

OFFICE/RETAIL FACILITY FOR LEASE

Prime Location

Class "A" Facility

50,000± SF Available



Contact

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16400 St Rd 54
Odessa, FL
Contemporary Space



AVAILABLE
FACILITY



Main and Main Location!

- Dedicated Turn Lane
- Great Highway Visibility from Suncoast Parkway
- Frontage on SR 54

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Odessa, FL



AVAILABLE TURNKEY CALL CENTER FACILITY

Property Details

Type	Department Store / Retail
Effective Year Built	2006 Renovated: 2021, 2022, 2023
RBA	173,776 SF
Stories	1
Construction	Tilt-Up Walls
Ceiling Height	22'
Roof	New Built-Up Roof System in 2022
Power	1200 KW
HVAC	300 Tons of New HVAC
Fire Suppression	Fully Sprinklered Wet System
Parking	New Parking Lot in 2023 with 1,020 Spaces Parking Ratio: 6/1,000 SF
Land	5.03 AC
Zoning	MPUD Master Planned Unit Development

Permittable Uses:

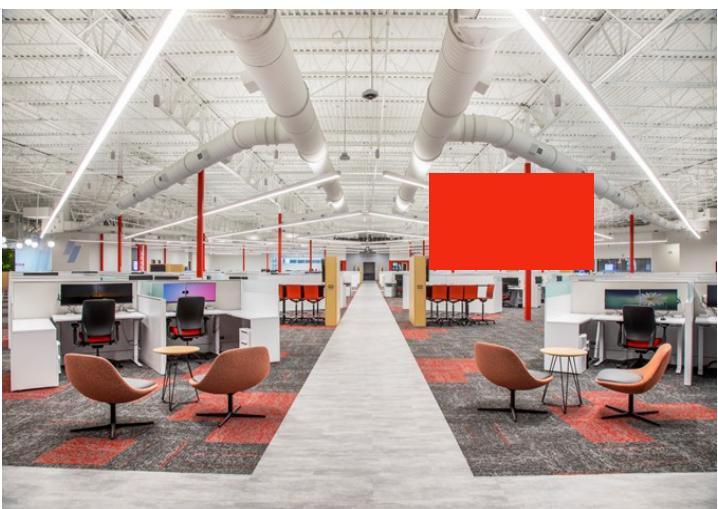
Included but not limited to:

- Professional Offices
- Medical Offices
- Professional Services
- Business Services
- Banking Facilities
- Day-Care Centers
- Schools
- Sale of Convenience Goods
- All Uses in Convenience Commercial
- Junior and Discount Department Stores
- Amusement Facilities
- Automotive Sales and Services
- Car Wash
- Major Department Stores
- Sale of General Merchandise
- All Uses in Community Commercial
- Churches
- Government Uses

For a comprehensive use criteria, visit

https://library.municode.com/fl/pasco_county/codes/land_development_code?nodeId=CH500ZOST_S522MPMAP_LUNDEDI

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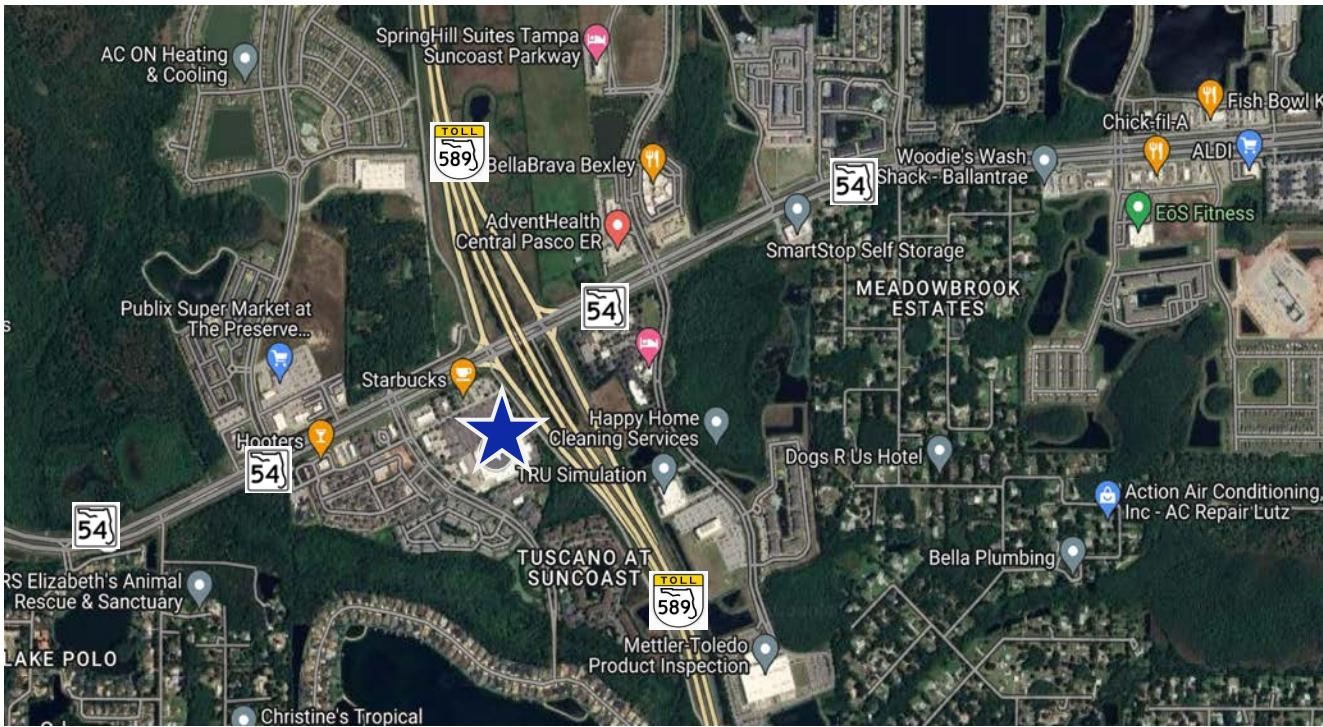


