

OFFICE/RETAIL  
FACILITY  
FOR LEASE

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Prime Location  
Class "A" Facility  
50,000± SF Available

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ONEIL  
COMMERCIAL  
ADVISORS

STRATEGIC REAL ESTATE SOLUTIONS

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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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16400 St Rd 54  
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:

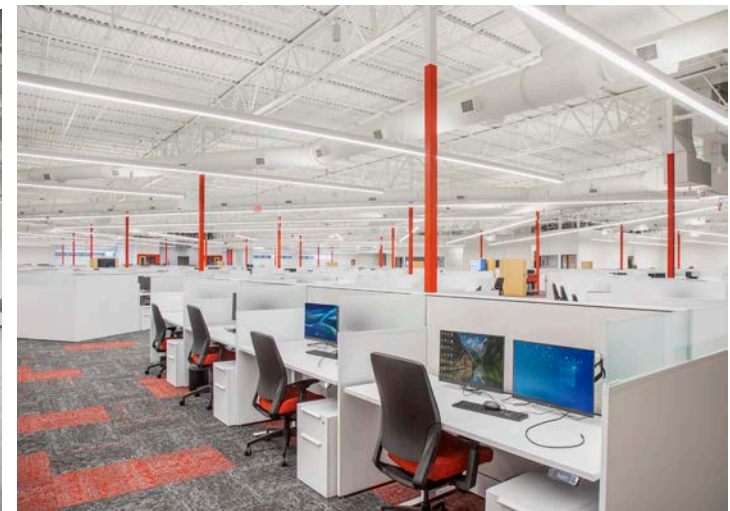
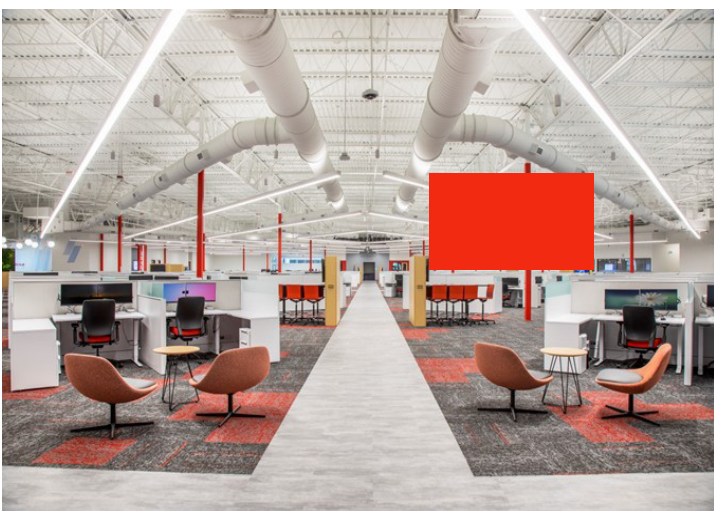
Included but not limited to:

- 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](https://library.municode.com/fl/pasco_county/codes/land_development_code?nodeId=CH500ZOST_S522MPMAP_LUNDEDI)

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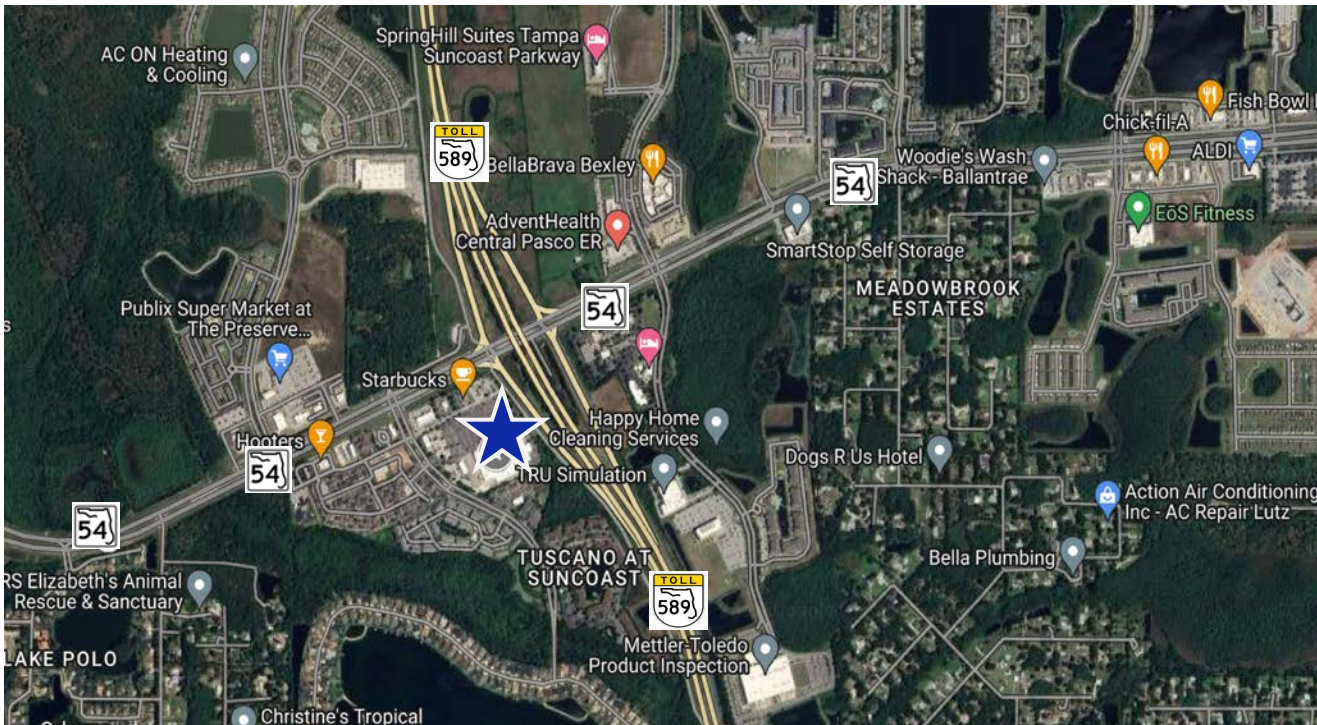
## Property Highlights and Attributes

