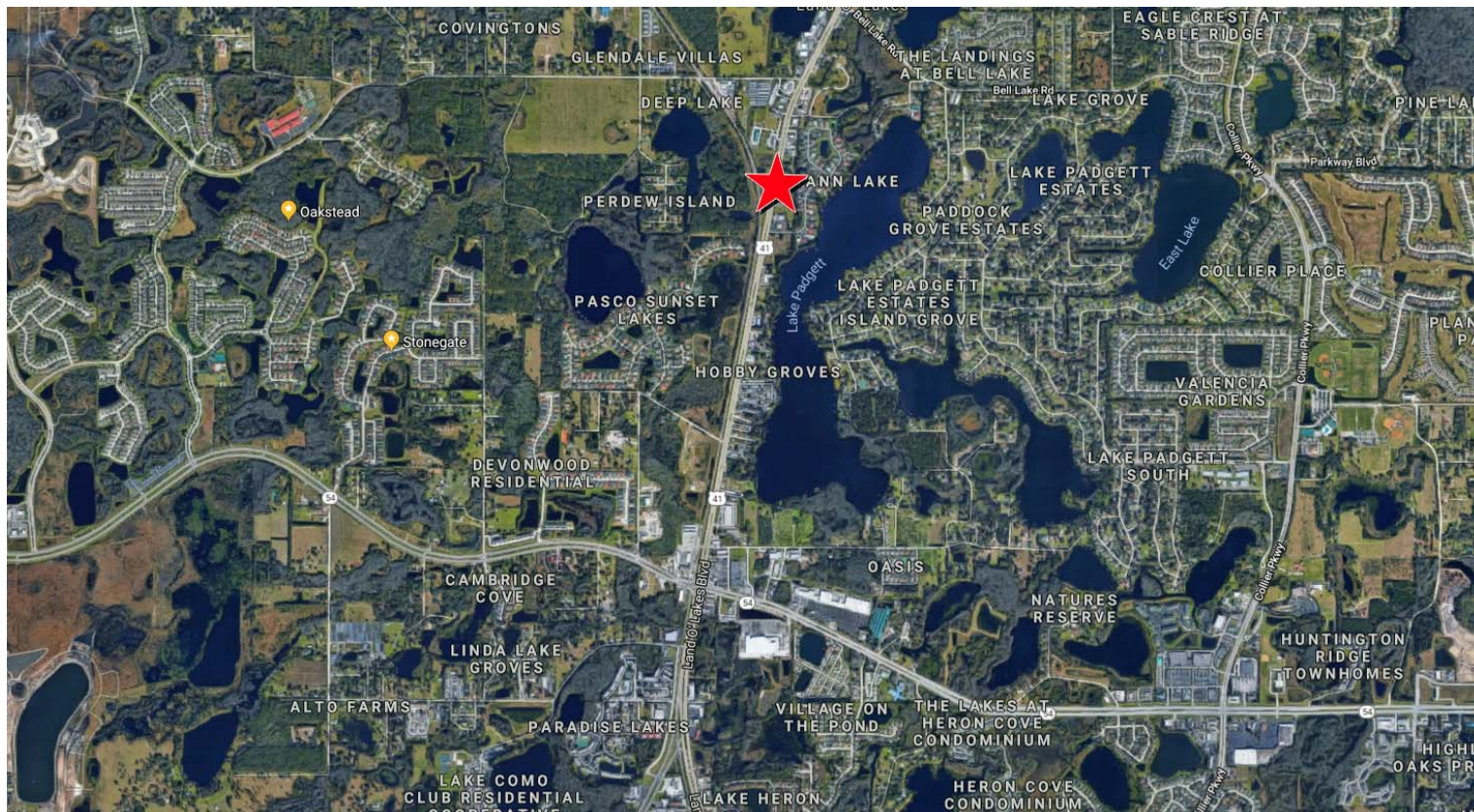


# Copperstone Executive Suites



## Strong Performing Office Investment



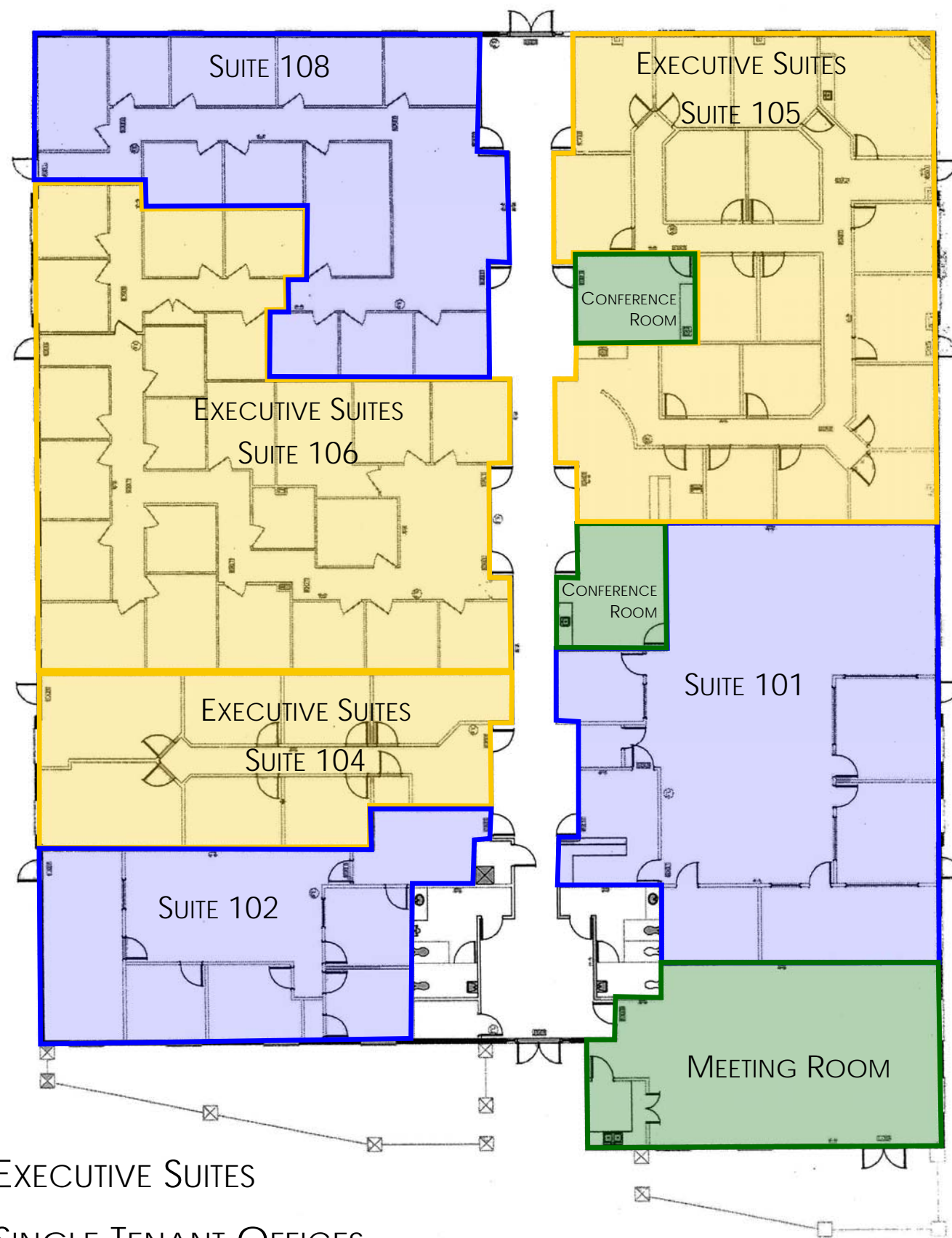
3632 Land O' Lakes Blvd., Land O' Lakes, FL, 34639

- Investment Opportunity - with no competition - in the heart of Pasco County
- 9% CAP rate with tremendous upside potential
- 18,496 SF Office building on 1.51 acres
- 3 Large multi-office suites and 48 executive suites
- Historically high occupancy rates