Property Highlights and Attributes

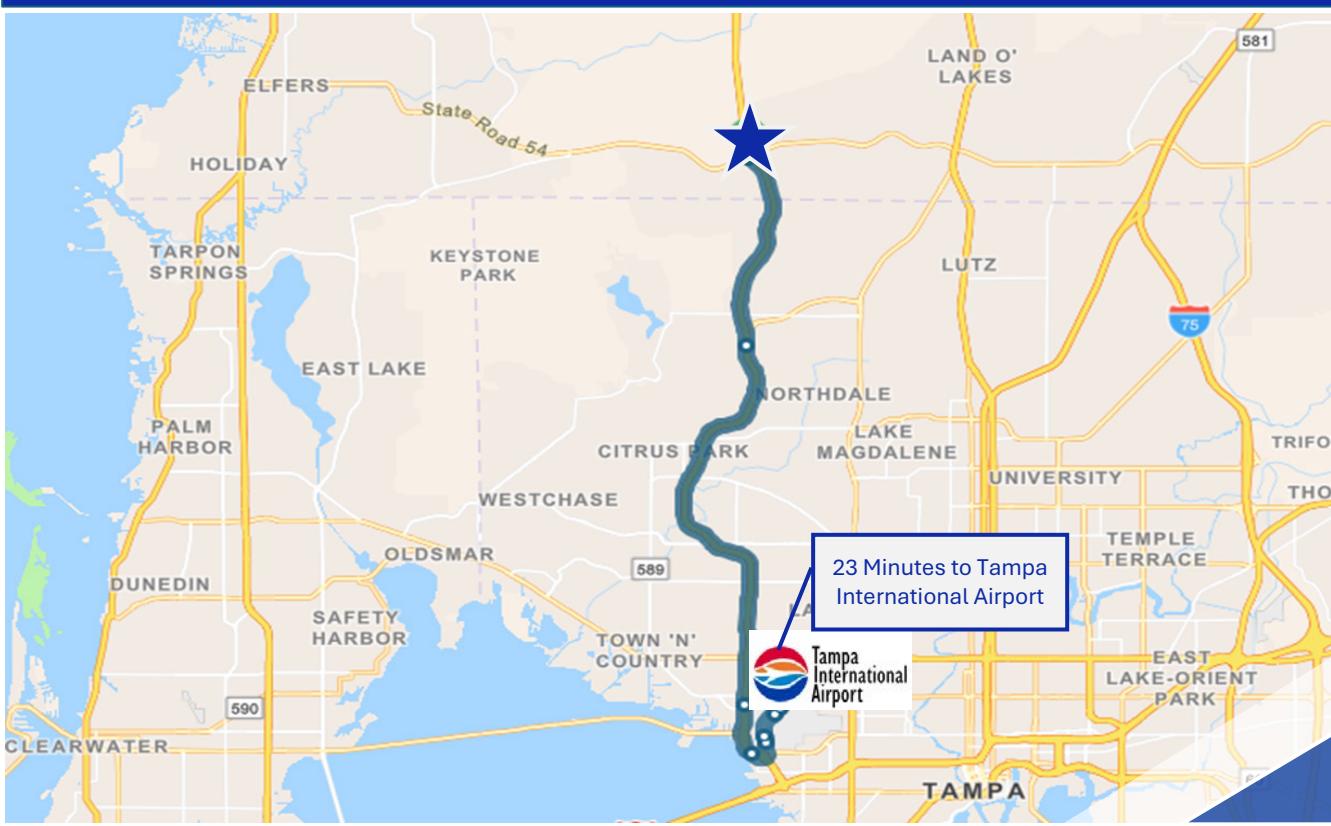
- Approx. 50,000 RSF Divisible to 20,044 RSF
- Repurposed Target Store with High Ceilings
- Plug and Play: Currently Built-out as a Call Center
- Parking Ratio: 6 per 1,000 SF (1020 SPACES)
- Tenant Improvement Projects were Completed in 2021
- New Parking Lot in 2023
- New Roof in 2022
- Nextgen State-of-the-Art Security System
- New Lighting Protection System in 2023
- Fit-Up and Construction, including, but not limited to Infrastructure and Equipment Installations Completed in 2021
- New 1500KW (1.5MW) Generator and UPS Battery Back-Up Systems installed in 2022
- 300 Tons of New HVAC
- *Fully Built Out with Everything you Need to Run a Successful Call Center Operation!*