- 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!*

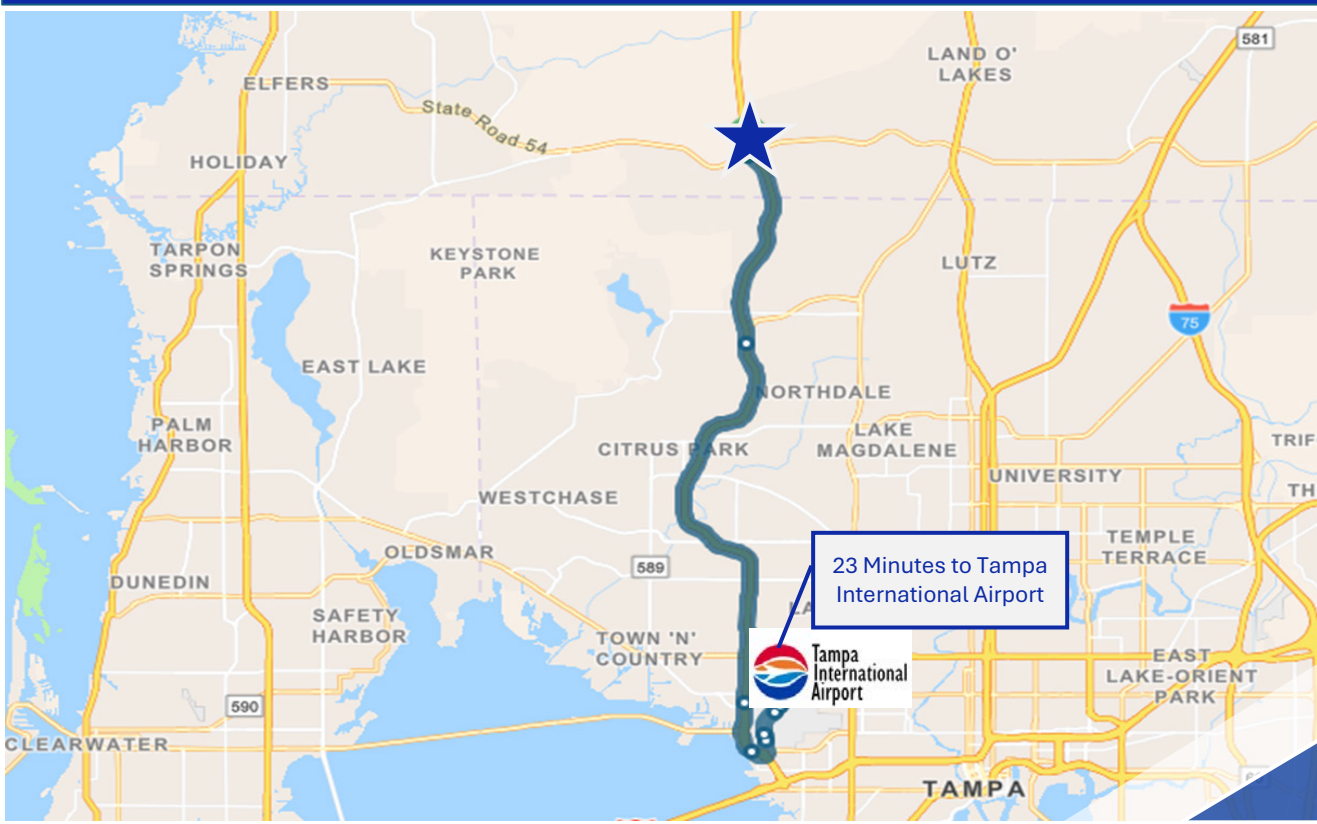
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## Location



