

DEMOGRAPHICS

RD

	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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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-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-114 Orthodontics 1,700 A-116 Dollar Tree 10,555 A-117 T-Mobile 2,445 A-118 Jackson Hewitt 946 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 Arnscot 4,200 B-105 Graceland Pharmacy and Medical Supply 1,000 B-106 Imperial Buffet 7,500 B-108 Talk Time 1,050 <	A-102	Continucare Medical Center	5,400
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A-116 Dollar Tree 10,555 A-117 T-Mobile 2,445 A-118 Jackson Hewitt 946 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 Medical Supply B-106 Imperial Buffet 7,500 B-108 Talk Time 1,050 Services 1,050	A-112	Breakfast Station	1,700
A-117 T-Mobile 2,445 A-118 Jackson Hewitt 946 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 Medical Supply 1,400 B-106 Imperial Buffet 7,500 B-108 Talk Time 1,050 B-110 A+ Vacuums and Janitorial Services 1,050	A-114	Orthodontics	1,700
A-118 Jackson Hewitt 946 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 Medical Supply B-106 Imperial Buffet 7,500 B-108 Talk Time 1,050 Services	A-116	Dollar Tree	10,555
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 Medical Supply 1,400 B-106 Imperial Buffet 7,500 B-108 Talk Time 1,050 B-110 A+ Vacuums and Janitorial 1,050	A-117	T-Mobile	2,445
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A-124Noire the Nail Bar2,503A-125Healthy & Fresco1,802A-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-120	Dentist	1,779
A-125Healthy & Fresco1,802A-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-122	Hair	1,133
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
ARoss23,864B-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-125	Healthy & Fresco	1,802
B-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-126	Shoe Carnival	7,807
B-102Eyebrow Threading1,400B-103Embroider T001,400B-104Amscot4,200B-105Graceland Pharmacy and Medical Supply1,400B-106Imperial Buffet7,500B-108Talk Time1,050B-110A+ Vacuums and Janitorial Services1,050	Α	Ross	23,864
B-103Embroider TOO1,400B-104Amscot4,200B-105Graceland Pharmacy and Medical Supply1,400B-106Imperial Buffet7,500B-108Talk Time1,050B-110A+ Vacuums and Janitorial Services1,050	B-100	Uptown Pizza & Subs	1,400
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			
	B-112	Hong Foot Spa	1,492



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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