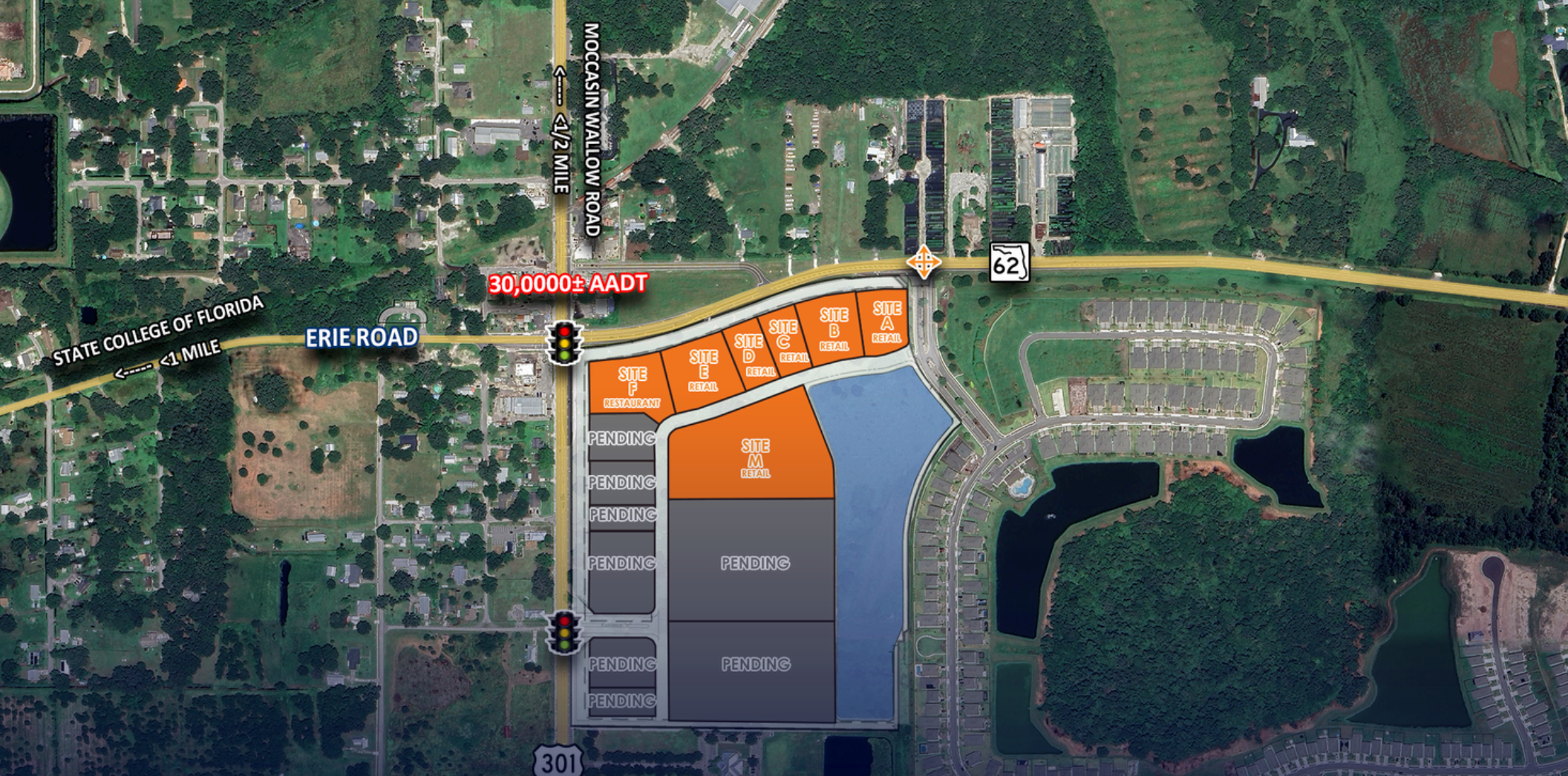




30,000± AADT

ERIE ROAD

MOCCASIN WALLOW ROAD

<1/2 MILE

STATE COLLEGE OF FLORIDA
<1 MILE

PARRISH TOWN CENTER

12323 SR 62 | PARRISH, FL 34219

GROCERY-ANCHORED RETAIL PARCELS



5440 Mariner St #112
Tampa, FL 33609

LQCRE.COM

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GROCERY-ANCHORED OUTPARCELS

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Retail Outparcels for Ground Lease



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PROJECT SUMMARY

PARRISH RETAIL OUTPARCEL

LQ Commercial Tampa, LLC is pleased to exclusively offer ground lease opportunities ranging from 1 and 2± acres at 12323 SR 62, Parrish, Manatee County, Florida.

