

**Location**

The Preserve Marketplace is located within 'South Branch' on State Road 54, in Odessa, Florida, with direct access to the Suncoast Parkway just 0.3 miles away

**Residential Growth**

- Located in a rapidly growing residential market that went from 693 annual home starts in 2015 to 1,598 annual home starts in 2017, a 230% increase
- 30,134 future single family lots and 25 active residential developments in the trade area
- 60% of new housing is priced between \$250k - \$400k

**Job Growth**

- 750 jobs added to the trade area in the last two years
- TouchPoint Medical plans to put its global headquarters in a 125,000 SF building within South Branch, the facility will create 116 new full-time jobs

**Open Date:** Summer 2020

**Total GLA:** 37,542 SF

**Parking:** 675 spaces

**Traffic Counts:** State Rd 54: 51,000 AADT  
Suncoast Pkwy: 40,400 AADT



**Contact Information:**

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Unit	Tenant	Size (SF)
A1	Available	1,200
A2	Available	1,200
A3	Majik Touch Cleaners	1,200
A4	Available	1,200
A5	Available	1,200
A6	Available	1,200
B4	Organic Nails	2,100
B5	Sports Clips	1,400
B6	Available	1,400
B7	Specialty Grocer	25,442
West OP	Available	1.337 AC
OP1	Available	1.65 AC
3A	Heartland Dental	3,500
3B	Available	1,400
3C	Available	4,200
OP3	Available	1.91 AC
OP4	Available	1.31 AC

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**Primary Trade Area Demographics**