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Location



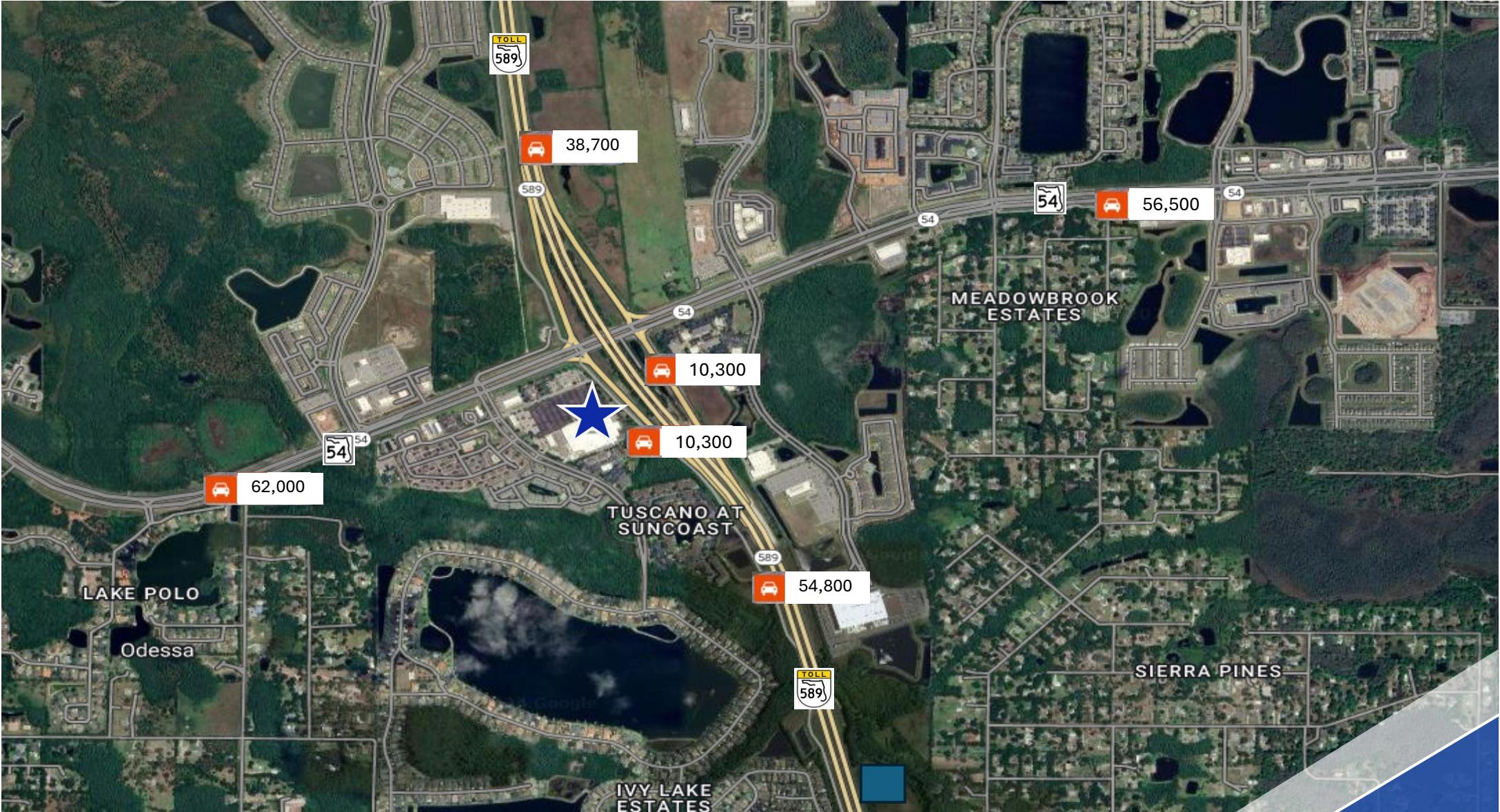
Strategic Location

16400 SR-54 is located at the hard intersection of Suncoast Parkway (589) and Highway SR 54 in Odessa, FL. The Property is part of the Greater Tampa MSA. The Suncoast Parkway provides excellent proximity to various markets amenities located in Odessa, Trinity, Wesley Chapel and Westshore/Tampa. Convenient access to the Tampa Airport, located just 15 miles south.

Amenities Galore

Retail operations, day-care options, restaurants operations including Quick Service, Fast Food and sit-down options are immediately adjacent to the property. Additionally, within one mile of the property there are hotels, shopping and additional restaurants.

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- Traffic count of more than 100,000 VPD on Suncoast Highway and State Road 54

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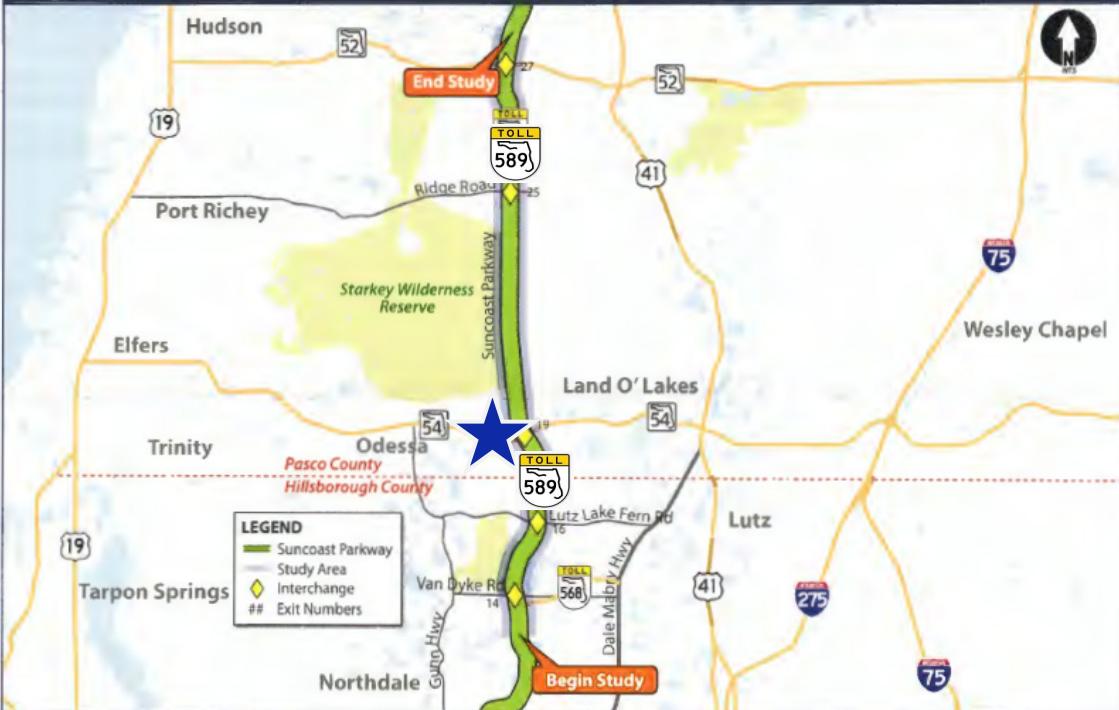