- Prime retail pads for ground lease
- Excellent access with fully signalized intersections at US 301 and 77th Ave E, plus full access from SR 62
- Surrounded by approximately 4,500± units of residential planned or under construction within the immediate trade area
- High traffic counts with 26,000+ vehicles per day at the SR 62 and US 301 intersection, and growing
- Future growth supported by 28,000± homes planned at full buildout along Moccasin Wallow Road and surrounding area
- Significant medical development underway: HCA (150 beds) and BayCare (154 beds) hospitals approved and in planning, located within a half-mile of the site, along with additional retail growth including two Publix centers and numerous national and regional tenants
- State College of Florida (SCF) Parrish campus is under construction and less than one mile west at Erie Rd and Ft. Hamer intersection.



AREA DEVELOPMENT

HEALTHCARE

- **Emergency Care (Already Open):** The HCA Florida North River Ranch Emergency is located at 12145 Little River Way. This 14,000-square-foot facility operates 24/7 with board-certified physicians, trauma rooms, and onsite lab/imaging services.
- **Future Hospital:** HCA owns a 22-acre site in the community's Village Center (off Fort Hamer and Moccasin Wallow Roads). The planned multi-phase expansion includes a 150-bed acute care hospital, 247,000 square feet of medical office space, and a 326-bed assisted living facility.
- **Broader Healthcare Boom:** Because Parrish is growing so quickly, HCA isn't the only provider expanding here. BayCare is also constructing a hospital nearby.
- **Baycare Health System:** BayCare Health System broke ground in 2025 on a new \$563 million hospital campus in Parrish, Florida, that is scheduled to open in 2028 with 154 private patient rooms and capacity for future expansion. The campus will also feature an 8-bed Level II NICU and an adjacent BayCare HealthHub for outpatient and specialty care, which is expected to open earlier in 2026.



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AREA SUMMARY

PARRISH RETAIL OUTPARCELS

Discover an unparalleled opportunity at the vibrant intersection of SR 62 and US 301 in Parrish, FL, where prime retail pads are now available for ground lease.

Positioned strategically at a lighted intersection, this site offers exceptional visibility to passing traffic, ensuring maximum exposure for businesses.

Access is conveniently located at the fully lighted intersection of US 301 and 77th St. strategic location for fast food, banks, coffee/donut drive-thru, automotive, and more. Surrounding the town center are 4,500 units of residential planned, under construction, or sold, creating a bustling community ripe with potential customers. Infrastructure including roads, master stormwater system, and utilities, will be undertaken by the developer, ensuring the site is delivered pad-ready for immediate development.

Additional 28,000± homes planned and under-construction along Moccasin Wallow Rd and surrounding, this location promises sustained growth with a steady flow of potential customers.

Less than one mile from the newly approved State College of Florida, a 531,230± SF campus which will further enhance the area's appeal and draws additional traffic. Seize the opportunity to establish your business in one of Parrish's most dynamic and rapidly growing commercial hubs.



