



## Overview

- Located within South Branch on SR 54, in Odessa, FL, with direct access to the Suncoast Pkwy (0.3 miles east)
- Located in a rapidly growing residential market with 1,852 annual home starts in 2019
- Over 21,000 future single family lots and 25 active residential developments in the trade area
- TouchPoint Medical recently opened its global headquarters in a 142,000 SF building within South Branch, creating 228 new full-time jobs
- Phase 1 Projected Opening: Summer 2020

## Demos

2022 Projections Trade Area

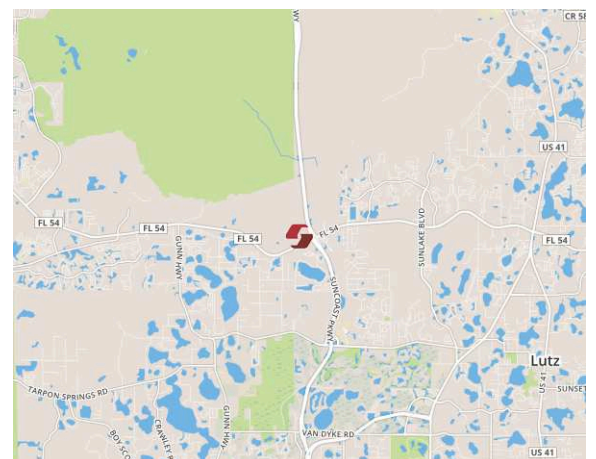
Population	354,120	320,382
Households	139,452	133,689
Avg Household Income	\$69,955	\$68,695

## Leasing Contact

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## Traffic Counts (AADT)

SR 54 51,000  
 Suncoast Pkwy 40,400





A1	Available	1,200	B6	Liquor Store	1,400	2A	Heartland Dental	3,500
A2	Available	1,200	B7	Greenwise	25,442	2B	Available	1,400
A3	Majik Touch Cleaners	1,200	OP1	CVS	1.65 ac	2C	Panera Bread	4,200
A4	Available	1,200	OP3	Available	1.42 ac	4A	Available	3,500
A5	Available	1,200	West OP	Available	0 ac	4B	Available	1,700
A6	Available	1,200				4C	Available	1,700
B4	Organic Nails	2,100						
B5	Sport Clips	1,400						