Widen Suncoast Parkway (SR 589) PD&E Study From South of Van Dyke Road to SR 52

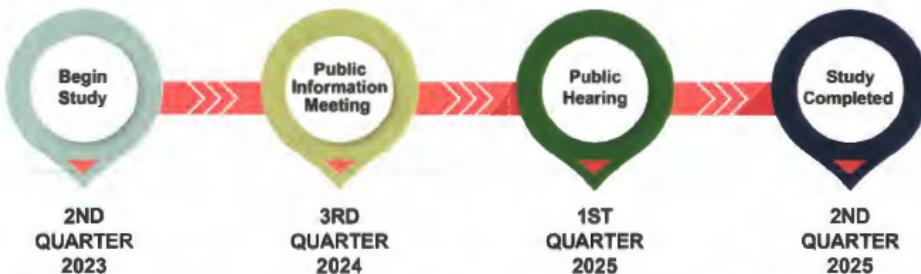
Newsletter 1
February 2024



Project Location Map



Project Schedule & Opportunities to Participate

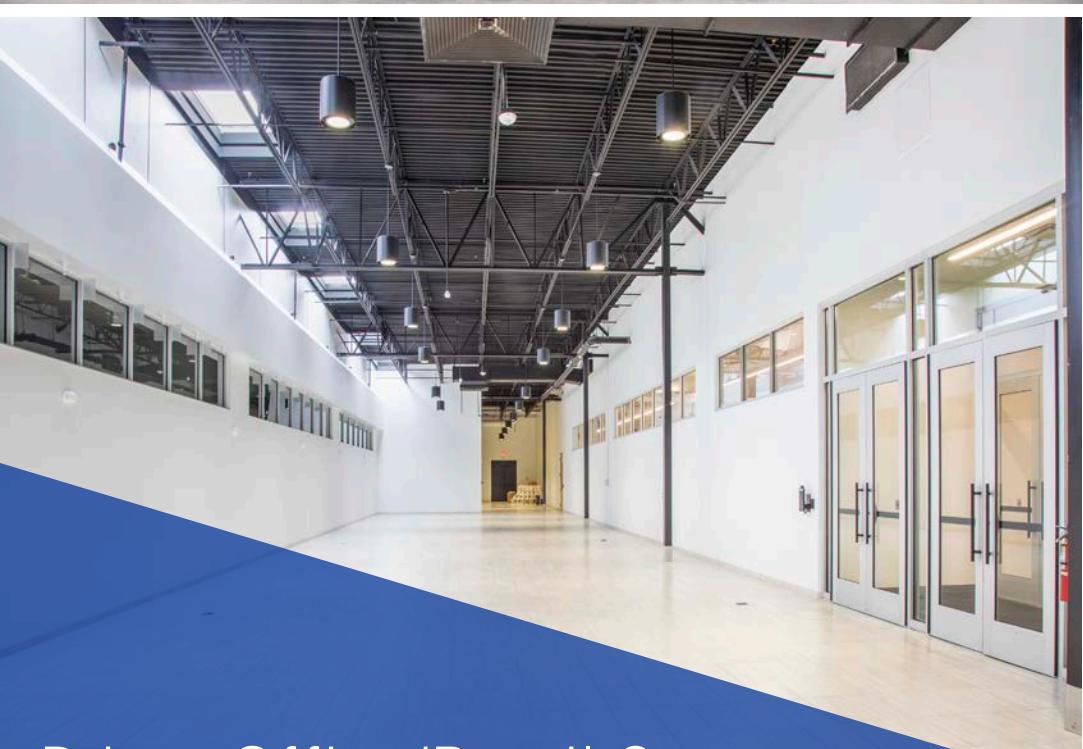
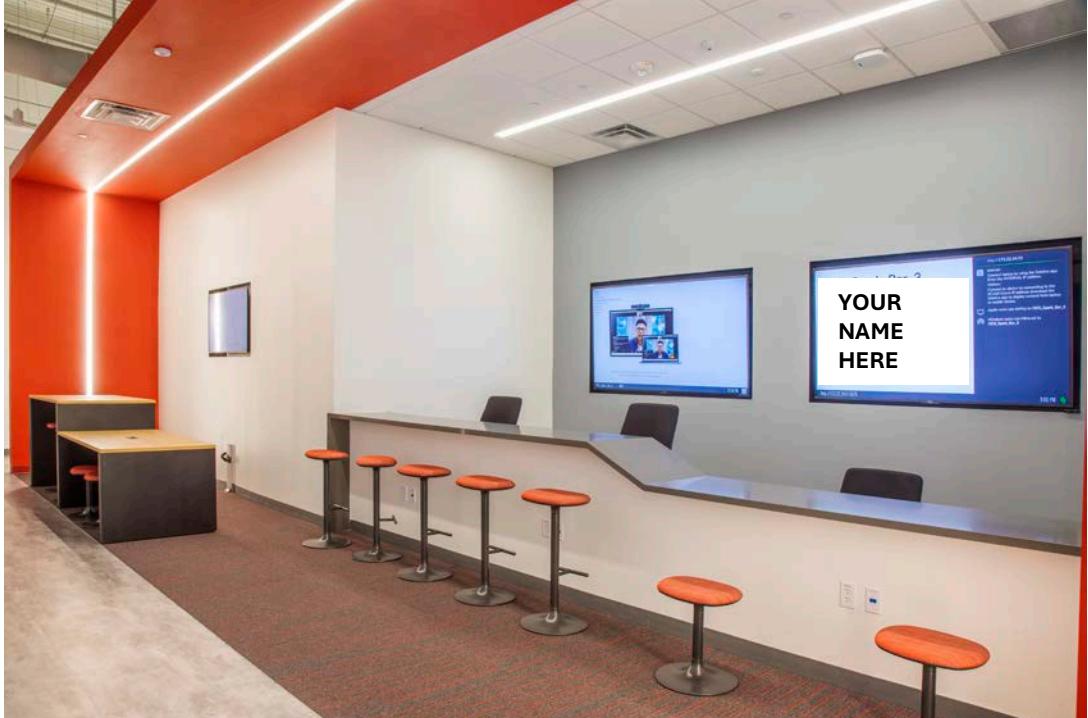


