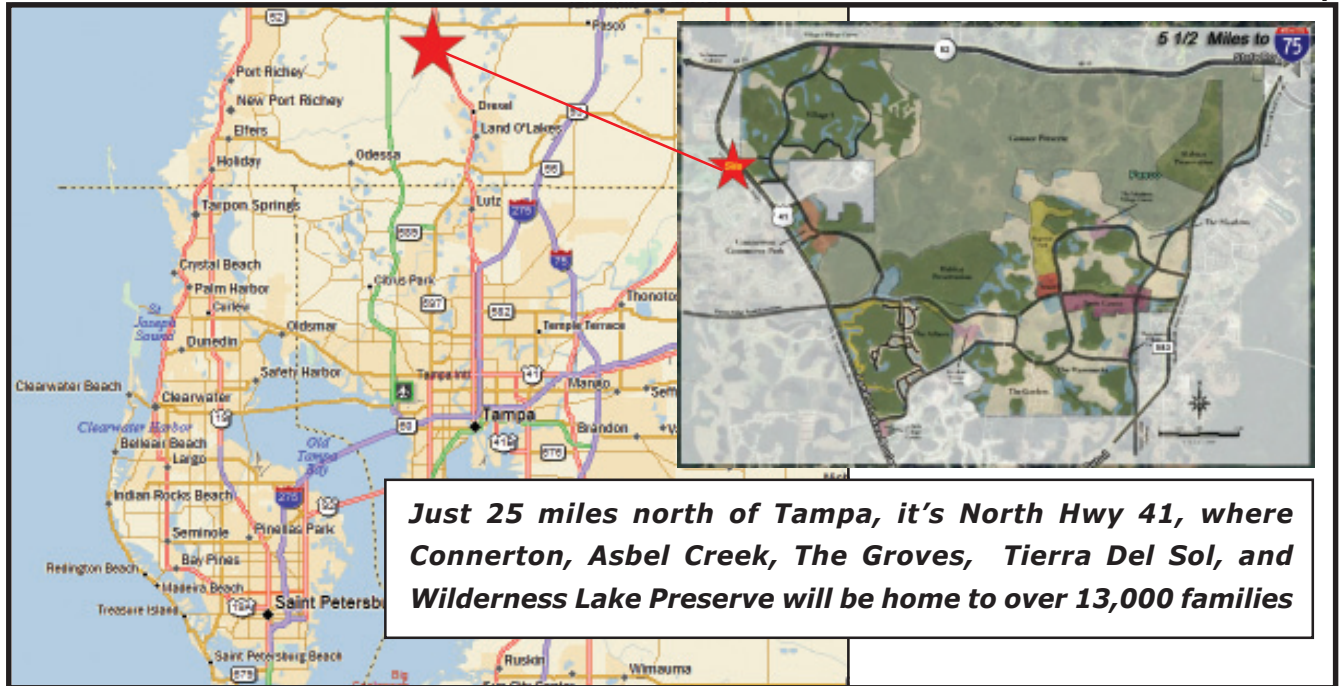




13,600 SF To-be-Built Center for Lease

Land O'Lakes Landings

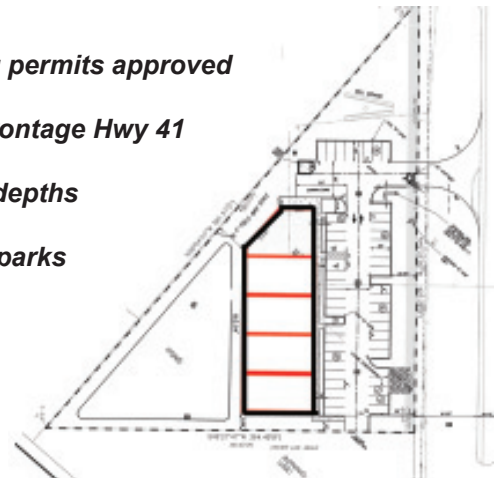
North US 41, Land O'Lakes, FL, Pasco County



Just 25 miles north of Tampa, it's North Hwy 41, where Connerton, Asbel Creek, The Groves, Tierra Del Sol, and Wilderness Lake Preserve will be home to over 13,000 families

- **Residential Growth** - 13,000+ homes planned for immediate area
- **Existing Homes** - 3,000 homes already occupied in immediate area
- **Hospital Under Construction** - across from new 38-Acre, 50-Bed, Long-Term Acute Care facility

- Building permits approved
- 300 Ft frontage Hwy 41
- 70' bay depths
- 49 total parks



Demographics 2007	1 Mile	3 Miles	5 Miles	Traffic Count
Population	515	3,619	8,315	Land O'Lakes Blvd. 19,900 AADT (MapInfo 2003)
Households	207	1,333	3,070	
Median Income	\$56,944	\$54,602	\$50,596	
Average Income	\$72,800	\$71,692	\$67,441	



