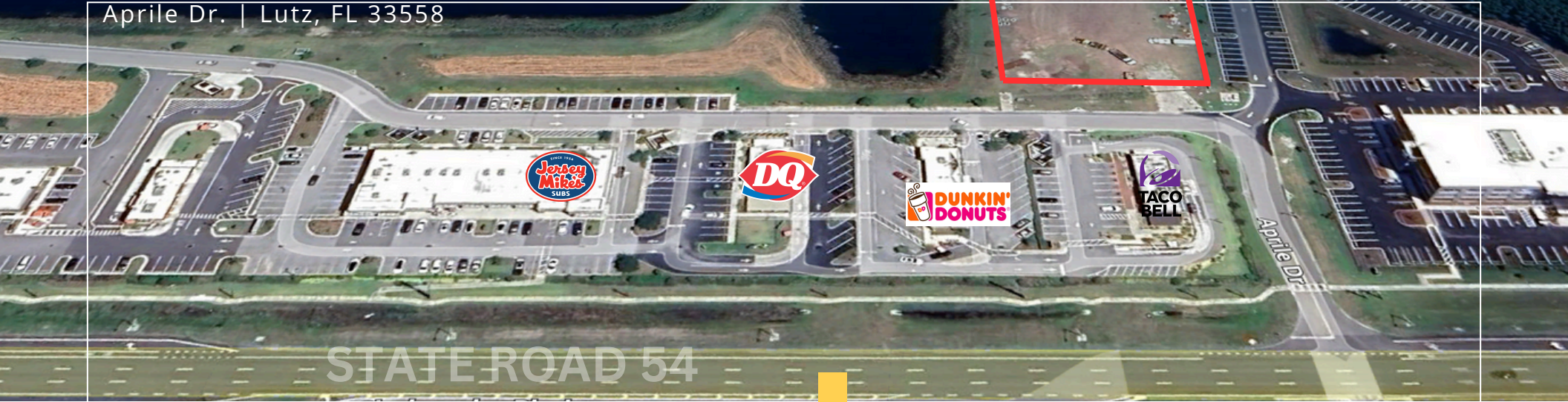


SHOPS AT BALLANTRAE

RETAIL FOR LEASE

Aprile Dr. | Lutz, FL 33558



STATE ROAD 54

PROPERTY DETAILS

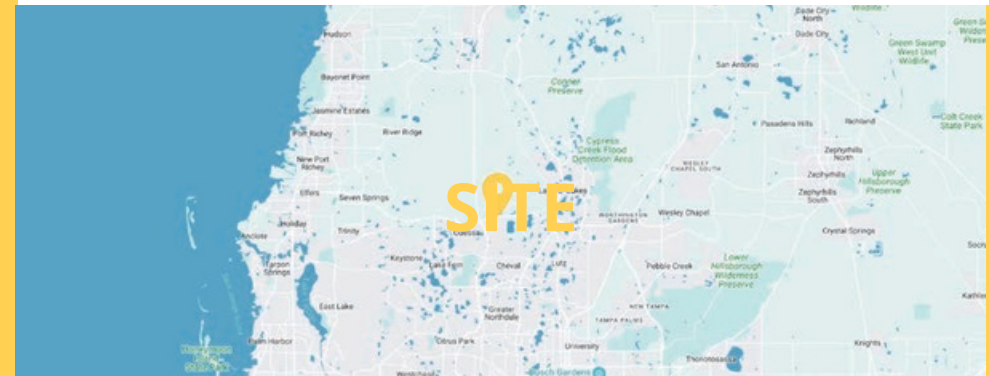
- **1,400 - 4,100 SF Retail Space Available for Lease**
- Proposed 4,100 SF Retail next to Kiddie Academy delivering early 2025
- Part of Ballantrae, a 436-acre CDD that includes 969 single and multi-family residential, retail and office
- This property is located in an emerging trade area with new residential, office, hotel & medical development in progress.
- Excellent opportunity to join National Retailers; such as Circle K, Dairy Queen, Dunkin Donuts, Taco Bell & Domino's.

NEARBY RETAILERS



TRAFFIC COUNTS

S.R. 54 - 61,000 VPD SUNCOAST PKWY - 45,700 VPD



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	5,071	41,737	78,401
Households	1,963	14,303	28,538
Average Household Income	\$128,957	\$142,789	\$134,344
Daytime Employees	1,431	4,842	17,797

