

# Serenity at SouthShore For Lease

740 Eleton Springs Drive  
Wimauma, FL 33598



*New Development!*

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*Property Video*

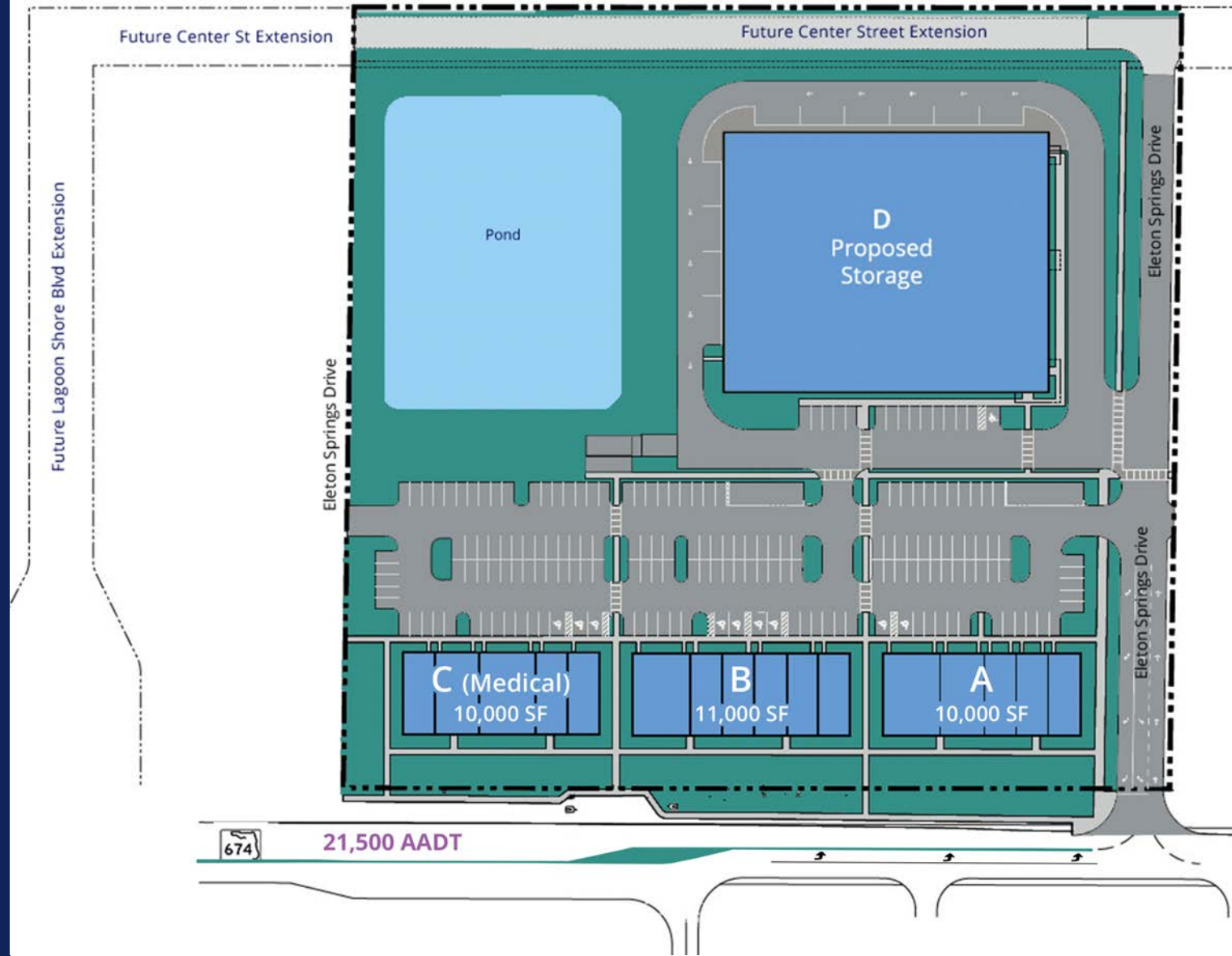
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# Serenity at SouthShore

## Site Plan

- 1,200 - 11,000 SF suites available
- Located just east of US 301 and I-75 in southeast Hillsborough County
- High growth area with thousands of new homes underway and planned in the immediate trade area
- One mile from new, state-of-the-art, Aquilla J. Morgan High School (largest in Hillsborough County)
- Average household incomes of over \$108,000 within 5 miles
- Full access from the main road with additional access planned via the future expansion of Center Street
- Join area retailers: Walmart, Aldi, Publix, Wawa, Walgreens, Dunkin', Domino's Pizza, CVS, McDonald's, and many more



