

# THE PRESERVE MARKETPLACE

SW Corner of SR-54 & Suncoast Pkwy  
Odessa, FL 33556



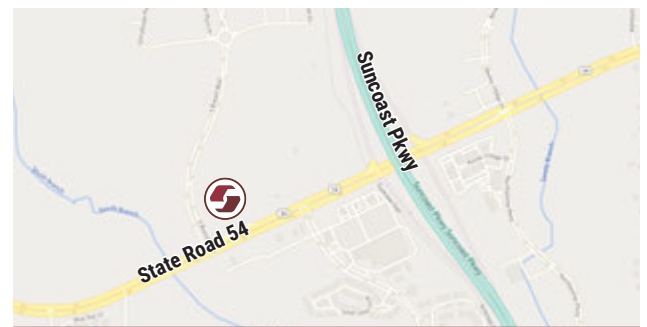
## ODESSA, FL

### 900 - 2,100 SF & OUTPARCEL AVAILABLE

- Anchored by Greenwise Market
- Located within South Branch on SR 54, in Odessa, FL, with direct access to the Suncoast Pkwy
- Located in the rapidly growing Trinity/Odessa residential market with over 2,200 annual home starts and over 2,100 new single family homes sold in 2019
- Over 21,000 future single family lots and 25 active residential developments in the trade area
- TouchPoint Medical recently opened its global headquarters in a 142,000 SF building within South Branch, creating 228 new full-time jobs

DEMOGRAPHICS	1 Miles	2 Miles	3 Miles
Q4 2019 Population	3,034	13,764	29,851
Q4 2019 Households	1,155	4,853	10,337
Q4 2019 Avg HH Income	\$123,529	120,902	117,470

## LOCATION



LAT: 28.190009 / LON: -82.54923

### Leasing Contact

Frank Militello  
Regional Director of Leasing  
727.424.6704  
frank.militello@sembler.com

## TRAFFIC COUNTS

SR 54	50,400
Suncoast Pkwy	43,200

The Sembler Company | 800.940.6000 | www.sembler.com

Although the Sembler Company has obtained the information contained herein from sources it believes to be reliable, and believes the information to be correct, no representations or warranties, express or implied, are made as to the accuracy or reliability of this information. Any references to square footage or age are approximate only. The recipient bears sole responsibility for verification of the accuracy of the information contained herein and bears all risk for any inaccuracies. The Sembler Company shall have no liability or responsibility to any party for any loss or damage arising from reliance by any party on the information contained herein. Site plans subject to change.

# THE PRESERVE MARKETPLACE

SW Corner of SR-54 & Suncoast Pkwy  
Odessa, FL33556



## SITE PLAN

A1	Lease Pending	1,200	OP1	CVS	71,874
A2	<b>AVAILABLE</b>	<b>1,200</b>	OP3	<b>AVAILABLE</b>	<b>1.42 AC</b>
A3	Majik Touch Cleaners	1,200	West OP	Under Contract	1.57 AC
A4	100% Chiropractic	1,500	2A	Heartland Dental	3,500
A5	<b>AVAILABLE</b>	<b>900</b>	2B	<b>AVAILABLE</b>	<b>1,400</b>
A6	<b>AVAILABLE</b>	<b>1,200</b>	2C	Panera Bread	4,200
B4	Organic Nails	2,100	4A	<b>AVAILABLE</b>	<b>2,030</b>
B5	Sport Clips	1,400	4B	<b>AVAILABLE</b>	<b>1,400</b>
B6	Liquor Store	1,400	4C	Chipotle	2,437
B7	Greenwise	25,442			

The Sembler Company | 800.940.6000 | www.sembler.com

Although the Sembler Company has obtained the information contained herein from sources it believes to be reliable, and believes the information to be correct, no representations or warranties, express or implied, are made as to the accuracy or reliability of this information. Any references to square footage or age are approximate only. The recipient bears sole responsibility for verification of the accuracy of the information contained herein and bears all risk for any inaccuracies. The Sembler Company shall have no liability or responsibility to any party for any loss or damage arising from reliance by any party on the information contained herein. Site plans subject to change.