



DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population Average	5,329	30,594	81,676
HH Income Est.	\$170,811	\$175,048	\$163,847
Total Employees	2,556	9,497	20,489
Est. Median Age	38.5	40.6	41.7
Households	1,950	11,719	31,462

PROJECT/MARKET HIGHLIGHTS

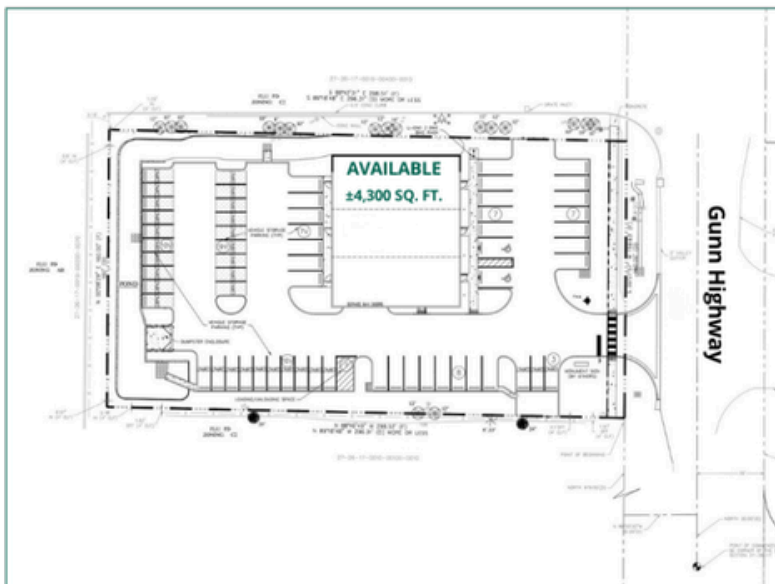
- ± 4,300 sq.ft. available; new construction demisable to two suites
- Strong storefront visibility to Gunn Hwy, and positioned just south of State Road 54 in a rapidly growing suburban corridor connecting Carrollwood and Odessa
- Delivery February 2027
- Anchored by a national car rental service, driving consistent daytime traffic
- Close proximity to national retailers including Lowes, Chick-fil-A, and Swig
- Strong fit for quick service restaurant, medical and service users
- State Road 54: 60,000 AADT, Gunn Hwy: 16,800 AADT

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