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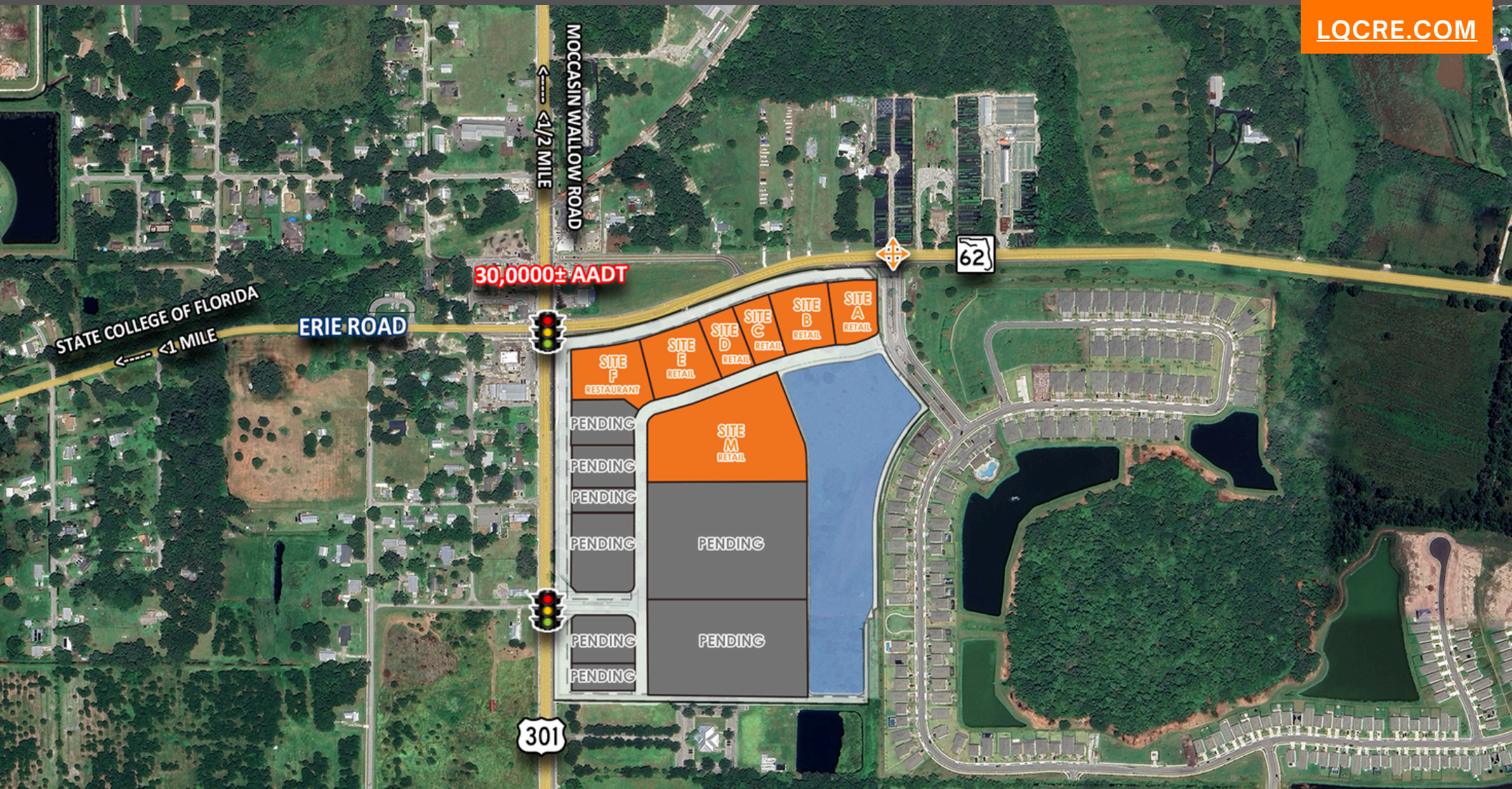
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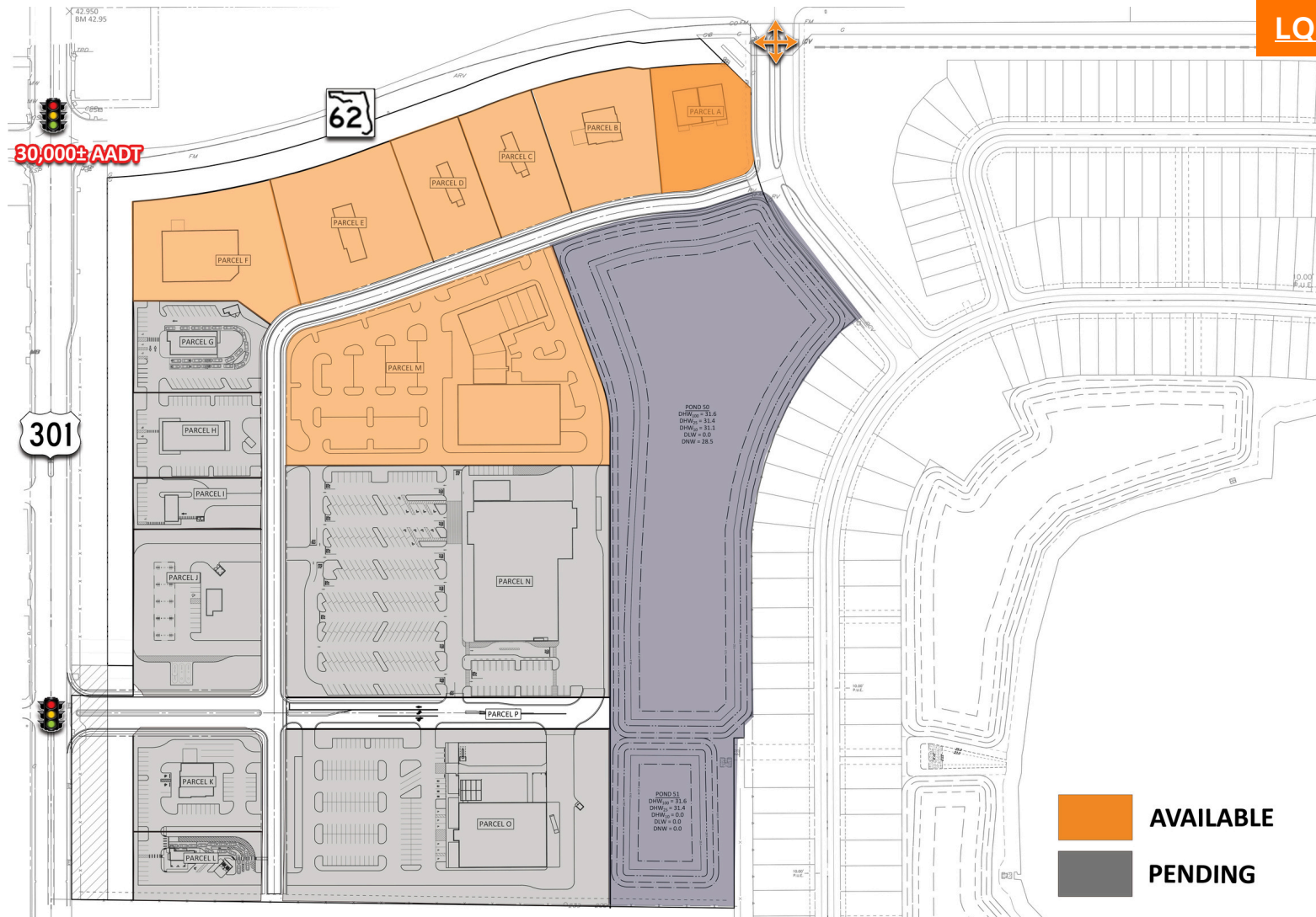
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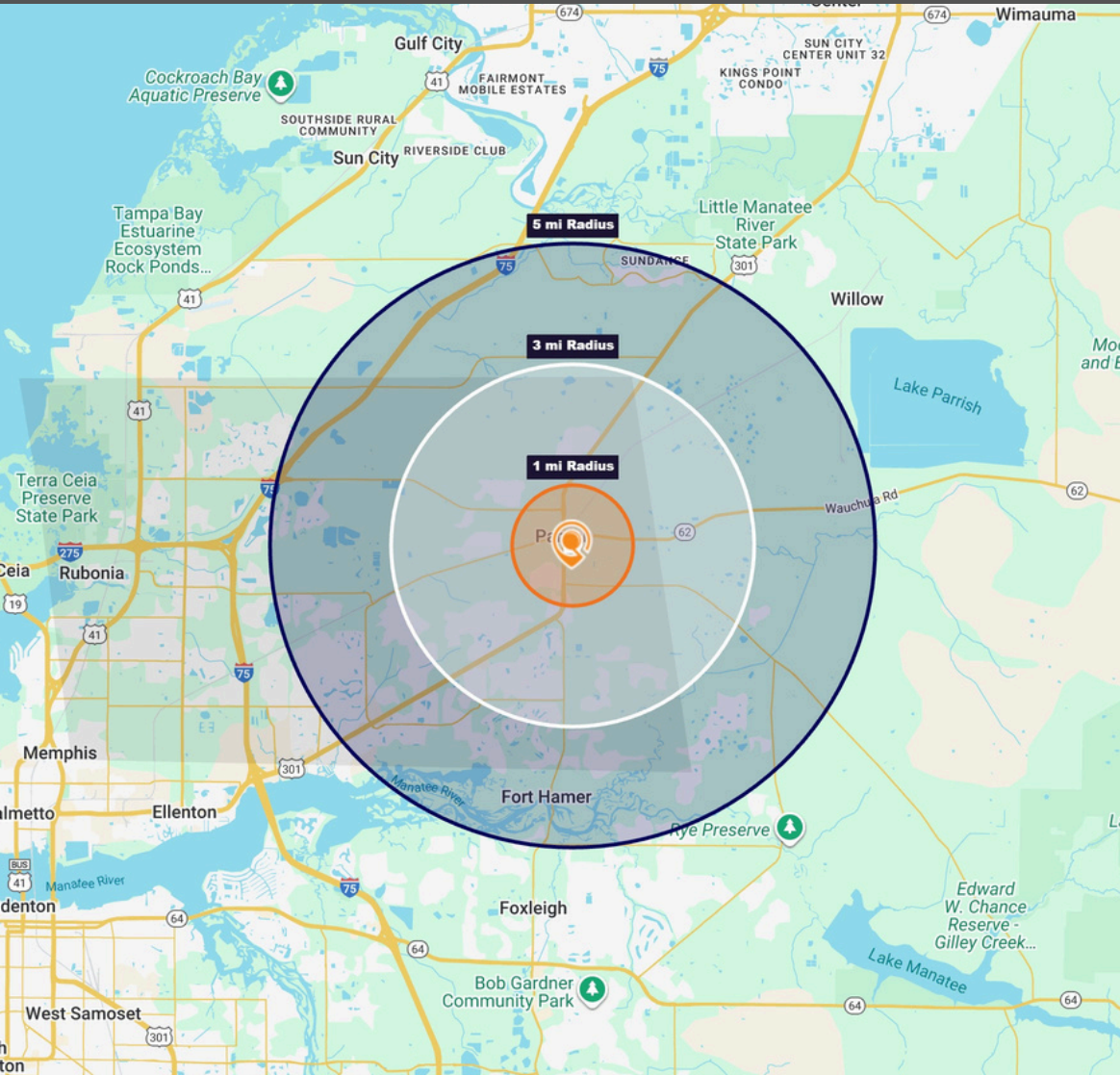
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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	2,620	25,464	53,515
Five-Year Increase	3,712	33,763	68,106
Median Age	42.3	43.8	47.0
Households	951	9,647	21,176
Projected Annual Growth to 2030	8.3%	6.5%	5.5%
White	71.7%	72.1%	75.1%
Hispanic	16.5%	15.9%	15.1%
Other Races	13.4%	13.0%	12.2%
Black or African American	9.2%	10.7%	9.1%
Asian or Pacific Islander	5.5%	4.0%	3.4%
American Indian or Native Alaskan	0.2%	0.2%	0.2%
Average Household Income	\$141,807	\$138,918	\$138,423
Median Household Income	\$101,367	\$110,824	\$108,140
Elementary (Grades 0 - 8)	1.7%	1.0%	1.2%
Some High School (Grades 9 - 11)	2.8%	3.0%	2.8%
High School Graduate	29.0%	29.3%	28.1%
Some College	23.8%	20.0%	20.5%
Associates Degree Only	12.2%	11.0%	10.6%
Bachelors Degree Only	20.1%	24.4%	24.1%
Graduate Degree	10.4%	11.3%	12.6%
Total Businesses	93	508	1,289
Total Employees	368	3,446	6,704