## Strategic Location

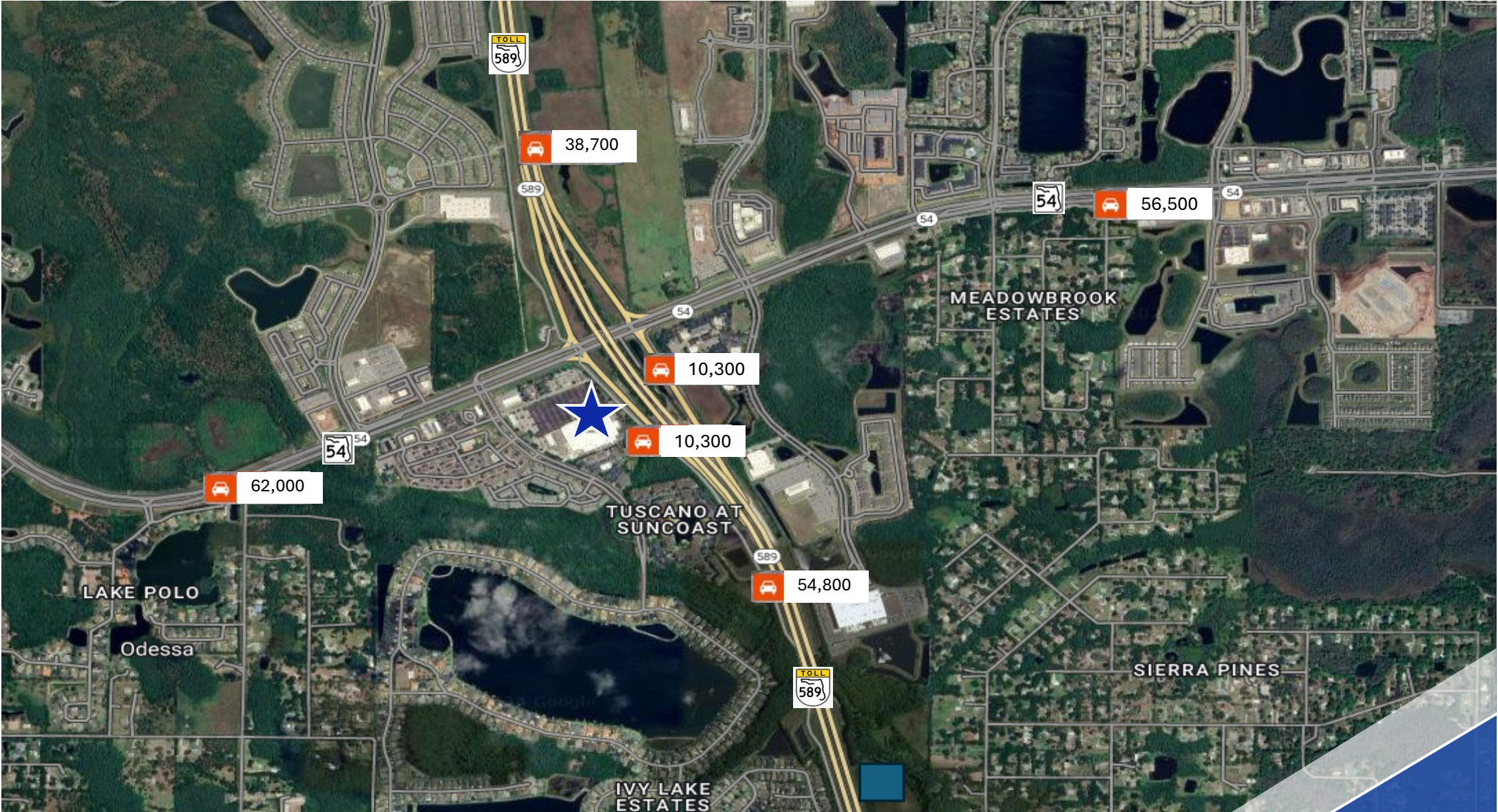
16400 SR-54 is located at the hard intersection of Suncoast Parkway (589) and Highway SR 54 in Odessa, FL. The Property is part of the Greater Tampa MSA. The Suncoast Parkway provides excellent proximity to various markets amenities located in Odessa, Trinity, Wesley Chapel and Westshore/Tampa. Convenient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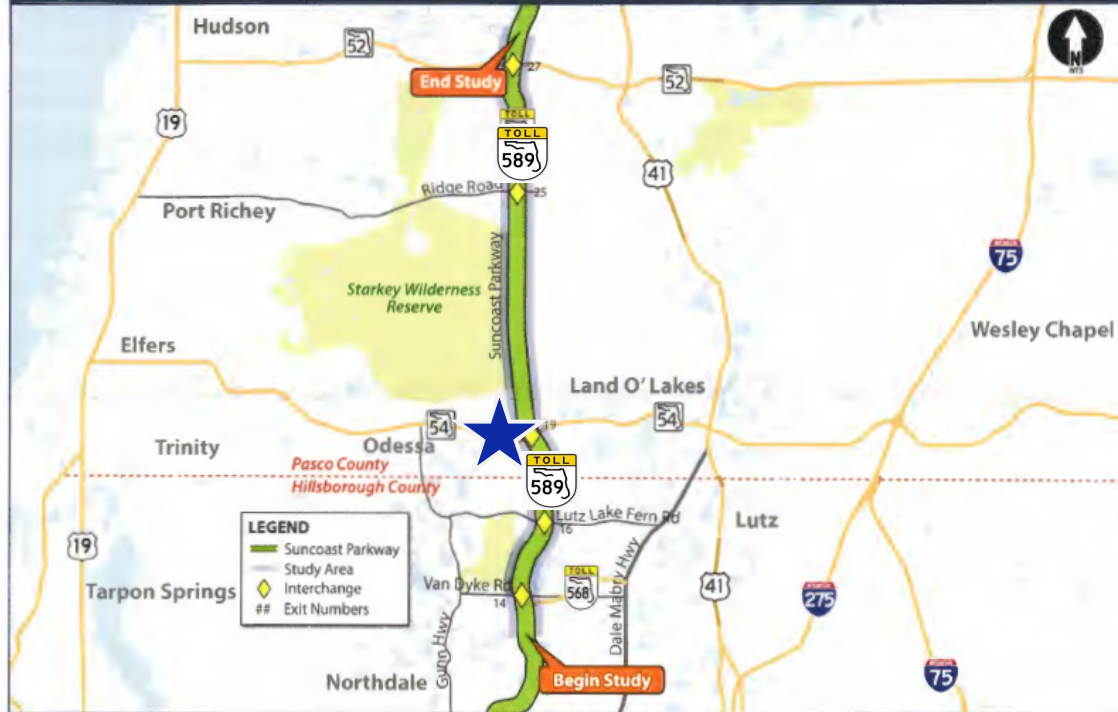


