

LEASE OPPORTUNITY

MOMENTA BROKERS, LLC
REAL ESTATE INVESTMENTS

CAMP INDIANHEAD CROSSINGS



Location: State Road 54., 1 mile east of
Land O Lakes Blvd (US 41)

Size: 12,765 sf

Type: Retail/Restaurant/Office

Occupancy: Spring 2012

Traffic Count: 67,000 + cars/daily

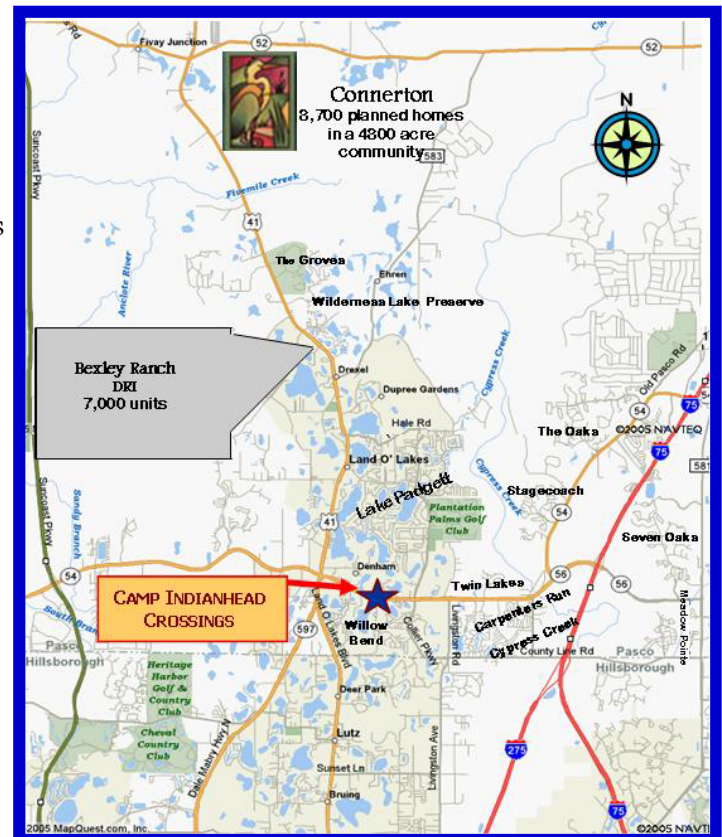
Demographics (5 ml radius):

	2007 est.	2012 proj.
Population:	67,850	83,225
Households:	25,071	30,920

Avg Family HH Income: \$95,013

What is great about this project?

- **Great access and visibility:** Camp Indianhead Crossings is a contemporary building located close to the road on State Road 54, an extremely high-traffic, major through-way in Land O' Lakes. It has 2 access points: one on State Road 54 and one on Camp Indianhead Road. Traffic on State Road 54 will benefit from a full access median cut with a left turn lane for east-bound traffic.
- **Prominent Tenant Signage:** 67,000+ cars drive by this shopping center every day. Tenants' signs will be prominently displayed on a high-elevation, single story building that is located adjacent to State Road 54 with parking located on the opposite side of the building.
- **Location, Location, Location:** Camp Indianhead Crossings is located between the two busiest intersections in Land O' Lakes: SR 54/US41 and SR54/Collier Parkway and is shadow-anchored by high-traffic businesses such as the Publix in Collier Commons, Starbucks, Chili's, Belk, Walgreens and many more.
- **High-Income Demographics & Retail Opportunity Gap:** The average household income in the immediate 5-mile radius is more than \$95,000. According to current opportunity gap reports, the area is extremely under-served in most major retail areas including food service & beverage establishments, clothing stores, food & beverage stores, building materials & garden supplies, electronics & appliances and general merchandise stores.
- **Camp Indianhead Crossings** is currently accepting pre-construction leasing at great lease rates. Construction is expected to begin in fall of 2011. The upscale center offers an **exterior deck** ideal for an **outdoor seating** and smoking area.



To access more information, please visit: www.MomentaBrokers.com or call us (813) 574-1144
For Leasing Call Us at: (813) 574-1144 or e-mail: info@MomentaBrokers.com

Who would be a great tenant for this project?

Why?

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| <ul style="list-style-type: none"> Small to Medium-Sized Restaurant with an endcap and outdoor deck available | <ul style="list-style-type: none"> Maximum parking on East Endcap, close to easy access from S.R. 54 entrance |
| <ul style="list-style-type: none"> Hair Salon | <ul style="list-style-type: none"> Previous home of the well-known Studio 54 hair salon. There are very few hair salons in the area. |
| <ul style="list-style-type: none"> Financial/Tax Services, Bank, Professional Services | <ul style="list-style-type: none"> High-income and rapidly growing, populated surrounding area. |
| <ul style="list-style-type: none"> Orthodontist, Dentist, Fitness Center/Gym, Vitamin Shop, Golf Shop, Boat Supply | <ul style="list-style-type: none"> Upper-income, health conscious clientele in the immediate surrounding residential |
| <ul style="list-style-type: none"> Paint Store, Hardware Store, Flooring Store, Lighting Store, Bedding/Mattress, Furniture Store, Sign Store | <ul style="list-style-type: none"> Dense residential and new businesses in the immediate area. |
| <ul style="list-style-type: none"> Coffee Shop, Pizza Restaurant, Ice Cream/Smoothies Shop | <ul style="list-style-type: none"> These are lacking in the area. The demographic could sustain several of them. |
| <ul style="list-style-type: none"> Lounge, Pub, Wine/Liquor Store | <ul style="list-style-type: none"> Huge opportunity gap in "Food Service & Drinking Establishment" category. Surrounding residential customer base. |
| <ul style="list-style-type: none"> Kid's Party Concept, Pet Supply, Video Store | <ul style="list-style-type: none"> 77%+ of surrounding households are Family. |
| <ul style="list-style-type: none"> Cell Phone Store, Pizza Parlor, Ladies' Apparel, Frame Shop | <ul style="list-style-type: none"> High-income surrounding residential. There are very few in the area; area could sustain several. |

Camp Indianhead Crossings

What are your next steps?

- Visit our website: www.StrategicPropertiesGroup.com
- Use our forms to pre-qualify:
- Request a blank Personal Financial Statement to complete
 - Sign a credit authorization form
- Schedule a phone call or a meeting with Momenta Brokers.

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Parking
Spaces

