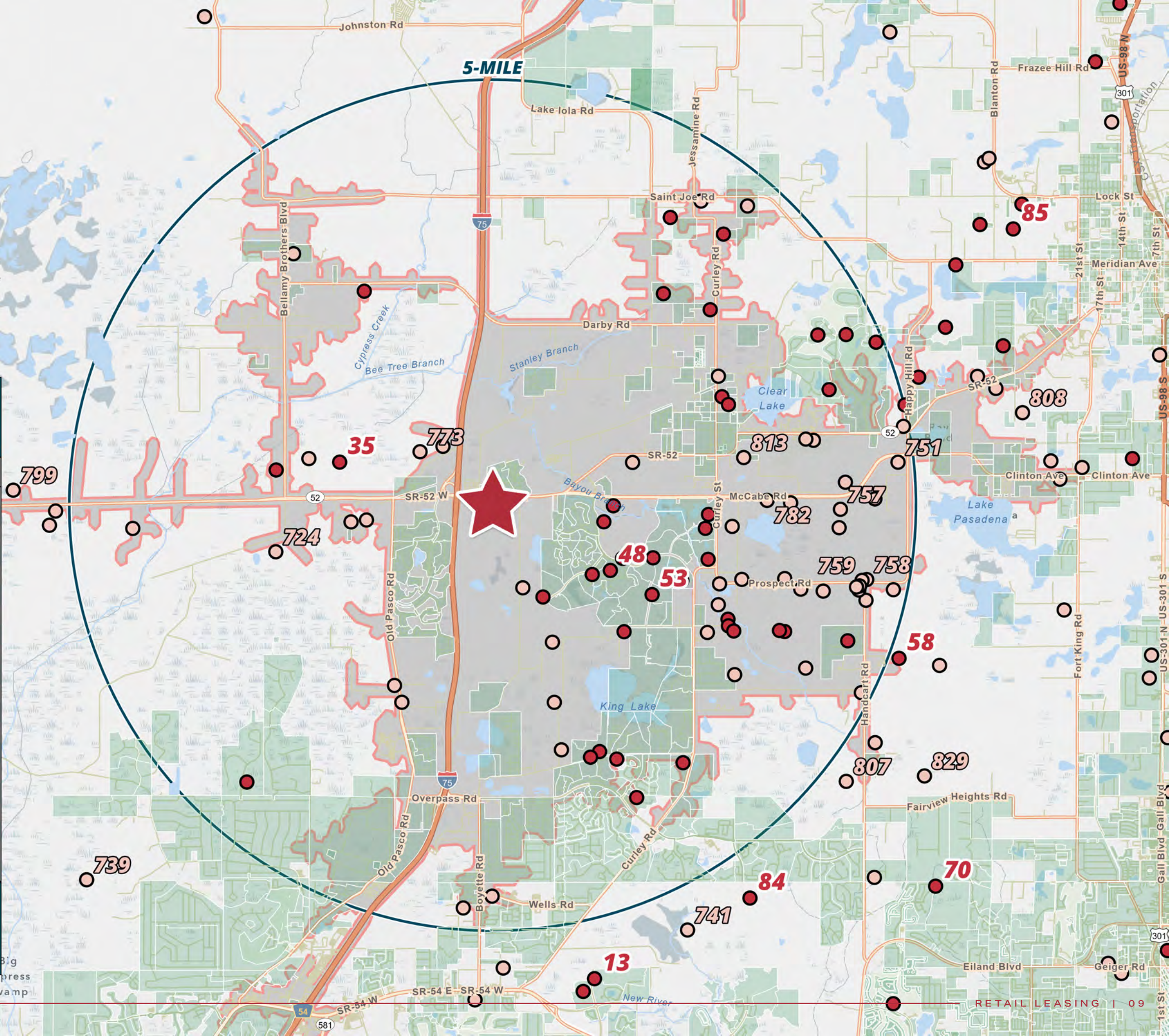
TOP 20 ACTIVE & PROPOSED RESIDENTIAL DEVELOPMENTS NEAR DOUBLE BRANCH

Label	Project Name	Residential Units
829	Villages of Pasadena Hills	11,750
58	Pasadena Ridge/SF	4,435
759	Harvest Hills Master Plan	3,340
799	Palmetto Ridge	3,319
48	Mirada Master Plan	3,224
25	Epperson	2,021
741	Depue Ranch	1,598
19	Connerton/Greenbriar	1,562
739	Dayflower	1,469
13	Chapel Crossings/SF	1,259
35	Hillcrest Preserve/SF	1,060
70	Stonebridge at Chapel Creek	894
757	Harvest Commons	840
813	St Leo Commons Towns	796
724	Cedars, The	722
84	Vidas Way	679
782	McCabe	666
808	Rolling Hills	655
773	Kinfield/SF	627
807	RLE Ranch	614

