

PARCELS AVAILABLE

SEC of SR 52 & Silver Palm Blvd | Land O' Lakes, FL 34638



PROPERTY HIGHLIGHTS:

- 1.0 to 4.0-acre parcels available for ground lease
- 520' of frontage along SR 52 (29,000 AADT)
- First lighted intersection off the Suncoast Parkway
- Local retailers include Publix Super Market, RaceTrac, Dunkin', Dairy Queen, Winn-Dixie and 7-11
- Lennar acquired 2,900 acres on the east side of the Suncoast Parkway for future residential development with another 4,000 acres under contract; the County Commission approved a land use change to allow up to 11,000 homes
- Moffitt Cancer Center announces a new H. Lee Moffitt Cancer Center & Research Institute on the east side of the Suncoast Parkway
- Demographics include a population of over 35,000 with an average income of more than \$60,000 within a 5-mile radius

KEY DEMOS	3 MILES	5 MILES	7 MILES
POPULATION			
2019 Estimated Population	9,908	35,109	71,629
2019 Estimated Households	3,922	13,697	28,229
INCOME			
2019 Est. Avg HH Income	\$58,199	\$60,652	\$61,367
AGE			
Median Age	40	41	44
DAYTIME DEMOS			
Number of Businesses	132	450	1,210
Number of Employees	1,021	2,832	19,746
Total Daytime Population	4,330	15,794	49,730
TRAFFIC COUNTS			
SR 52 (E/W)	29,000 AADT		
Suncoast Parkway (N/S)	32,500 AADT		



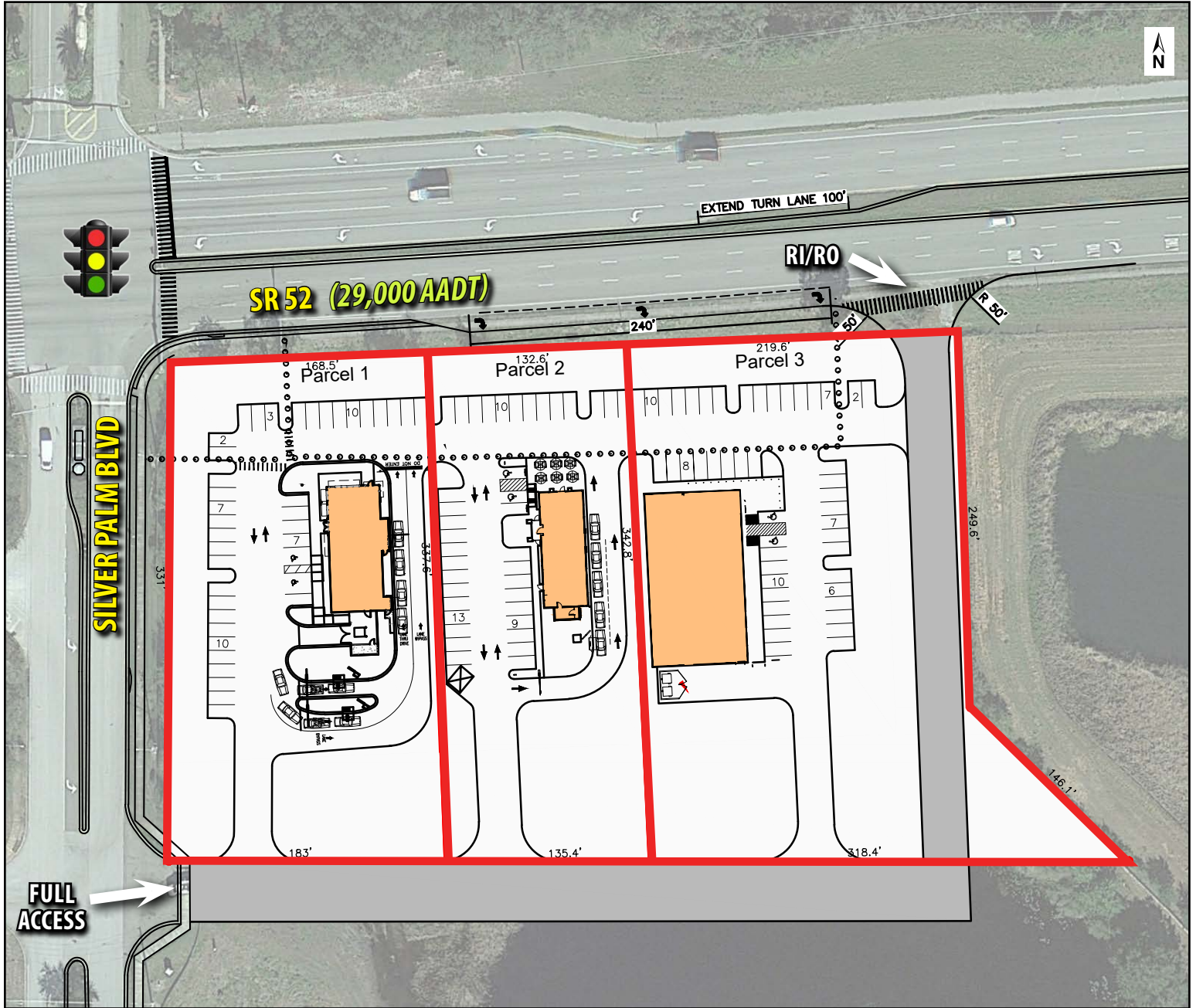
FOR LEASING INFORMATION:

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*** Illustration only. Parcel can be sized to fit a user's needs.**

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