New Expansion of Suncoast Parkway

The Suncoast Parkway Extension 2 is a planned four-lane toll road that will extend from US 98 in Hernando County to US 19 in Citrus County. The project is divided into three phases, with the second phase currently underway:

- Phase 1: Currently under construction from US 98 to SR 44 in Lecanto
- Phase 2: A three-mile extension from SR 44 to CR 486, which includes completing the interchange at SR 44 and constructing an interchange at CR 486
- Phase 3: The final extension from CR 486 to US 19 at Red Level, which is currently on hold

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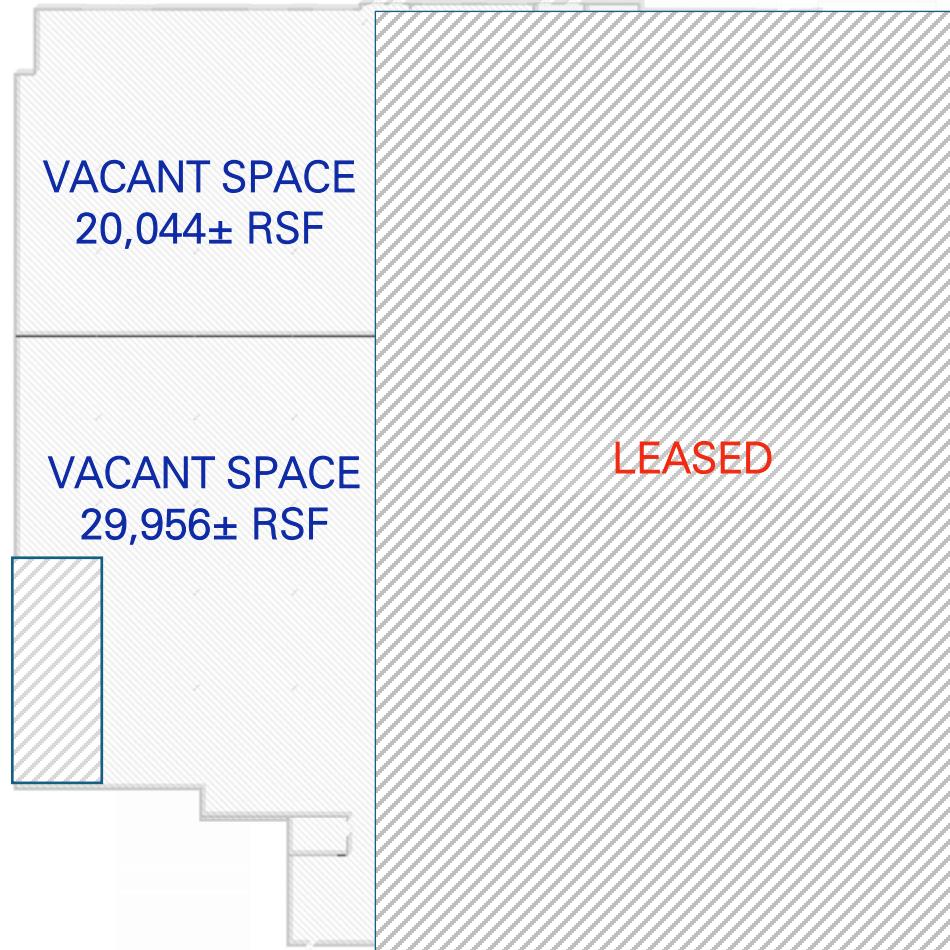


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50,000± RSF Contiguous



Floor Plan

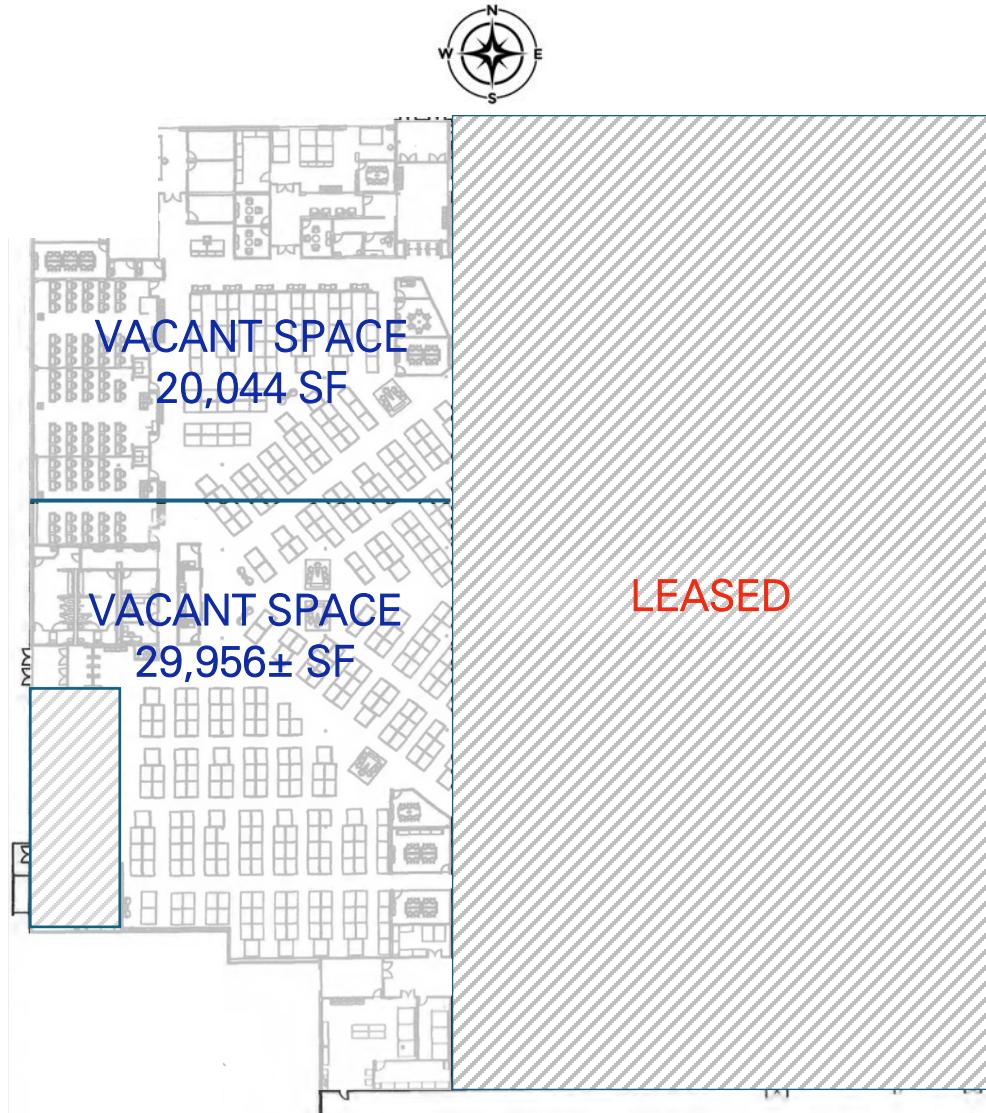
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50,000± RSF Contiguous