Q1 2018 Estimated Population

Trade Area	320,382
2020 Projection	354,120



Q1 2018 Estimated Households

Trade Area	133,689
2020 Projection	139,452

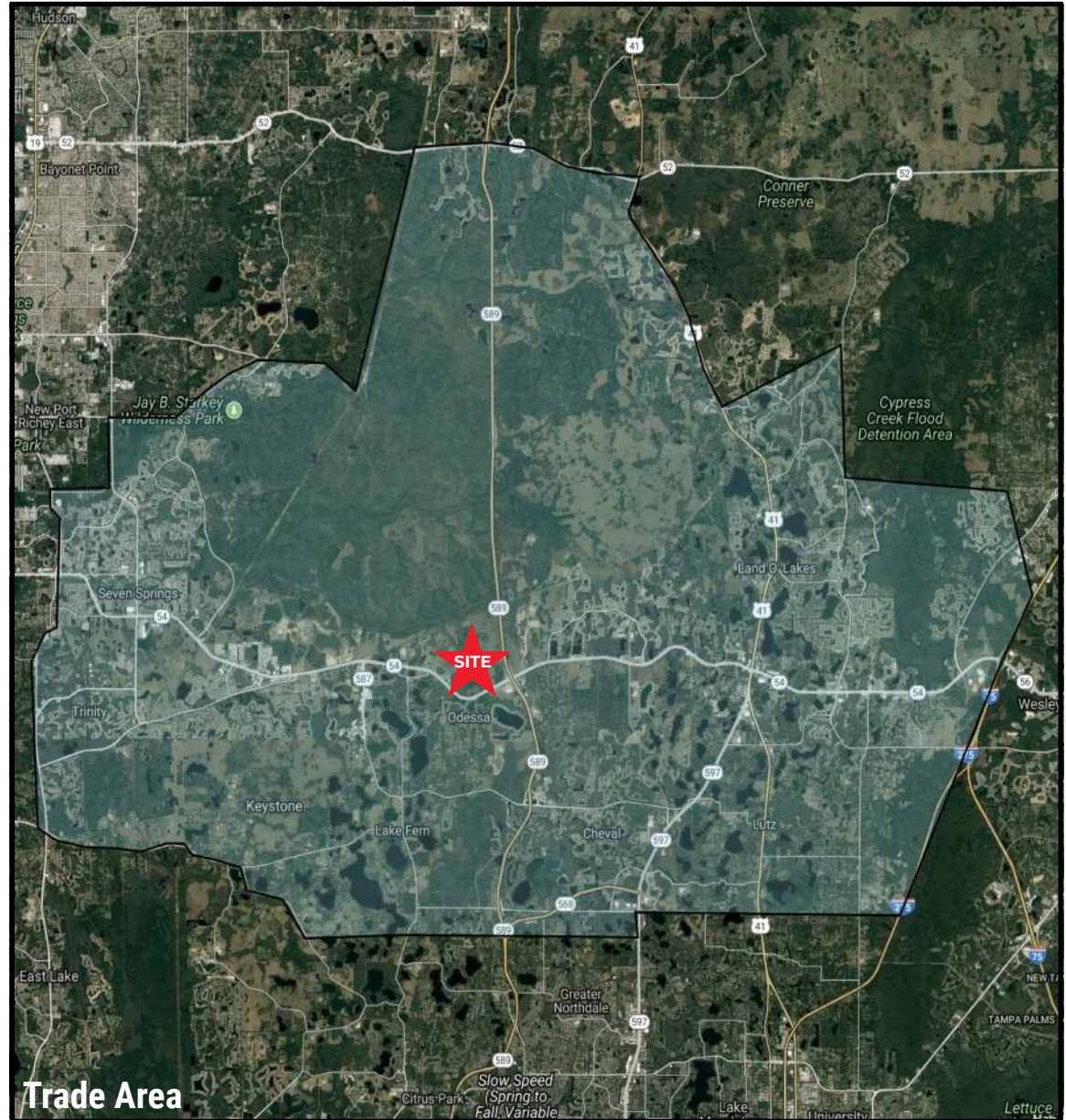


Q1 2018 Average Household Income

Trade Area	\$68,695
2020 Projection	\$69,955



\*all data is estimated and is subject to change

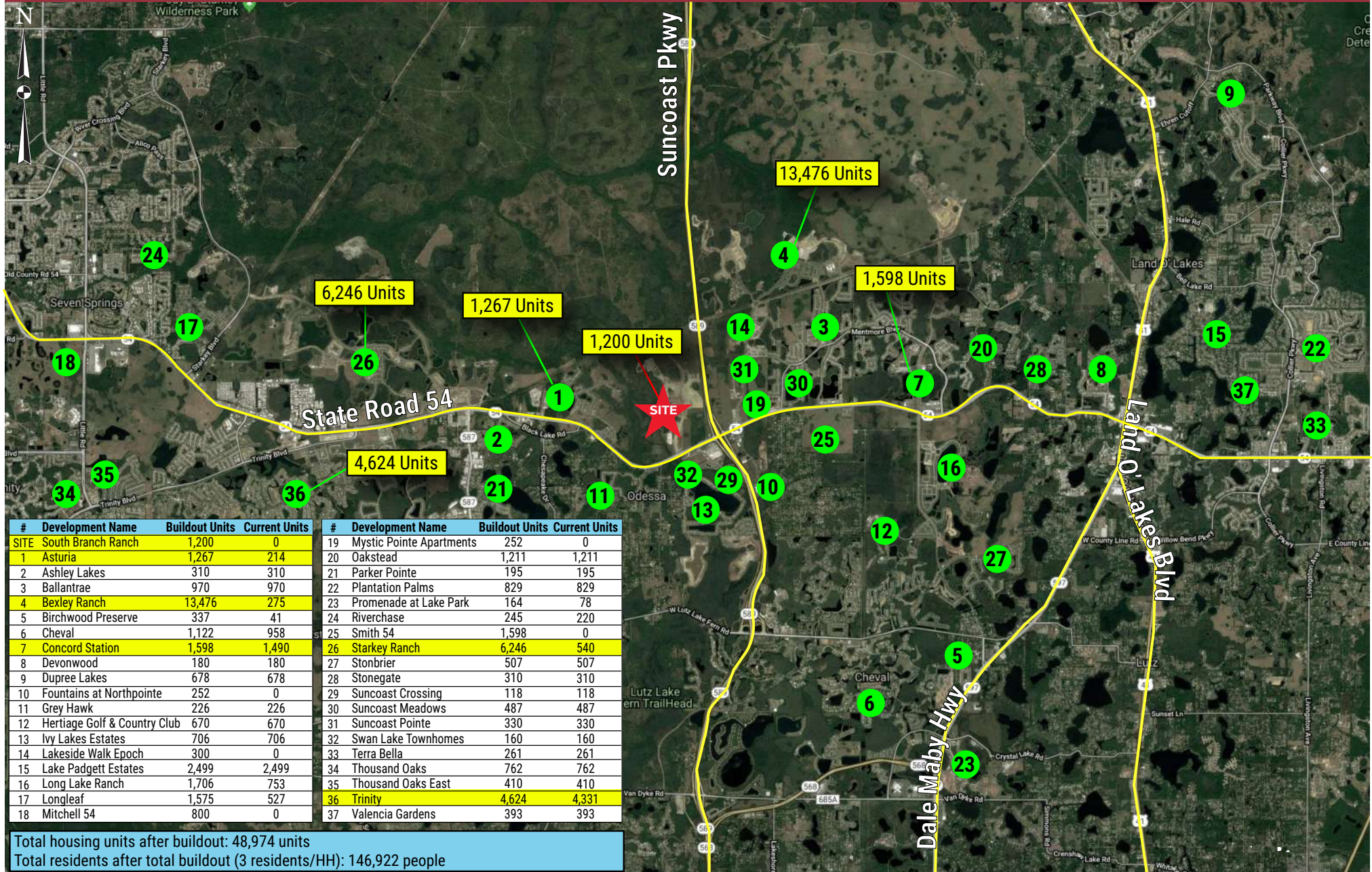