- 62 parking spaces for approximately 3.4:1,000 SF Parking Ratio
- Multiple conference rooms
- Event suite with kitchen
- Flexible floor plans allow for modification
- Built in 2005

**Sale Price: \$3,500,000**



# Copperstone Floor Plan



- EXECUTIVE SUITES
- SINGLE TENANT OFFICES
- SHARED CONFERENCE ROOMS

# Demographics

## 3 Mile Radius from Copperstone Executive Suites

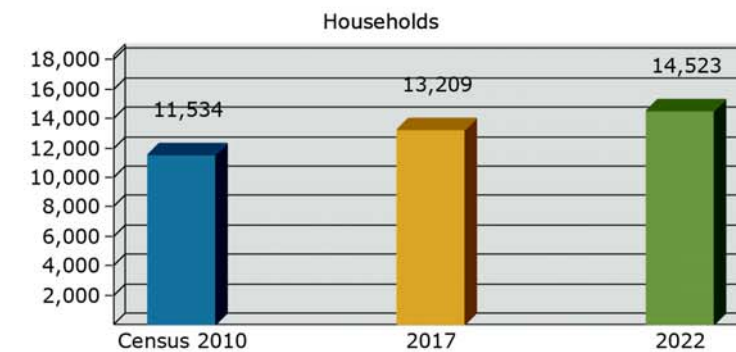
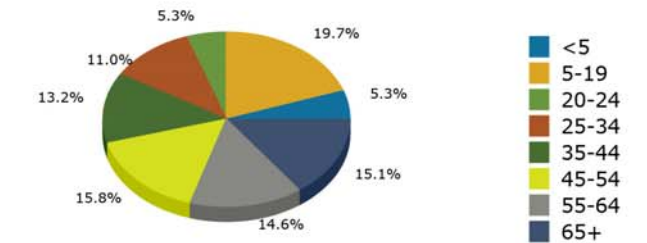