Current Households 16,782

Units to be Built 54,023

Projected Household 70,805

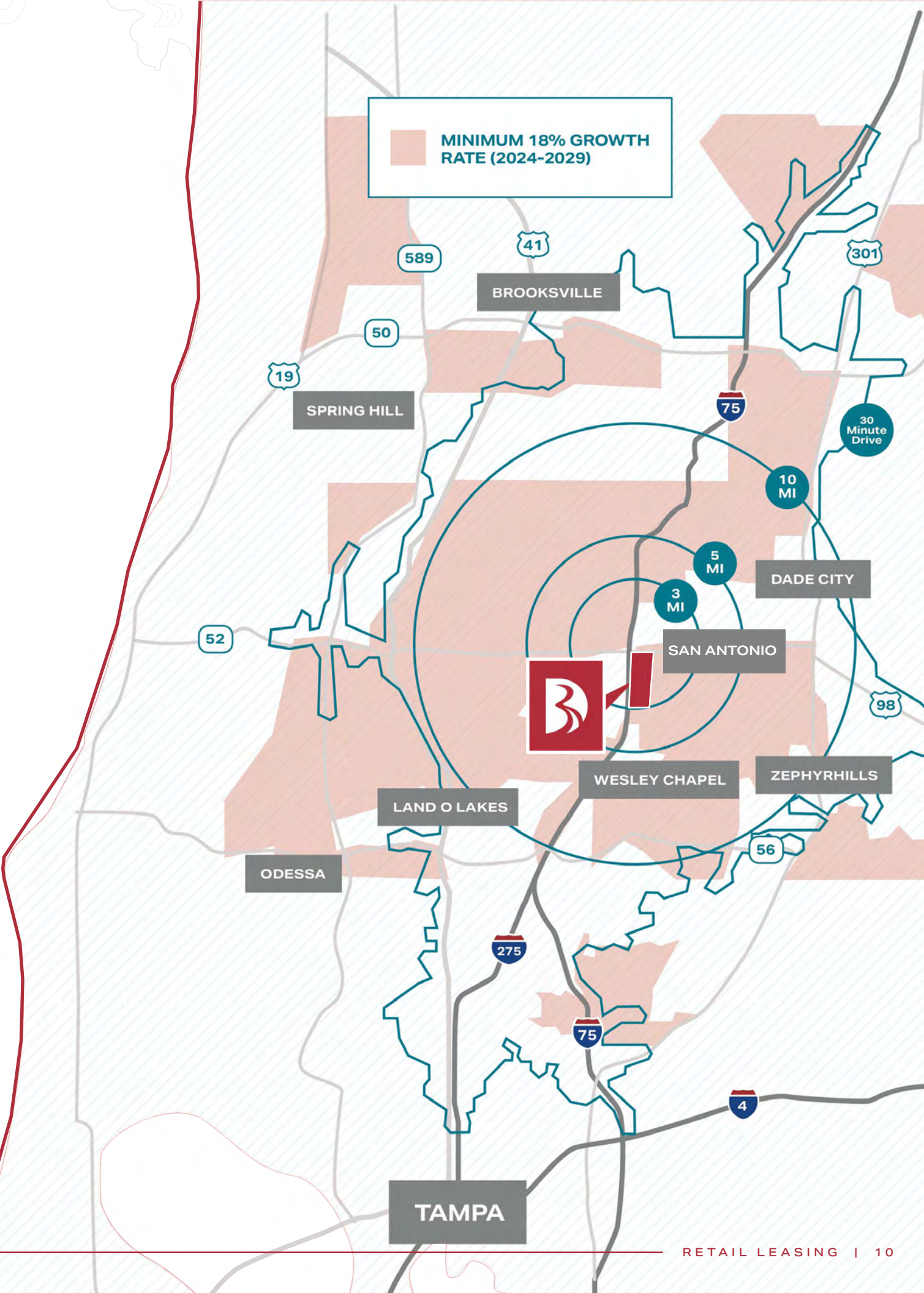


Demographics

DOUBLE RANCH | PASCO COUNTY

Population	3 miles	5 miles	10 miles	30 min drive
2025 Estimated Population	14,109	38,204	206,764	603,691
2030 Projected Population	16,370	44,509	243,429	668,077
Proj. Annual Growth 2025 to 2030	3.02%	3.10%	3.32%	2.05%
Daytime Population				
2025 Daytime Population	11,960	30,497	182,815	575,850
Workers	3,257	8,405	65,154	250,579
Residents	8,703	22,092	117,661	325,271
Income				
2025 Est. Average Household Income	\$127,435	\$136,292	\$119,569	\$106,895
2025 Est. Median Household Income	\$101,153	\$110,180	\$96,767	\$79,429
Households & Growth				
2025 Estimated Households	5,630	13,287	77,445	233,208
2030 Estimated Households	6,551	15,711	92,492	260,366
Proj. Annual Growth 2025 to 2030	3.08%	3.41%	3.61%	2.23%
Race & Ethnicity				
2025 Est. White	78%	65%	63%	57%
2025 Est. Black or African American	4%	11%	10%	14%
2025 Est. Asian or Pacific Islander	2%	4%	5%	6%
2025 Est. American Indian or Native Alaskan	0%	0%	0%	0%
2025 Est. Other Races	16%	20%	22%	23%
2025 Est. Hispanic (Any Race)	15%	21%	23%	25%

