

# DEMOGRAPHICS

**R**D

	1-Mile Radius	3-Mile Radius	5-Mile Radius
2018 Population	5,206	41,220	92,209
2023 Population	5,713	45,745	104,091
2018 Average HH Income	\$78,756	\$100,198	\$102,201
2018 Median HH Income	\$53,444	\$78,491	\$80,263

# PROPERTY HIGHLIGHTS

- Power center anchored by Ross, Marshalls, Beall's Outlet, Youfit, Shoe Carnival and Dollar Tree
- Located at the signalized intersection of SR-54
  & Village Lakes Shopping Center Drive
- Less than 1/2 Mile East of Land O'Lakes Blvd/ US-41
- 5-Miles East of the Suncoast Parkway
- 4.5 Miles West of the Tampa Premium Outlets and I-75
- Combined Traffic (2018): 83,333 CPD
- Restaurant Opportunity

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Leasing Contact: Sandra Woodworth 813.210.7509 swoodworth@crossmanco.com



Village Lakes 21503 State Road 54

Land O' Lakes, FL 34639 Lat 28.186, Long -82.440

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Land O' Lakes, FL 34639 Lat 28.186, Long -82.440

# SITE PLAN

STE      TENANT      SIZE        A-100      Buddy's Home Furnishings      6,200        A-102      Continucare Medical Center      5,400        A-106      Joy Nails      1,078        A-108      Pet Hospital      1,525        A-110      Eye Works Land O'Lakes      2,047        A-112      Breakfast Station      1,700        A-114      Orthodontics      1,700        A-116      Dollar Tree      10,555        A-117      T-Mobile      2,445        A-120      Dentist      1,779        A-122      Hair      1,133        A-124      Noire the Nail Bar      2,503        A-125      Healthy & Fresco      1,802        A-126      Shoe Carnival      7,807        A      Ross      23,864        B-100      Uptown Pizza & Subs      1,400        B-102      Eyebrow Threading      1,400        B-103      Embroider TOO      1,400        B-104      Amscot      4,200        B-105      Graceland Pharmacy and      1,400 <td< th=""><th></th><th></th><th></th></td<>			
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A-126Shoe Carnival7,807ARoss23,864B-100Uptown Pizza & Subs1,400B-102Eyebrow Threading1,400B-103Embroider TOO1,400B-104Amscot4,200B-105Graceland Pharmacy and Medical Supply1,400B-106Imperial Buffet7,500B-108Talk Time1,050B-110A+ Vacuums and Janitorial Services1,050	A-124	Noire the Nail Bar	2,503
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B-104Amscot4,200B-105Graceland Pharmacy and Medical Supply1,400B-106Imperial Buffet7,500B-108Talk Time1,050B-110A+ Vacuums and Janitorial Services1,050	B-102	Eyebrow Threading	1,400
B-105Graceland Pharmacy and Medical Supply1,400B-106Imperial Buffet7,500B-108Talk Time1,050B-110A+ Vacuums and Janitorial Services1,050	B-103	Embroider TOO	1,400
Medical SupplyB-106Imperial Buffet7,500B-108Talk Time1,050B-110A+ Vacuums and Janitorial Services1,050	B-104	Amscot	4,200
B-106Imperial Buffet7,500B-108Talk Time1,050B-110A+ Vacuums and Janitorial1,050ServicesServices1,050	B-105	Graceland Pharmacy and	1,400
B-108Talk Time1,050B-110A+ Vacuums and Janitorial1,050ServicesServices1,050		Medical Supply	
B-110 A+ Vacuums and Janitorial 1,050 Services	B-106	Imperial Buffet	7,500
Services	B-108	Talk Time	1,050
	B-110		1,050
B-112 Hong Foot Spa 1,492			
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В	Bealls Outlet	25,817
C-102	Pet Supplies Plus	9,127
С	Marshalls	24,009
C-100	YouFit Health Club	15,406
D-100	AVAILABLE (32x80)	2,560
D-104	AVAILABLE (20x80)	1,518
D-106	AVAILABLE (26x80)	2,120
TOTAL		173,033
		NOT OWNED





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