Call Center Configuration

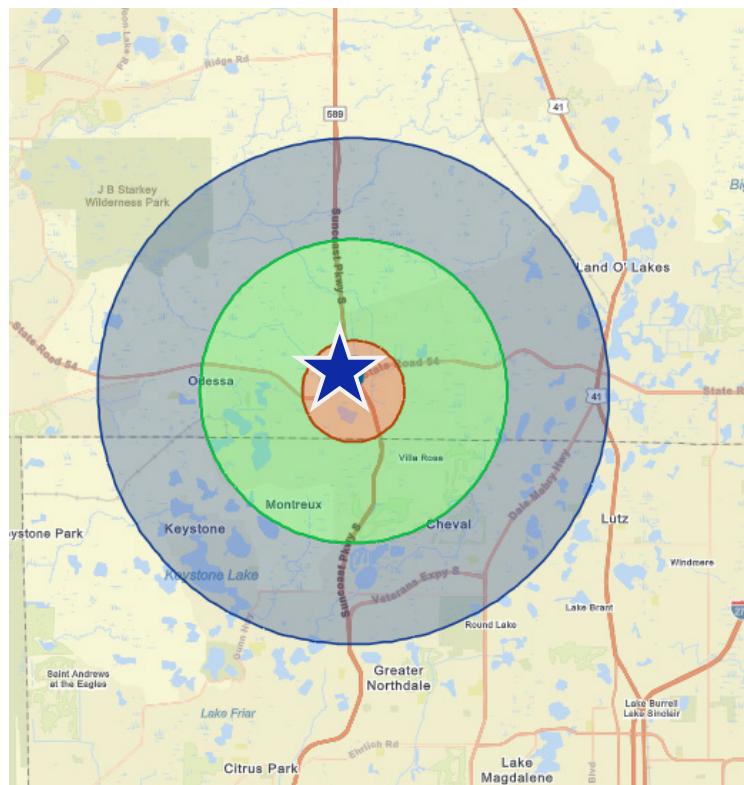
- 300+ wired workstations
- Fully furnished and equipped training rooms (with retractable walls)
- Fully furnished and equipped conference rooms
 - Various fully furnished private offices
- Fully furnished and equipped breakout rooms
 - State-of-the-Art AV system in place



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Demographics



One of the defining characteristics of Pasco County is its diverse demographic makeup. The population is a mix of young professionals, families, retirees, and everything in between. This diversity is reflected in the many different communities and neighborhoods that make up the county, each with its own unique character and charm.