## Widen Suncoast Parkway (SR 589) PD&E Study From South of Van Dyke Road to SR 52

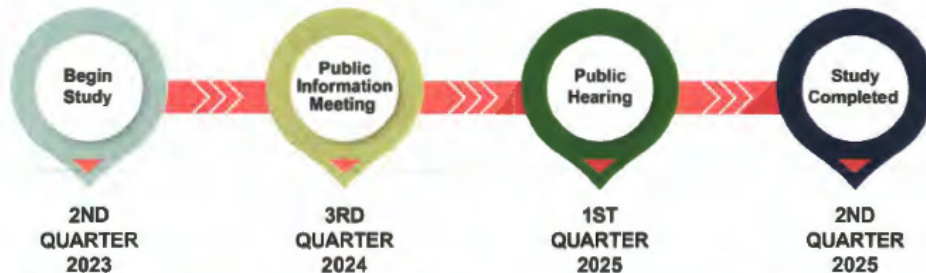
Newsletter 1  
February 2024



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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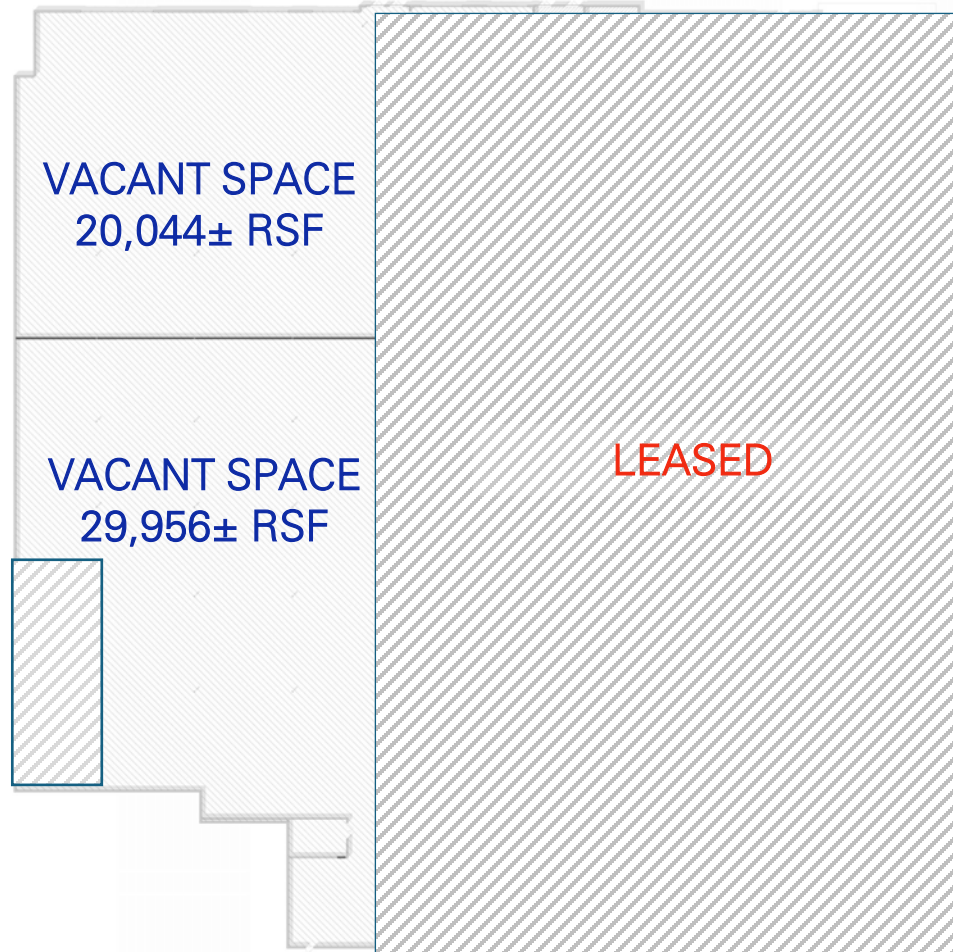