*New Development!*

For Lease



## Area Demographics



### Total Population

3-Mile: 37,766  
5-Mile: 90,603  
7-Mile: 176,112



### Daytime Population

3-Mile: 35,730  
5-Mile: 78,981  
7-Mile: 142,948



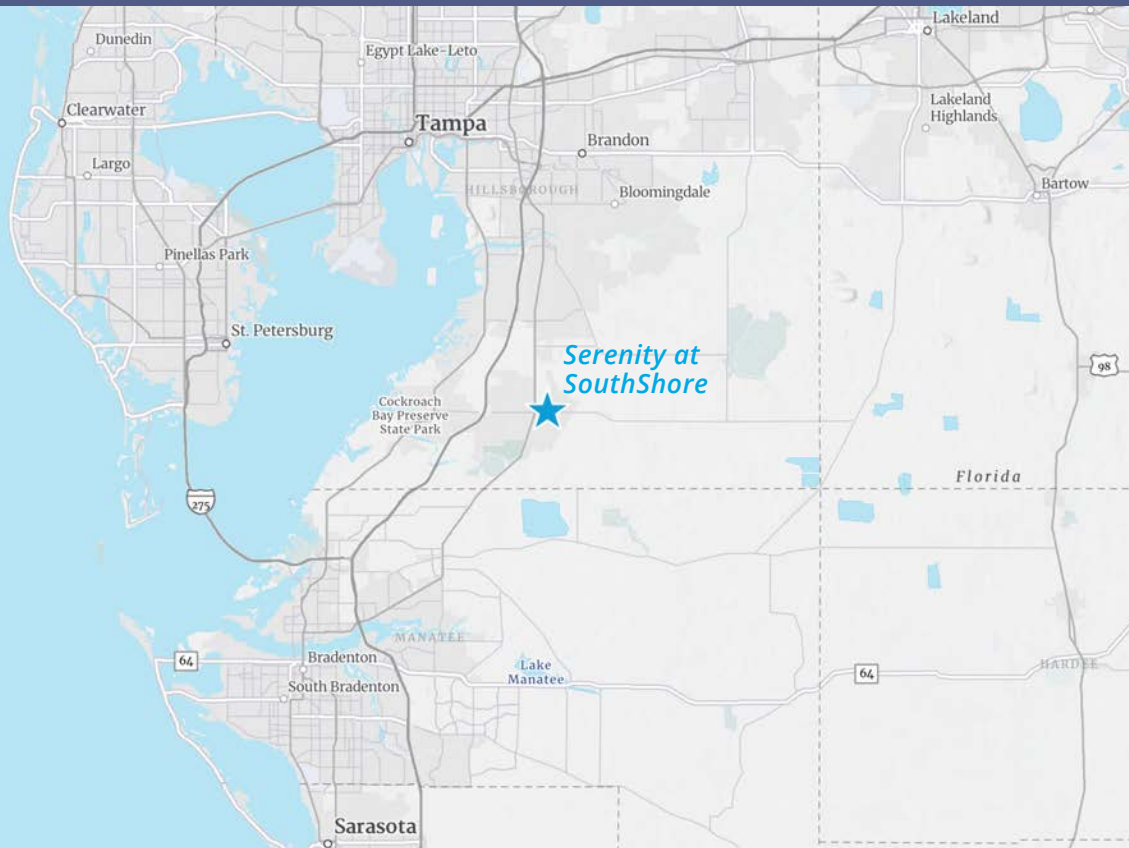
### Average HH Income

3-Mile: \$97,895  
5-Mile: \$108,520  
7-Mile: \$117,553



### Median Age

3-Mile: 56.2  
5-Mile: 44.6  
7-Mile: 40.7



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Sereno  
660 units

RISE Sereno  
Apartments  
320 units

Middle School VV  
1,600 students  
\$82 Million  
Opening Aug 2027

5,000 students  
\$179 Million  
Largest in  
Hillsborough  
County

Southshore Bay  
1,983 units

Eisenhower  
Property Group  
1,816 units

Land for Future  
Grade School

Lennar Homes  
600 units

Highland Homes /  
Ryan Homes  
2,000 units

Berry Bay 1  
Phase 1 complete  
850 units

Berry Bay 2  
Phase 2  
2,000 units

Toscana Homes  
800+ lots

Little Manatee  
River Corridor  
Nature Preserve



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