16400 St Rd 54
Odessa, FL

Key Facts

8,821

Population



3,463

Households

31,645

Population



10,646

Households

48,407

Population



18,300

Households

37.6

Median Age

\$106,165

Median Disposable Income

39.4

Median Age

\$111,529

Median Disposable Income

41.5

Median Age

\$102,007

Median Disposable Income

Ring of 1 mile



\$127,854

Median Household Income



\$137,531

Median Household Income



\$120,563

Median Household Income

Income



\$59,711

Per Capita Income



\$440,362

Median Net Worth



\$58,957

Per Capita Income



\$716,147

Median Net Worth



\$59,105

Per Capita Income



\$597,710

Median Net Worth

Population By Generation



2.7%

Greatest Gen:
Born 1945/Earlier



15.5%

Baby Boomer:
Born 1946 to 1964



21.9%

Generation X:
Born 1965 to 1980



26.6%

Millennial: Born
1981 to 1998



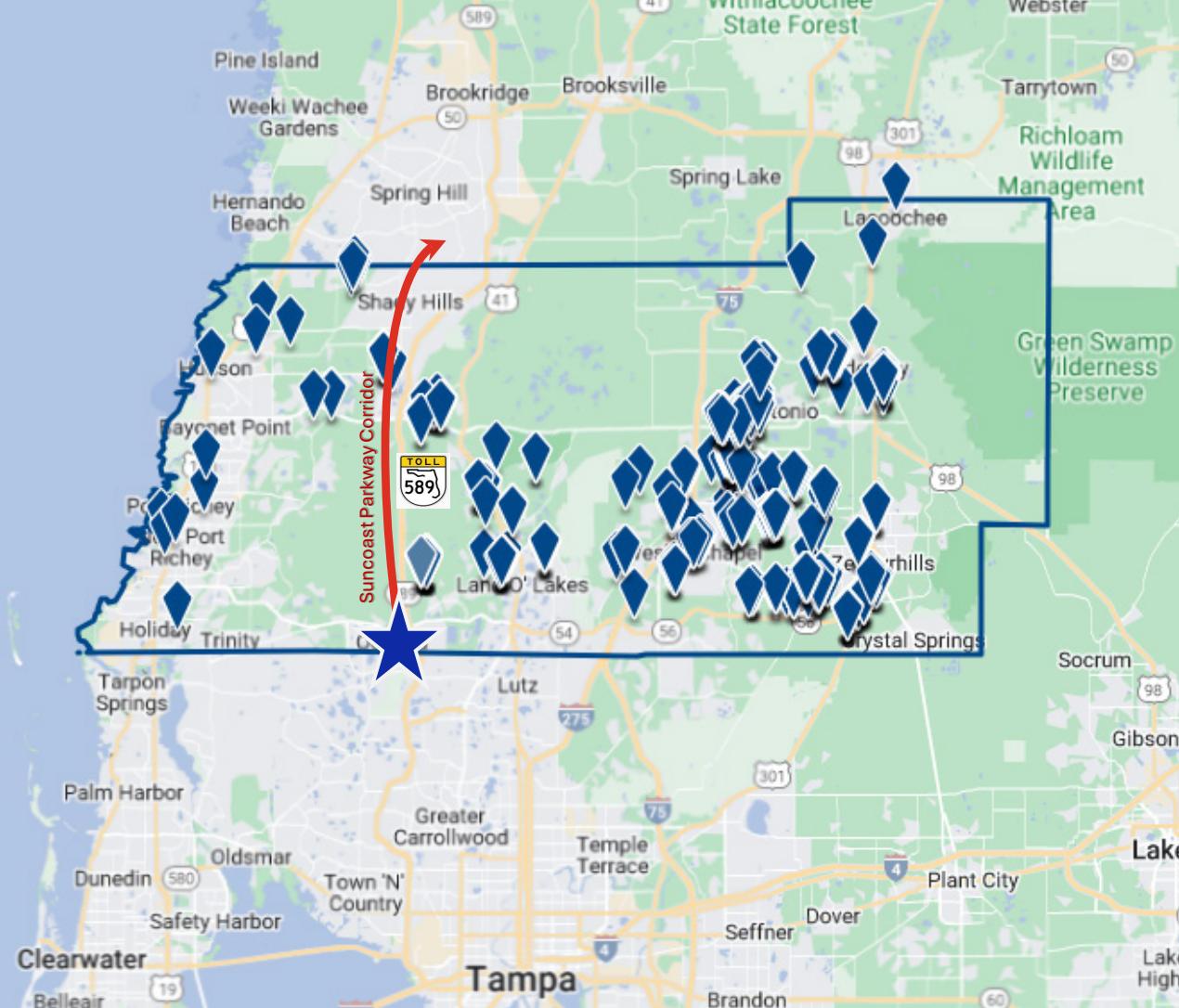
23.7%

Generation Z:
Born 1999 to 2016



9.6%

Alpha: Born 2017
To Present



- New Construction Housing Developments across Pasco County FL

Prime Office/Retail Space

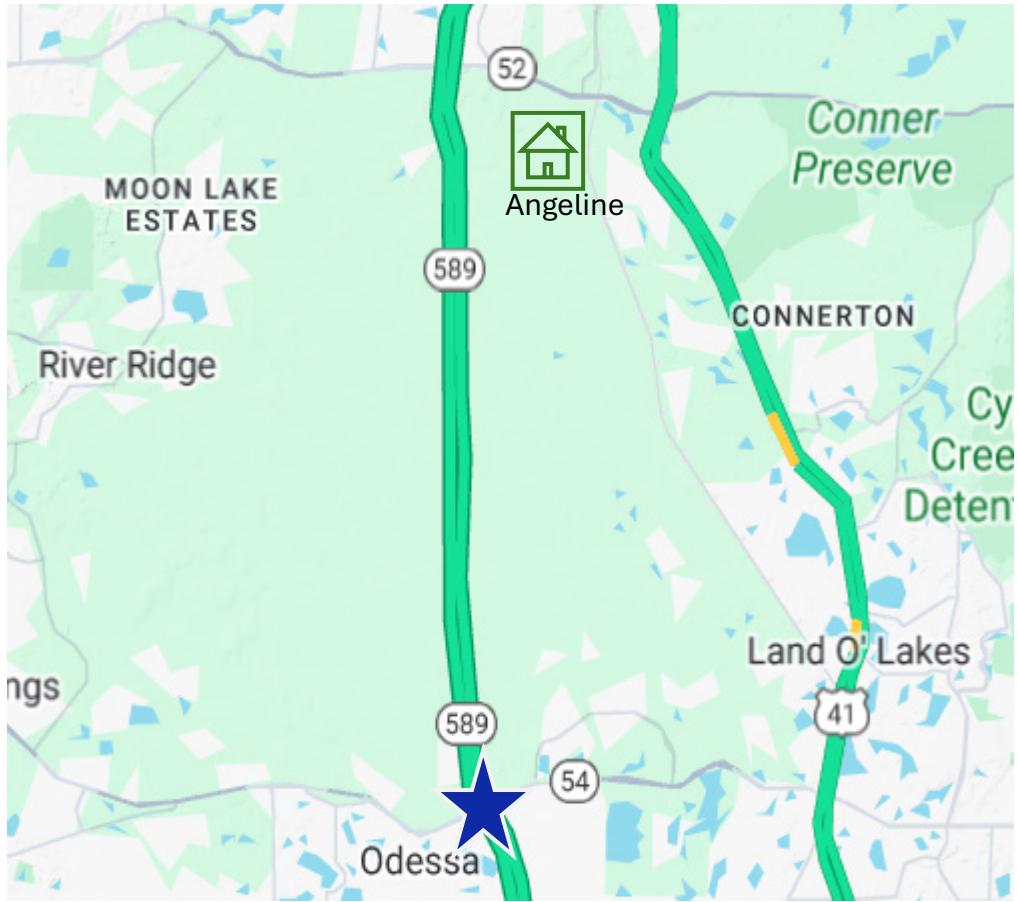
Booming Growth and Development in Odessa & Pasco County