CONTACT FOR LEASING

JANNIE HUETING

(813) 382-2929

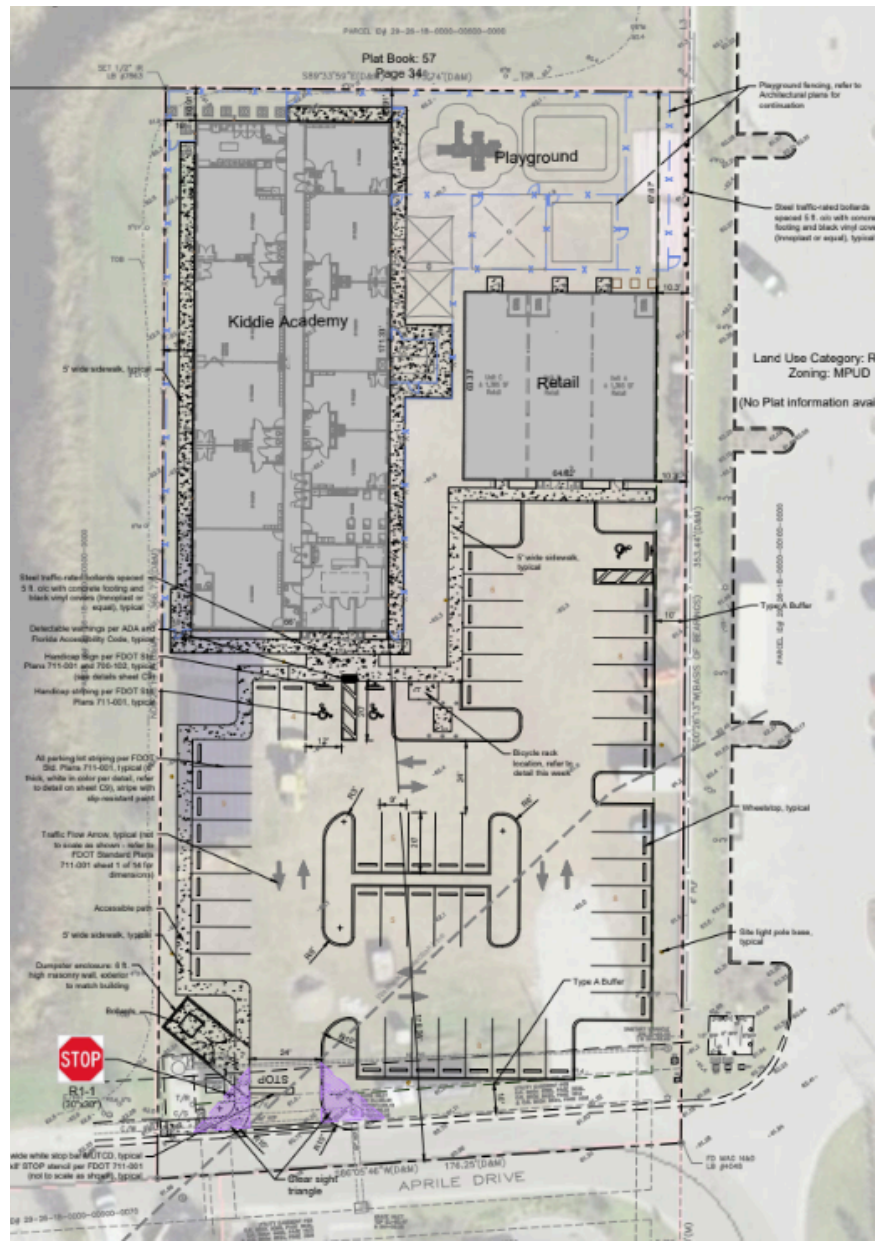
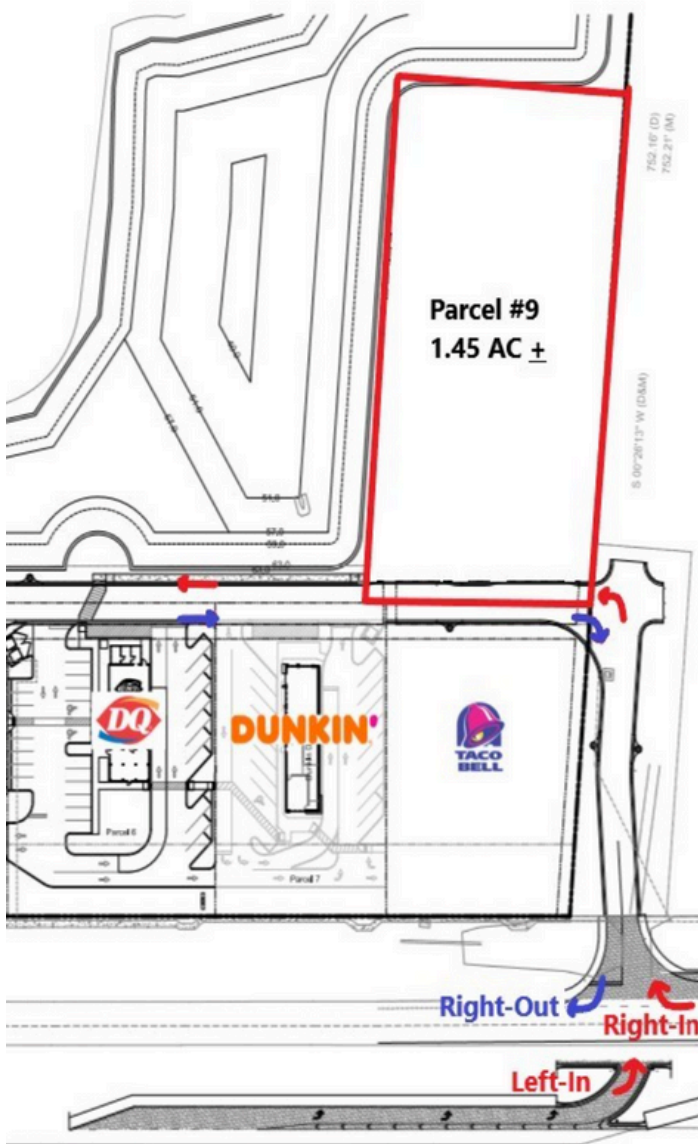
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www.NorthbridgeCREG.com