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50,000± RSF Contiguous



Floor Plan

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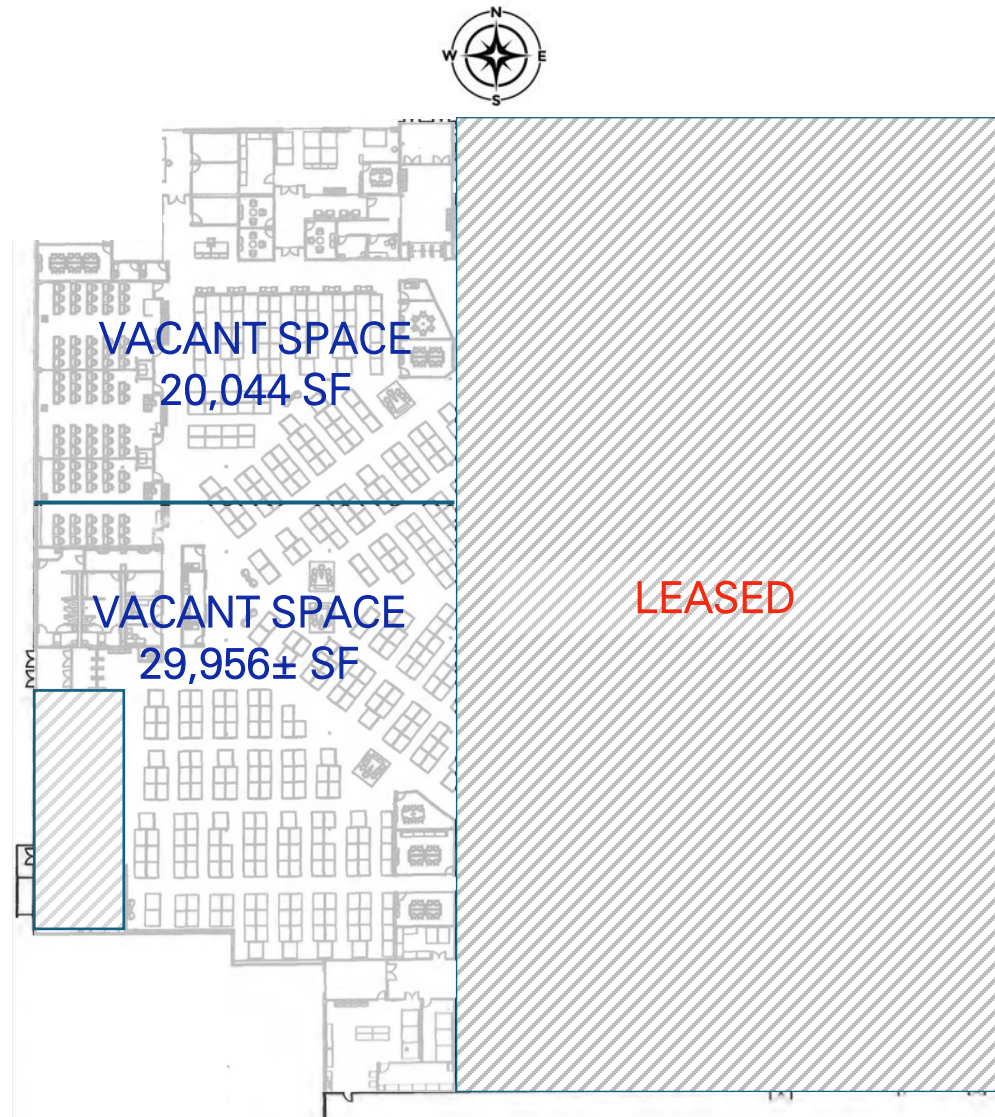
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## 50,000± RSF Contiguous