Odessa, FL is experiencing significant growth as residents flock to this area. The immediate area has 49 active residential subdivisions under construction (consisting of over 1,057 lots) as well as over 500,000 square feet of active or proposed commercial development.

The rapid Pasco County residential expansion is fueling a healthy Median Household Income of \$81,670. Growth has created a ready and willing workforce in Odessa. Pasco County has been very supportive of Business Development.

In addition to the new residential development in neighboring NW Hillsborough County, due North along the Suncoast Parkway corridor in Hernando County, numerous new developments are in the works – currently 30 Class A subdivisions are in various stages of planning. Key subdivisions in Hernando County will offer 5,921 new dwelling units.

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The property has a dynamic location sitting at the South entrance to Angeline, a new 6,200+ acre mixed-use, master-planned community that will completely transform Pasco County, Florida. Angeline spans six miles between SR 52 and SR 54 in Pasco County, FL. It's easily accessible via the new Ridge Road exit off the Suncoast Parkway as well as from SR 52.

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By the Numbers

6,200

ACRES

7,500

SINGLE-FAMILY HOMES

775

ACRE MOFFITT PASCO LIFE SCIENCES DEVELOPMENT

130

ACRE REGIONAL PARK AND LAKE

78%

OF HOMES IN PHASES 1-5 BACK UP TO PRESERVES AND PONDS

3,600+

ACRES OF NATURAL, UNDEVELOPED GREEN SPACE

5

MILES FROM THE NORTH END OF ANGELINE TO THE SOUTH END

100

MILES (UP TO) OF PLANNED TRAILS AND PATHWAYS



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RANKED
FASTEST
GROWING **#8**
COUNTY IN THE U.S.

37%

PASCO COUNTY'S
WORKFORCE INCREASE
OVER 10 YEARS

Pasco County features a pro-business county government in a right to work state with no personal income tax. Customized incentive packages provide savings and benefits to companies creating high wage jobs, and making capital investments in new existing facilities, new machinery, and training their employees.

0% PERSONAL
INCOME TAX **5.5%** CORPORATE
INCOME TAX **4TH** BEST TAX CLIMATE
IN THE U.S.

Pasco County offers local incentives to induce Target Industries to locate and expand their businesses in the community. The Pasco EDC assist Target Industry projects in applying for Pasco County incentives.

JOB CREATION INCENTIVE (JCI)

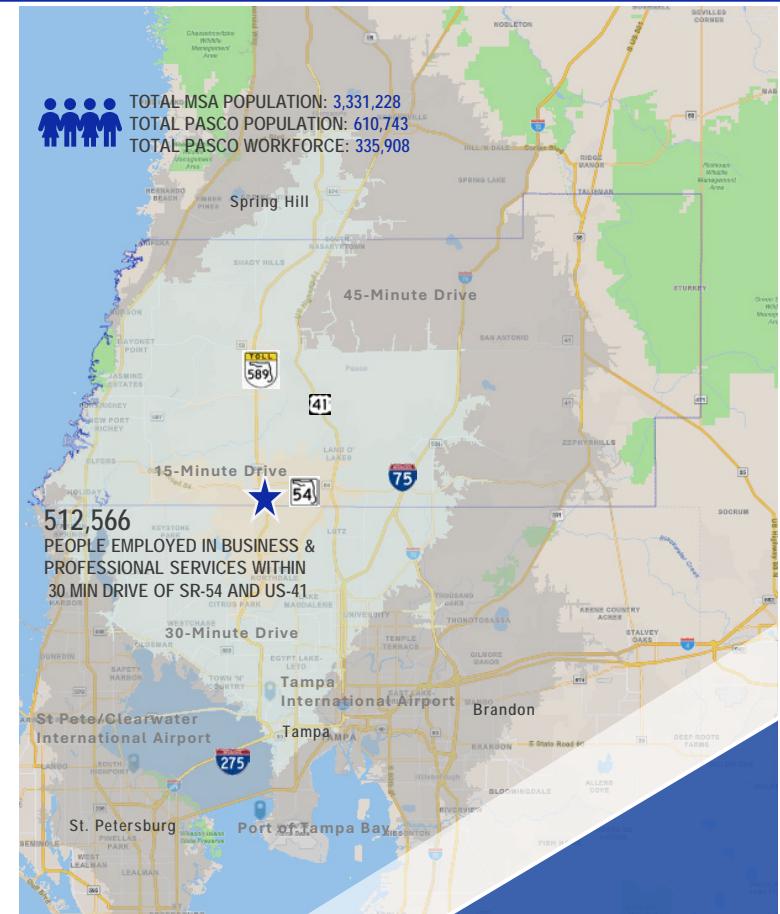
Eligible companies can receive \$2,000 to \$5,000 per job with a minimum of 10 new jobs. Jobs wages must exceed 115% of Pasco County's average annual wage of \$50,300

WORKFORCE TRAINING GRANT

WorkforceCONNECT brings the workforce resources you need to support or grow your business, all in one place. Pasco County is home to some of the best-specialized training programs in the country and they would like to connect with employers like you. Utilize them to recruit well-training workers or to upskill your existing workforce.



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