



Licensed Real Estate Broker

For Lease

2,500 SF Drive thru Out Parcel
2,360 SF End Cap Drive Thru
6,168 SF Retail
5,000 SF Restaurant Pad Site



7140 Land O' Lakes Blvd - Land O' Lakes, Florida

Property Highlights

- Prime location at the northeast corner of Land O' Lakes Blvd (US-41) and Wilderness Lake Blvd
- Frontage to 38,000 cars per day on Land O' Lakes Blvd
- Across from Land O' Lakes High School (1,840 students) and the Pasco County School District Administrative Office
- 3 miles from AdventHealth Connerton, a 77-bed long term acute care hospital
- Join Zaxby's at this new development
- Located in Pasco County, a high growth residential market also experiencing significant office and industrial employment growth

Demographic Information

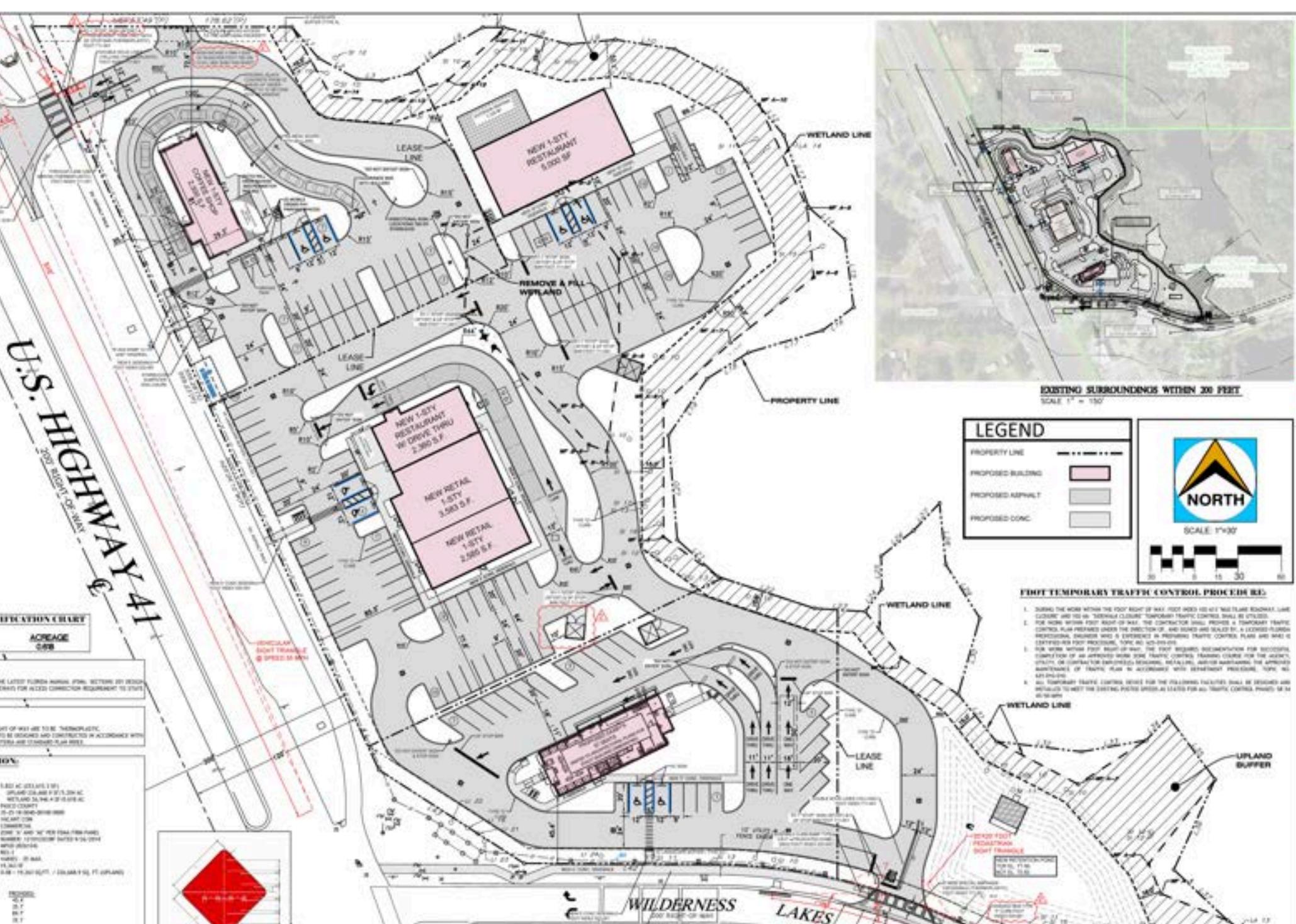
RADIUS	POPULATION	HOUSEHOLD	RADIUS	Avg HH INCOME	EMPLOYEES
1 MILE	3,716	1,527	3 MILES	\$115,746	2,262
3 MILES	20,872	7,257			
5 MILES	54,448	18,710			