SOURCE: ESRI 2025



Master Plan

DOUBLE RANCH | PASCO COUNTY

- Retail Anchors
- Retail
- Multi-Family
- Industrial
- Office/Hotel





THE SHOPS

AT DOUBLE BRANCH



113,000 VPD



35,000 VPD

THE SHOPS AT DOUBLE BRANCH

WHERE LIFE AND COMMUNITY MEET

The Shops at Double Branch present a dynamic mix of retail opportunities designed to meet the area's rising demand. With a variety of anchor, outparcel and inline spaces, The Shops are perfectly positioned along Hwy 52 and just off I-75, offering high visibility and ease of access.



±220,000
GLA SF



Q3 2027
Delivery



±1,450
Parking Spaces



The Shops | Site Plan

Unit	Type	Size
A10	Coffee - At LOI	1.1 acre
A13	Available	0.97 acre
A14	Available	1.03 acre
A15	Available	1 acre
A16	Available	1.34 acre
A9 - 901	Dental - At Lease	3,609 SF
A9 - 902	Available	1,419 SF
A9 - 903	Optical - At Lease	1,806 SF
A9 - 904	Breakfast - At Lease	3,718 SF
A11 - 101	F&B - At LOI	2,552 SF
A11 - 102	Available (DT)	3,356 SF
A11- 100	Available	3,350 SF
A12 - 101	Available	3,727 SF
A12 - 102	Available	1,604 SF
A12 - 103	Bagel - At Lease	1,435 SF
A12 - 104	Bakery - At Lease	1,512 SF
A12 - 105	Drink/QSR - At Lease	1,201 SF
A7 - 700	National Fitness - At Lease	40,000 SF
A7 - 701	Natural Grocer - At Lease	24,410 SF
A7 - 702	Soft Goods - At Lease	25,099 SF
A7 - 1	Available	6,800-8,007 SF
A7 - 2	Retail	5,019 SF
A7 - 3	Available	2,180 SF
A7 - 4	Beauty - At LOI	3,224 SF
A7 - 5	F&B - at LOI	1,820 SF
A7 - 6	Available	1,456 SF
A7 - 7	Available	1,456 SF
A7 - 8	F&B - At LOI	3,643 SF



Master Plan

DOUBLE RANCH | PASCO COUNTY

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THE BOARDWALK

AT DOUBLE BRANCH



113,000 VPD



35,000 VPD

THE BOARDWALK AT DOUBLE BRANCH

WHERE LIFE AND COMMUNITY MEET

The Boardwalk at Double Branch offers a unique setting ideal for restaurants, specialty shops, and entertainment concepts. Multiple waterfront buildings situated on a boardwalk create a natural draw for a lively dining and social scene, while plans for a vibrant town center make it a true destination for both locals and visitors. With built-in foot traffic from surrounding development, *The Boardwalk is set to become one of Pasco County's premier gathering places.*



±72,280

GLA SF



Q2 2028

Delivery



±587

Parking Spaces





Boardwalk | Site Plan

Unit	Usage / Tenant	SF	Patio SF
A110	Restaurant	5,200 SF	926 SF
B110	Restaurant	6,835 SF	1,792 SF
D110	Salt Shack	5,027 SF	3,442 SF
D120	Salt Shack	1,220 SF	
C120	QSR	1,307 SF	
C110	QSR	1,248 SF	
E110	Available	1,836 SF	
E120	Dentist - At LOI	1,800 SF	
E130	Nail Salon - At Lease	2,896 SF	
F110	Restaurant	3,419 SF	689 SF
F120	Available	1,525 SF	
F130	Available	1,507 SF	
F150	Available	2,104 SF	
F160	Health/Wellness - At LOI	2,064 SF	
G110	QSR	2,106 SF	
G120	Available	2,375 SF	
H110	QSR/Restaurant	1,204 SF	
H120	Available	1,261 SF	
H130	Barber - At LOI	1,261 SF	
H140	Pilates - At LOI	2,231 SF	
H150	Restaurant	3,194 SF	
J110	QSR - At LOI	1,158 SF	
J120	QSR - At LOI	1,261 SF	
J130	QSR/Restaurant	1,158 SF	
K110	QSR/Restaurant	1,503 SF	
K120	Available	1,261 SF	
K130	Available	1,261 SF	
K140	QSR/Restaurant	1,503 SF	





SRS Real Estate Partners

1501 W Cleveland Street, Suite 300

Tampa, FL 33606

813.371.0980

Sandi Bargfrede

sandi.bargfrede@srsre.com

407.491.8149

Willow Ferrelli

willow.ferrelli@srsre.com

407.453.1858

Kelsey Williams

kelsey.williams@srsre.com

813.328.3925

SRSRE.COM

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