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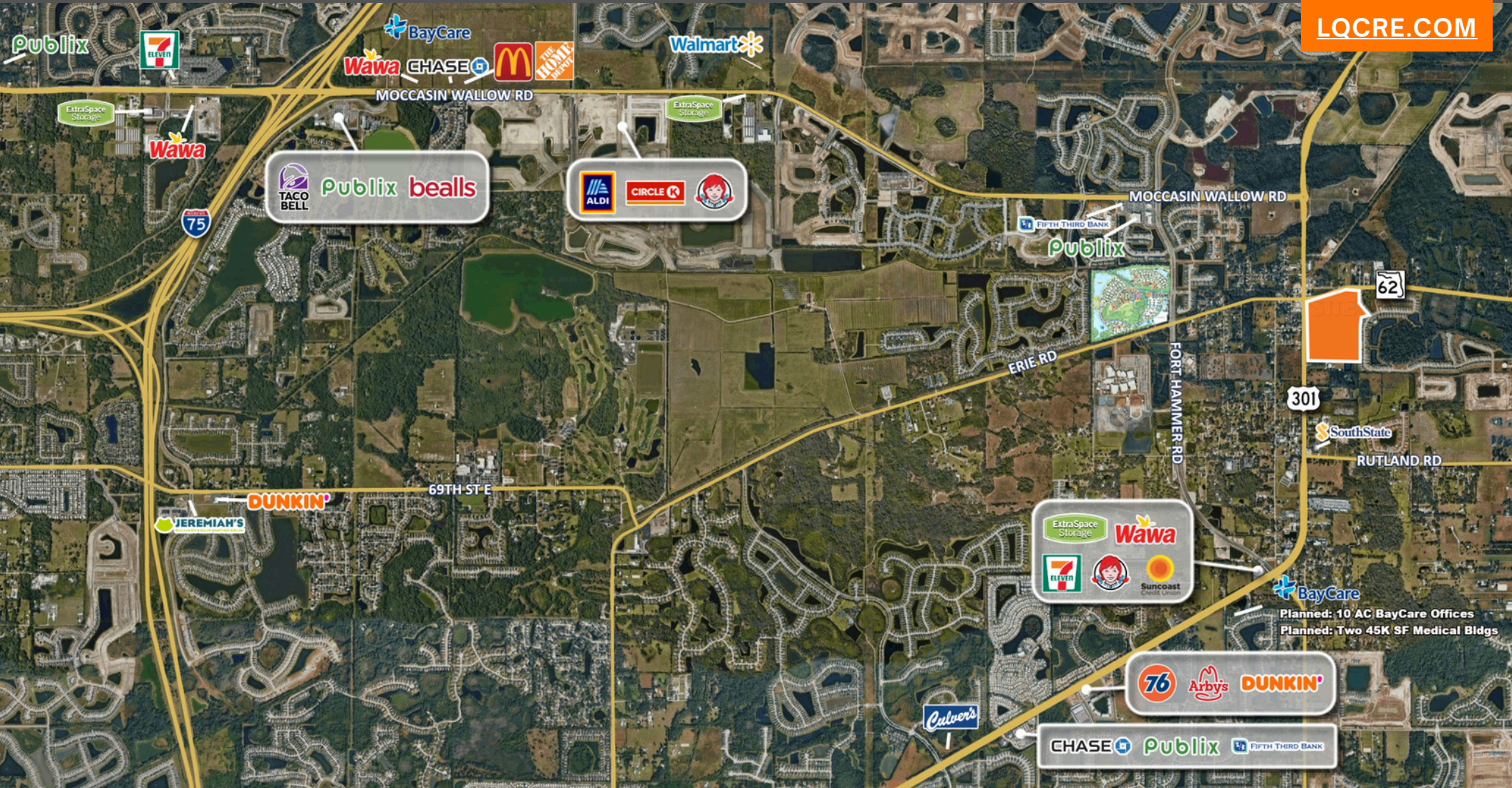
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