### 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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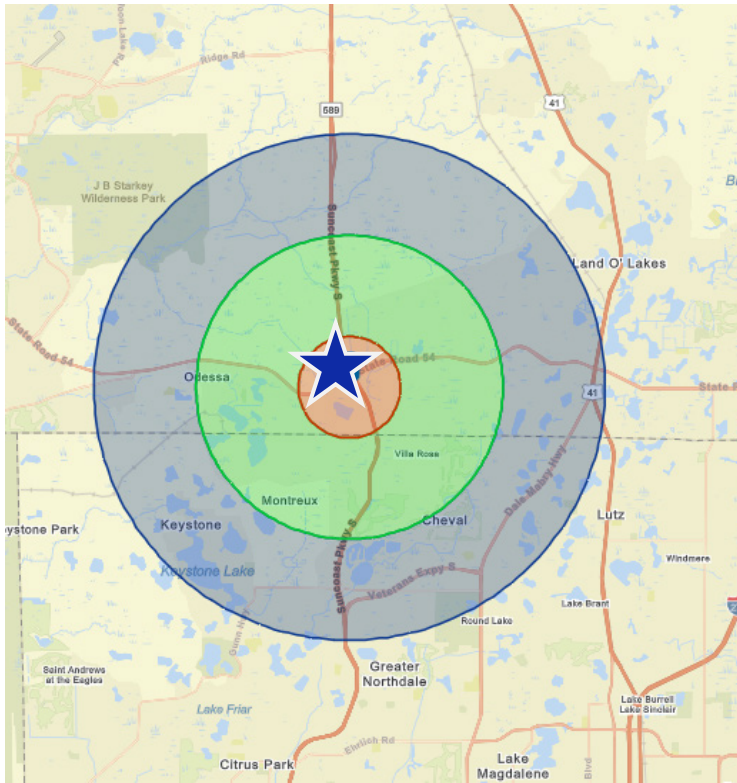
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# Demographics