3632 Land O Lakes Blvd, Land O Lakes, Florida, 34639  
 3 mile radius  
 Latitude: 28.21050  
 Longitude: -82.46160

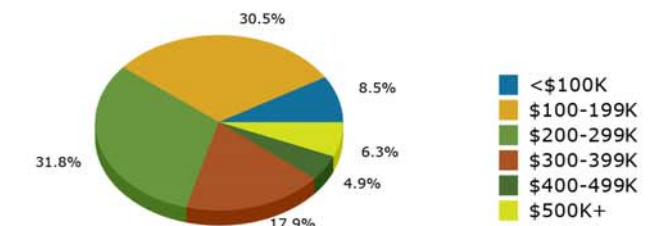
### Traffic Counts

US 41 North of SR 54  
 52,500 AADT

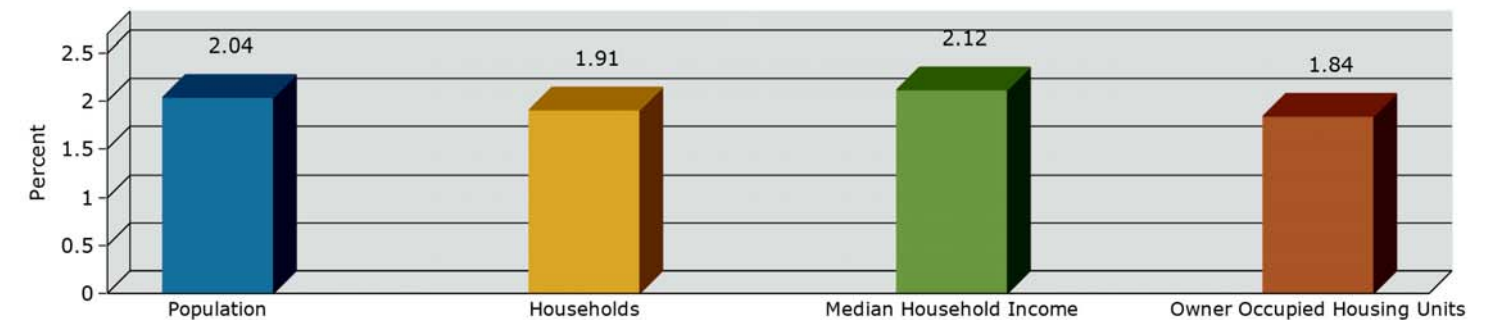
### 2017 Population by Age



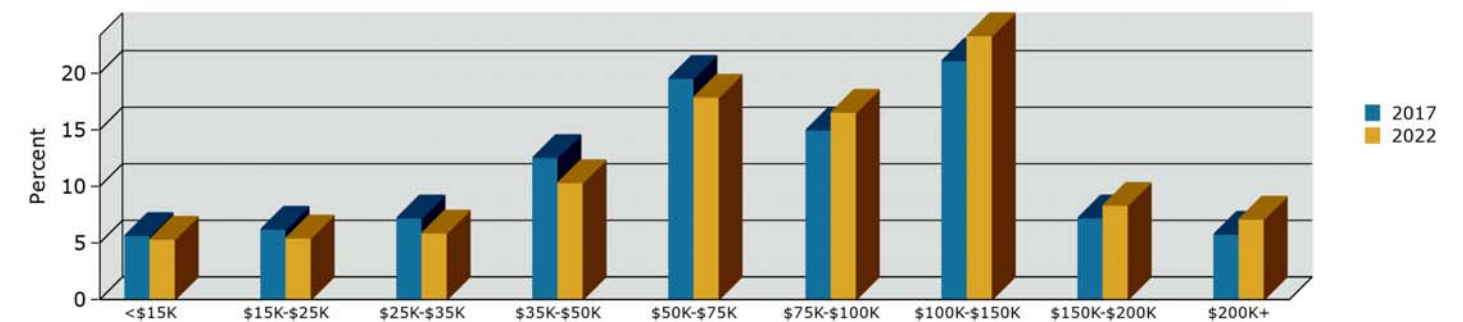
### 2017 Home Value



### 2017-2022 Annual Growth Rate



### Household Income



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

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