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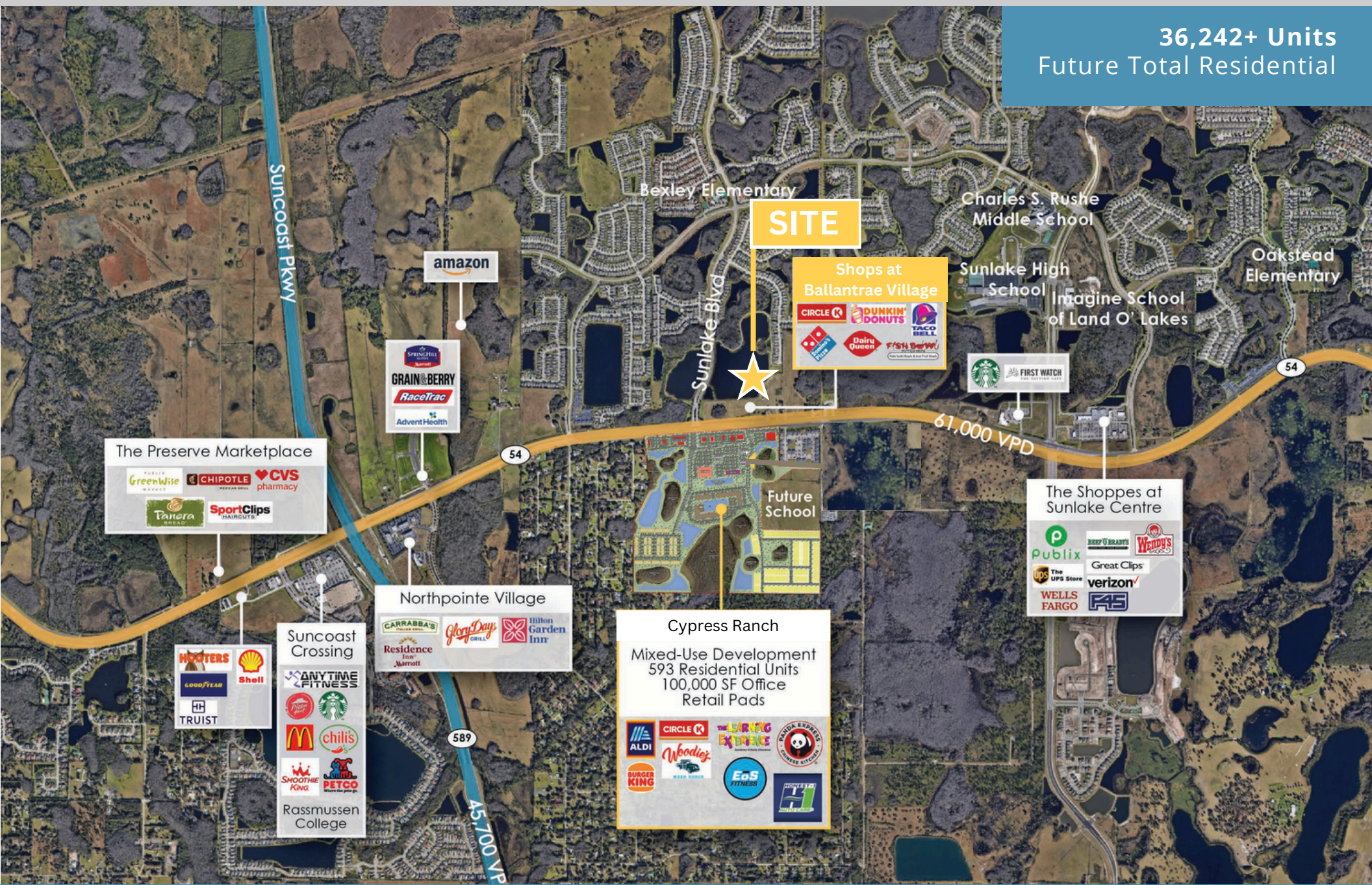
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36,242+ Units
Future Total Residential



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