# Key Facts

# Income




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


8,821  
Population  
  
3,463  
Households

37.6  
Median Age  
  
\$106,165  
Median Disposable Income

Ring of 1 mile  
  
\$127,854  
Median Household Income

  
\$59,711  
Per Capita Income

  
\$440,362  
Median Net Worth

31,645  
Population  
  
10,646  
Households

39.4  
Median Age  
  
\$111,529  
Median Disposable Income

Ring of 3 miles  
  
\$137,531  
Median Household Income

  
\$58,957  
Per Capita Income

  
\$716,147  
Median Net Worth

48,407  
Population  
  
18,300  
Households


41.5  
Median Age  
  
\$102,007  
Median Disposable Income


Ring of 5 miles  
  
\$120,563  
Median Household Income


  
\$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

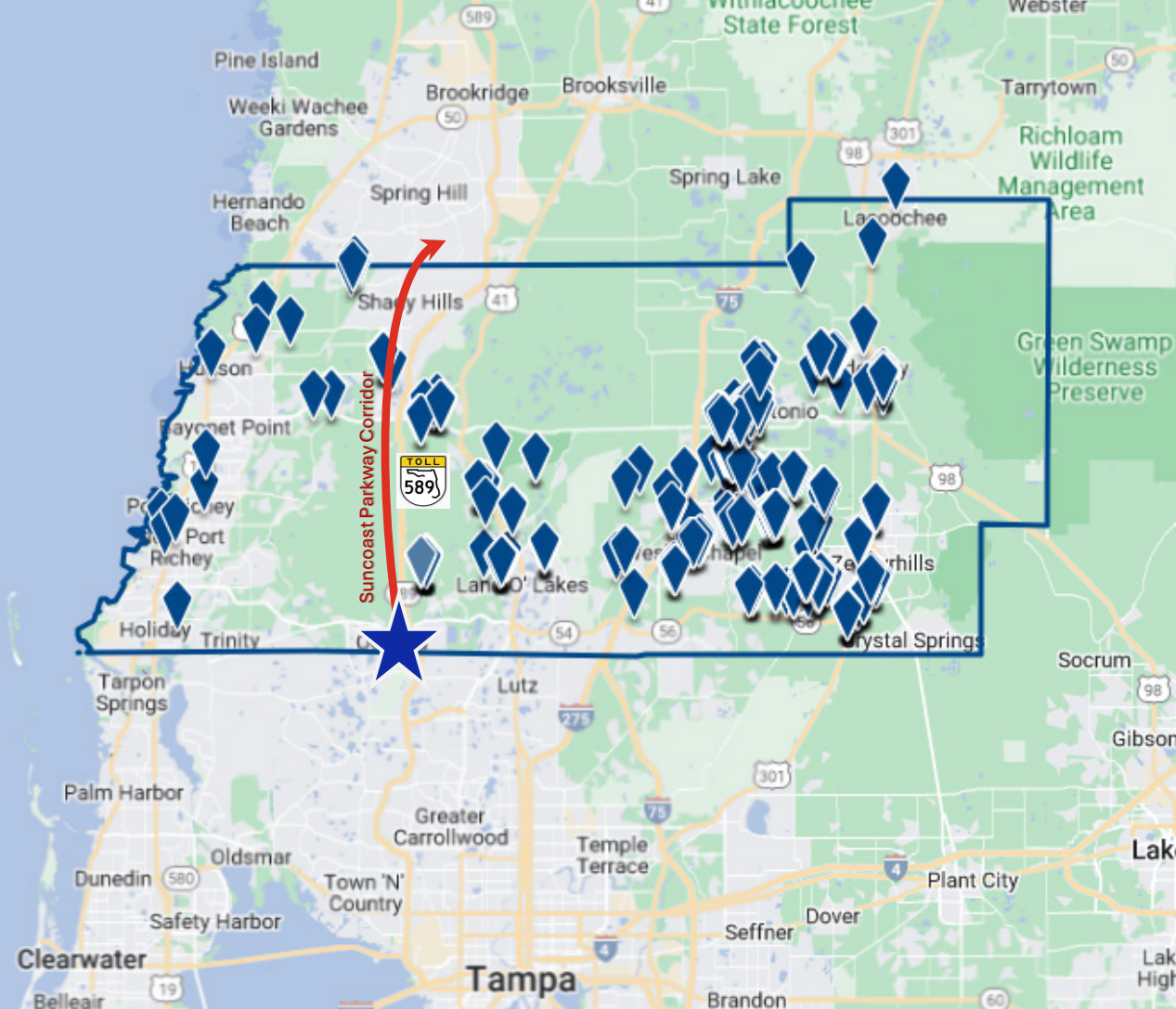


## Booming Growth and Development in Odessa & Pasco County

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.