Brandy McAdams
813-690-1390
bmcadams@vendita.ai

Greg McNutt
813-477-2276
gmcnutt@vendita.ai



100 N Tampa St
Suite 1725
Tampa, FL 33602



Brandy McAdams
813-690-1390
bmcadams@vendi

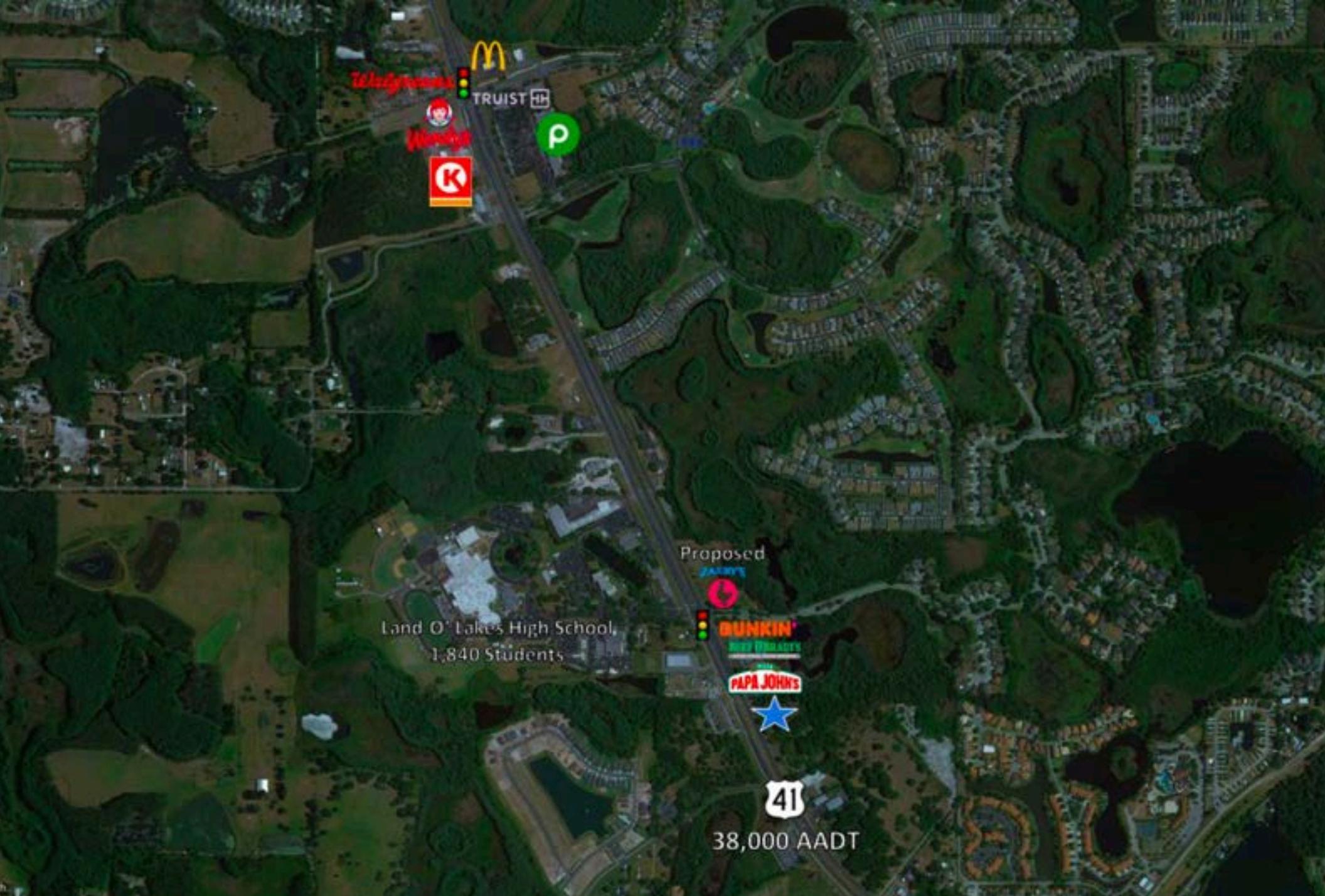
Greg McNutt
813-477-2276
gmcnutt@vendita.ai





Vendita CRE

**100 N Tampa St
Suite 1725
Tampa, FL 33602**



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



100 N Tampa St
Suite 1725
Tampa, FL 33602