Land O'Lakes Landings, Land O'Lakes, Pasco County, Florida

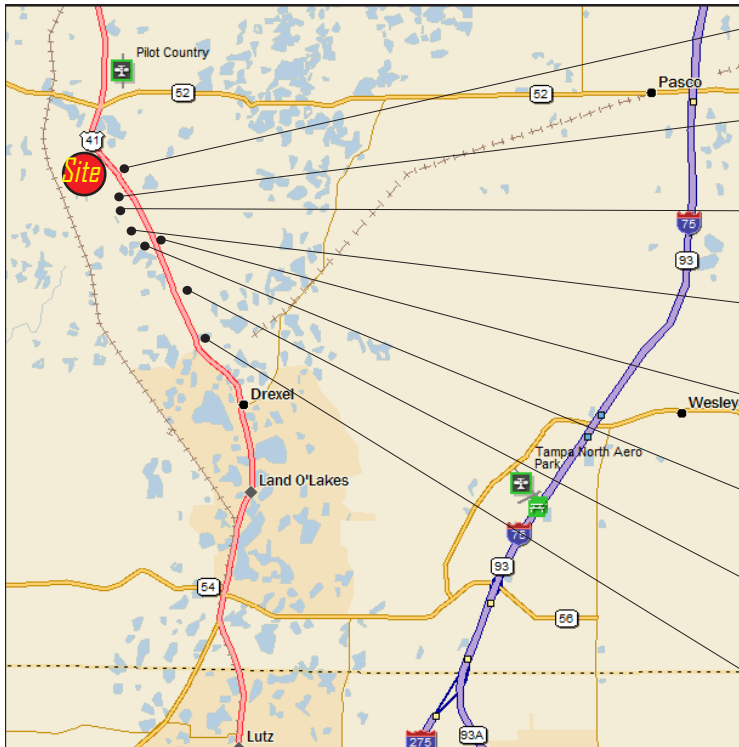


First-in Opportunity

13,600 SF to-be-built center on US 41 N

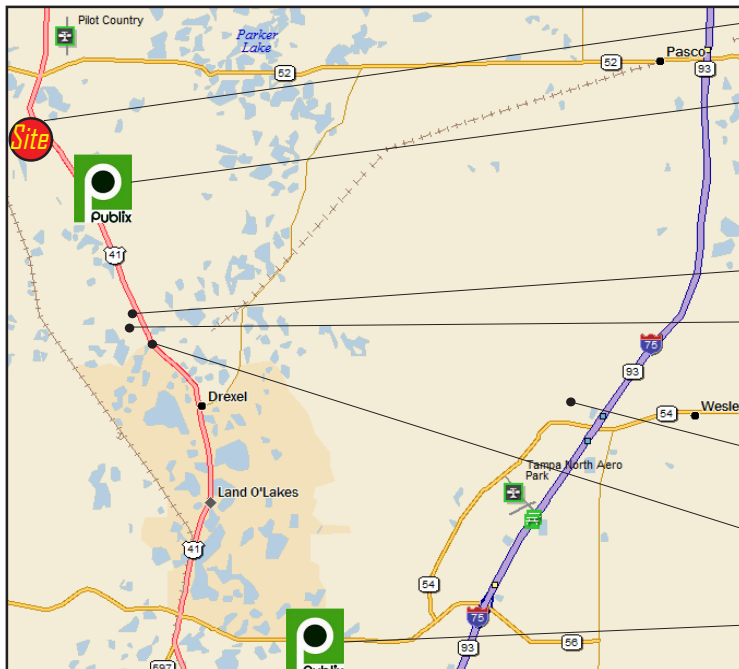


Housing - 3,000 homes already occupied in the immediate area, and more than 10,000 coming



- Hospital** - across from site
50 bed, 38-acres, under construction
- Asbel Creek** - 0.3 miles from site
400 Homes Sold - (500 planned)
- Asbel Estates** - 0.3 miles from site
250 Homes Sold - (500 planned)
- Tierra Del Sol** - 1.1 miles from site
500 Homes Sold (1,000 planned)
- Connerton** - 1.5 miles from site
200 Homes Sold (**8,700 planned**)
- Lakeshore Ranch** - 1.7 miles
30 Homes Sold (600 planned)
- The Groves** - 2.7 miles from site
750 Homes Sold (sold out)
- Wilderness Lake Preserve** 3.5 miles
900 Homes Sold (994 planned)

Services - huge void and demand for services within immediate area



- Site:** very little commercial development, high demand for services for residents
- New Publix Center** - 2.5 miles
Subway, State Farm, Suntrust Bank, Salon, Learning Center, HR Block, Liquor, Nails, Great Clips, Cleaners, China Star, UPS Store, Pizza, Casual Dining
- Dollar General** - 4 miles
- Existing Neighborhood Center** - 4 miles
Bail Bonds, Barber, Appraiser, AllState, Pasco Schools Insurance, Trophies, Signs and Banners, Latin Food
- Nearest Regional / Power Center**
The Grove - 18 miles
- Dentist Office** - 4.25 Miles - only medical use in immediate area
- Nearest Major Retail / Restaurant area**
Publix Center - 11.5 miles

Land O'Lakes Landings, Land O'Lakes, Pasco County, Florida

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