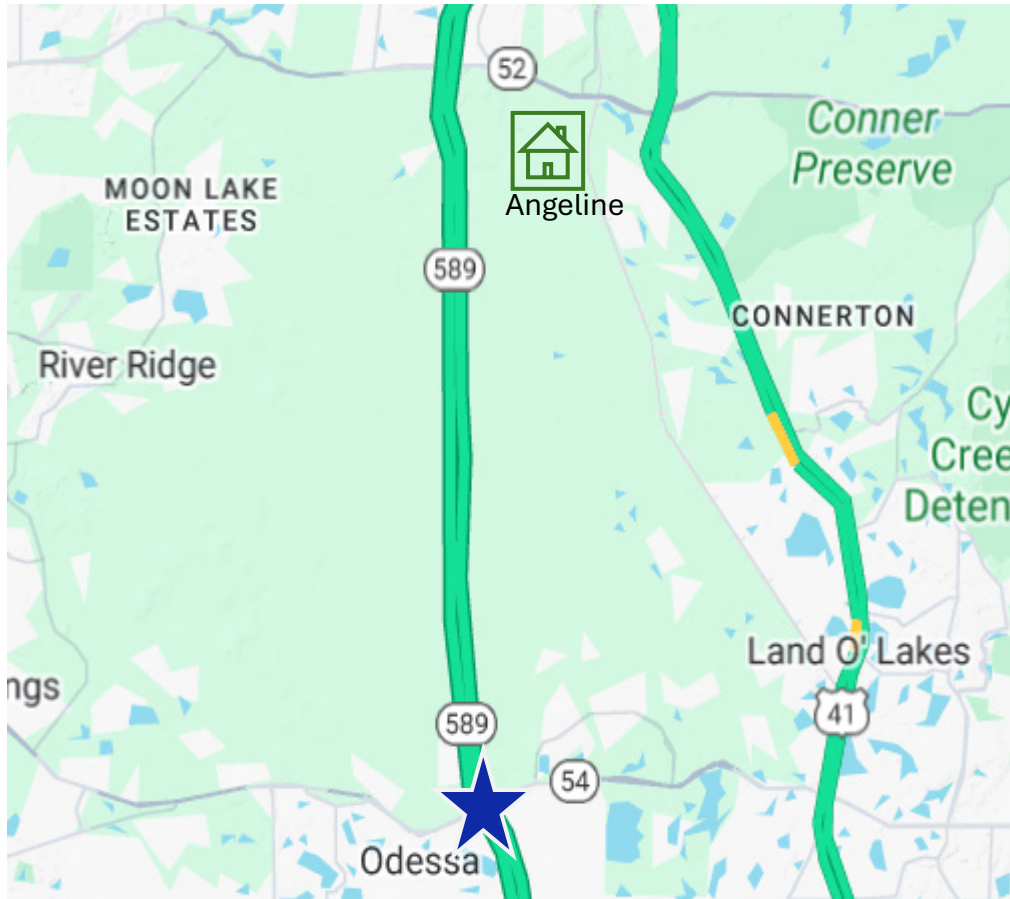


- New Construction Housing Developments across Pasco County FL

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## By the Numbers

**6,200**  
ACRES

**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

**7,500**  
SINGLE-FAMILY HOMES

**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

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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**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   **4<sup>TH</sup>** BEST TAX CLIMATE IN THE U.S.

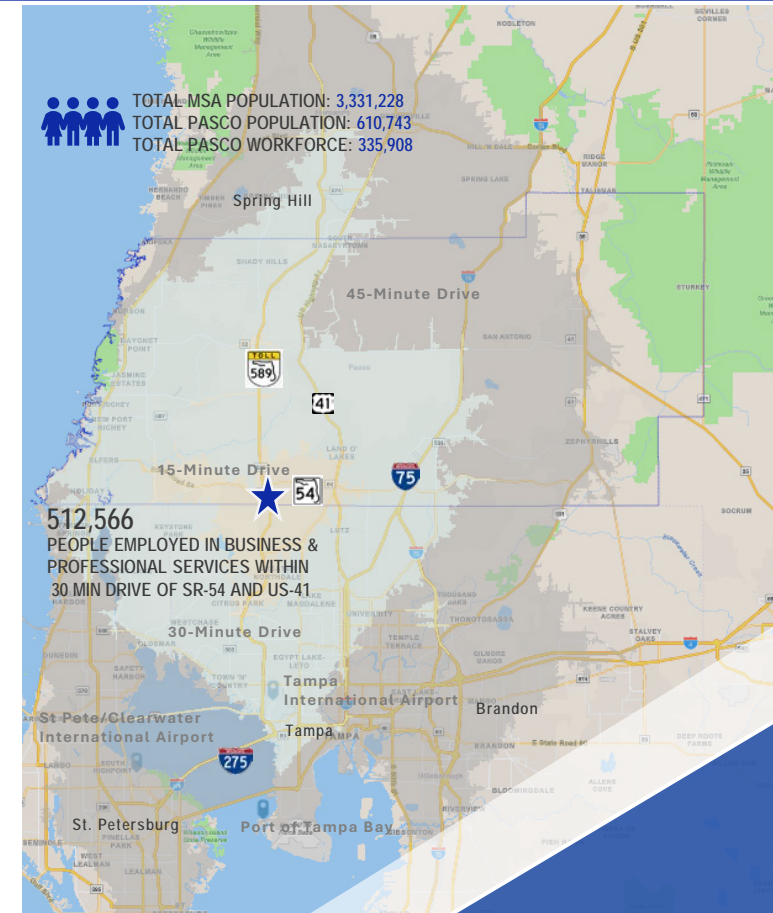
Pasco County offers local incentives to induce Target Industries to locate and expand their businesses in the community. The Pasco EDC assist Target Industry projects in applying for Pasco County incentives.

## 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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