**Trade Area**

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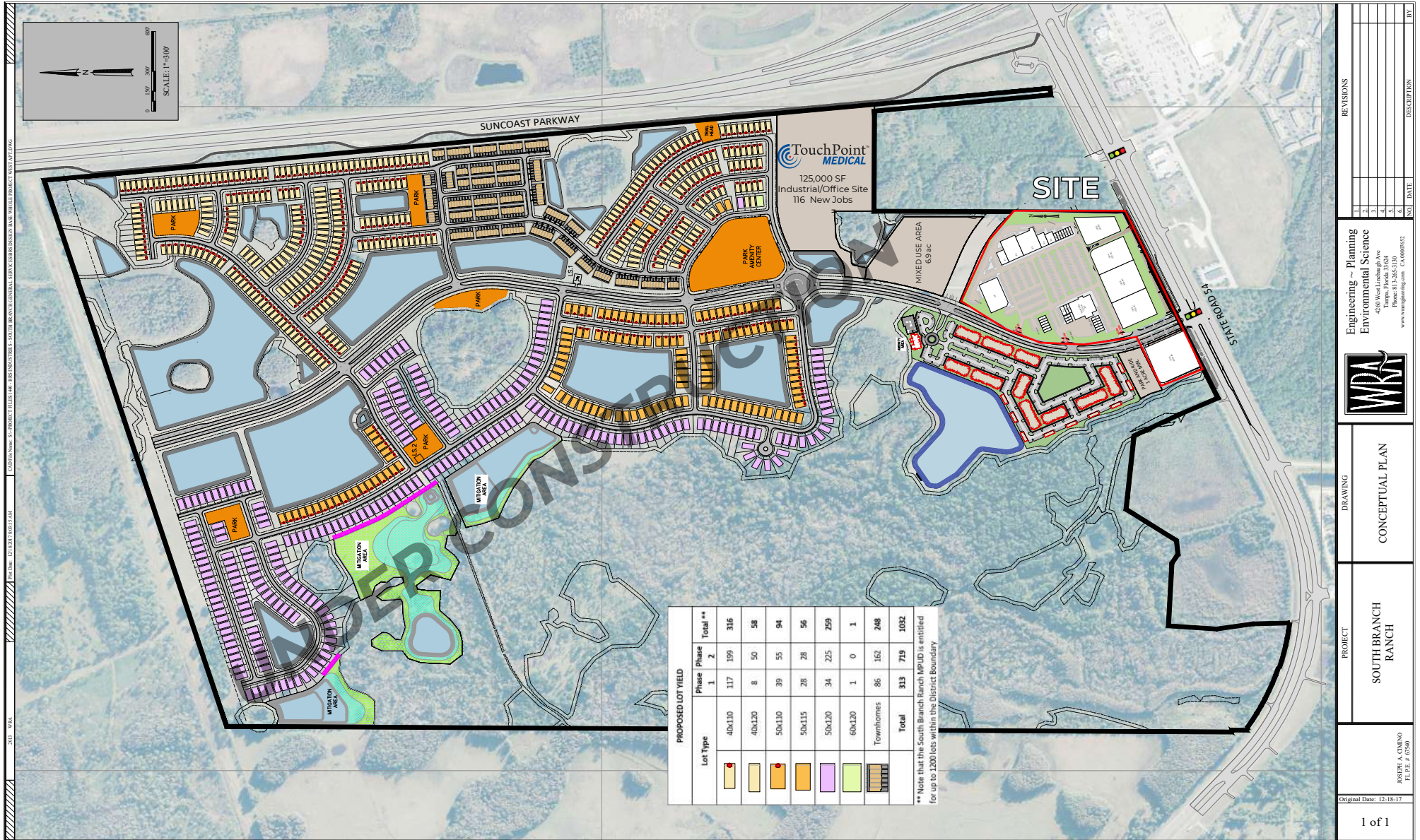




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NO.	DATE	DESCRIPTION	BY
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2			
3			
4			
5			
6			

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**WRA**

DRAWING  
CONCEPTUAL PLAN

PROJECT  
SOUTH BRANCH RANCH

JOSEPH A. COMISO  
TITLE: 12-18-17

Original Date: 12-18-17

1 of 1