



PARCELS AVAILABLE

SEC of SR 52 & Silver Palm Blvd | Land O' Lakes, FL 34638

PROPERTY HIGHLIGHTS

- ▶ 1.00 to 3.70-acre parcels available for ground lease
- ▶ 456' of frontage along SR 52 (29,000 AADT)
- ▶ First lighted intersection off the Suncoast Parkway (SR 589)
- ▶ Local retailers include Publix Super Market, Circle K, Dunkin', RaceTrac, Dairy Queen, Auto Zone, Heartland Dental and Waffle House
- ▶ Lennar Acquired 5,100 acres on the East side of SR 52 and Suncoast Parkway for future residential development to allow up to 11,495 homes, 5.4 million Sf of commercial and office uses (Under Construction)
- ▶ Moffitt Cancer Center and Research Institute Acquired 775 Acres From Lennar for a 1.4 Million Sf \$191 Million Dollar Research Facility Which Will Create 14,500 Jobs (Under Construction)
- ▶ U-Haul bought 13 acres of land directly behind the subject site for a 210,644 square foot facility (Under Construction)
- ▶ Demographics include a population of over 46,000 with an average income of more than \$109,000 within a 5-mile radius

2025 DEMOGRAPHICS

Population



3 Mile	12,808
5 Mile	46,339
7 Mile	83,736

Households



3 Mile	4,835
5 Mile	17,235
7 Mile	31,881

Household Income



3 Mile	\$119,480
5 Mile	\$109,579
7 Mile	\$105,954

Traffic Counts



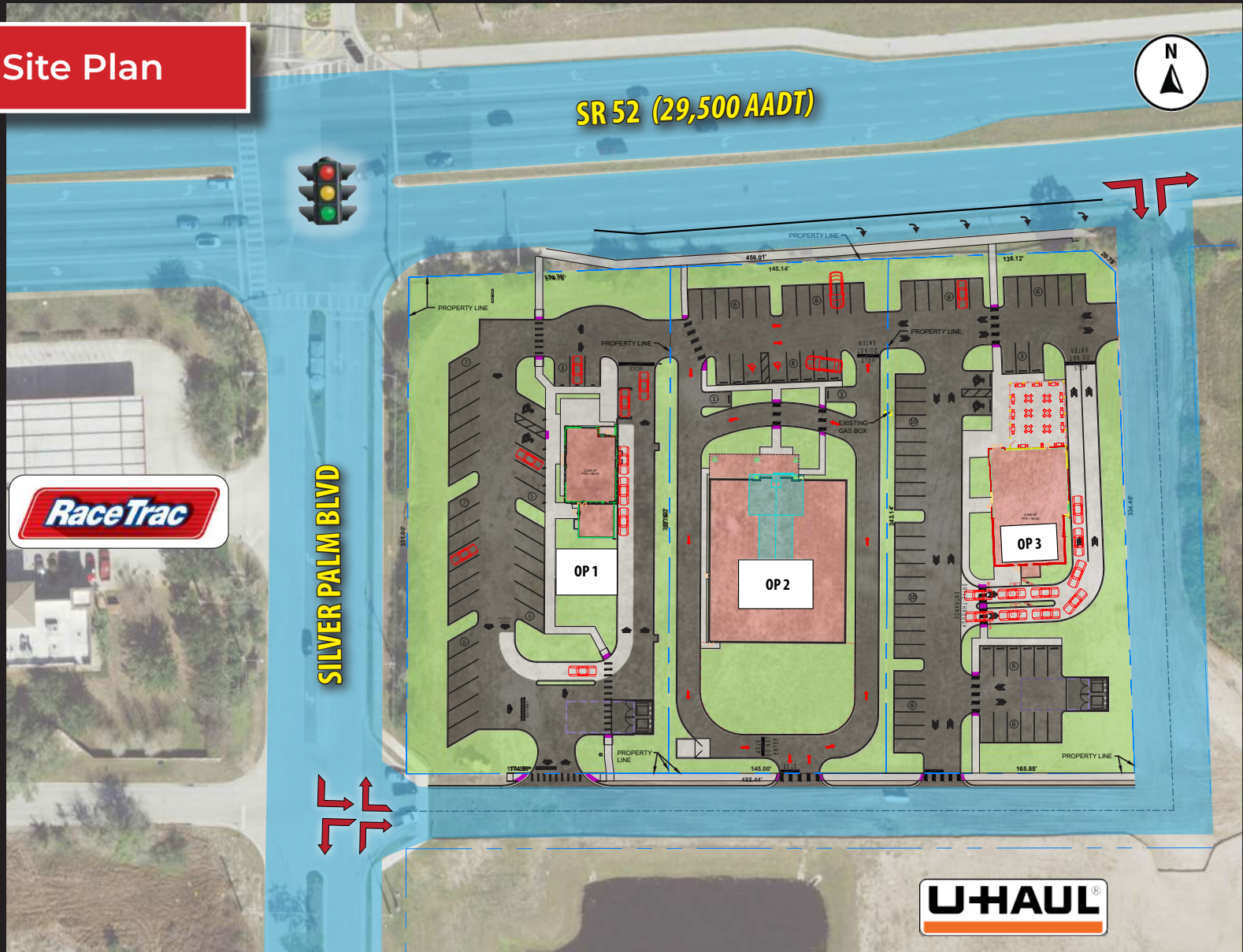
SR 52 (E/W)	29,500 AADT
Suncoast Pkwy (SR 589)	55,300 AADT

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Site Plan



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