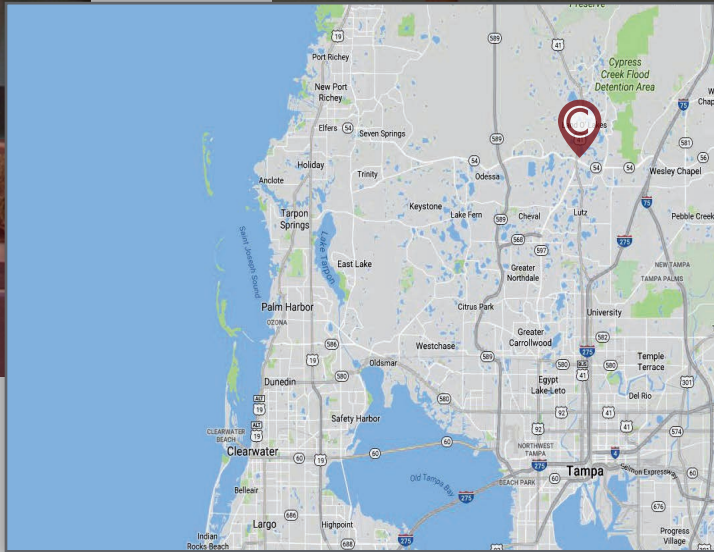


RPT

ROSS
DRESS FOR LESS



Village Lakes
21503 State Road 54
Land O' Lakes, FL 34639
Lat 28.186, Long -82.440

DEMOGRAPHICS

	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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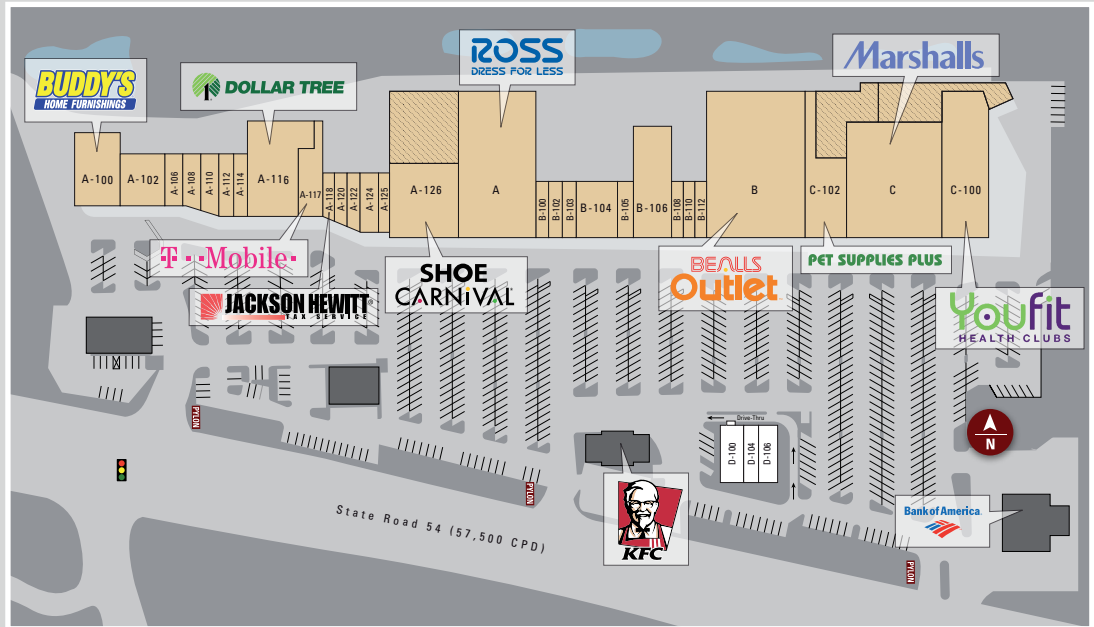
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Leasing Contact:
Sandra Woodworth
813.210.7509
swoodworth@crossmanco.com



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-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
B-112	Hong Foot Spa	1,492



B	Bealls Outlet	25,817
C-102	Pet Supplies Plus	9,127
C	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

AVAILABLE NOT OWNED



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