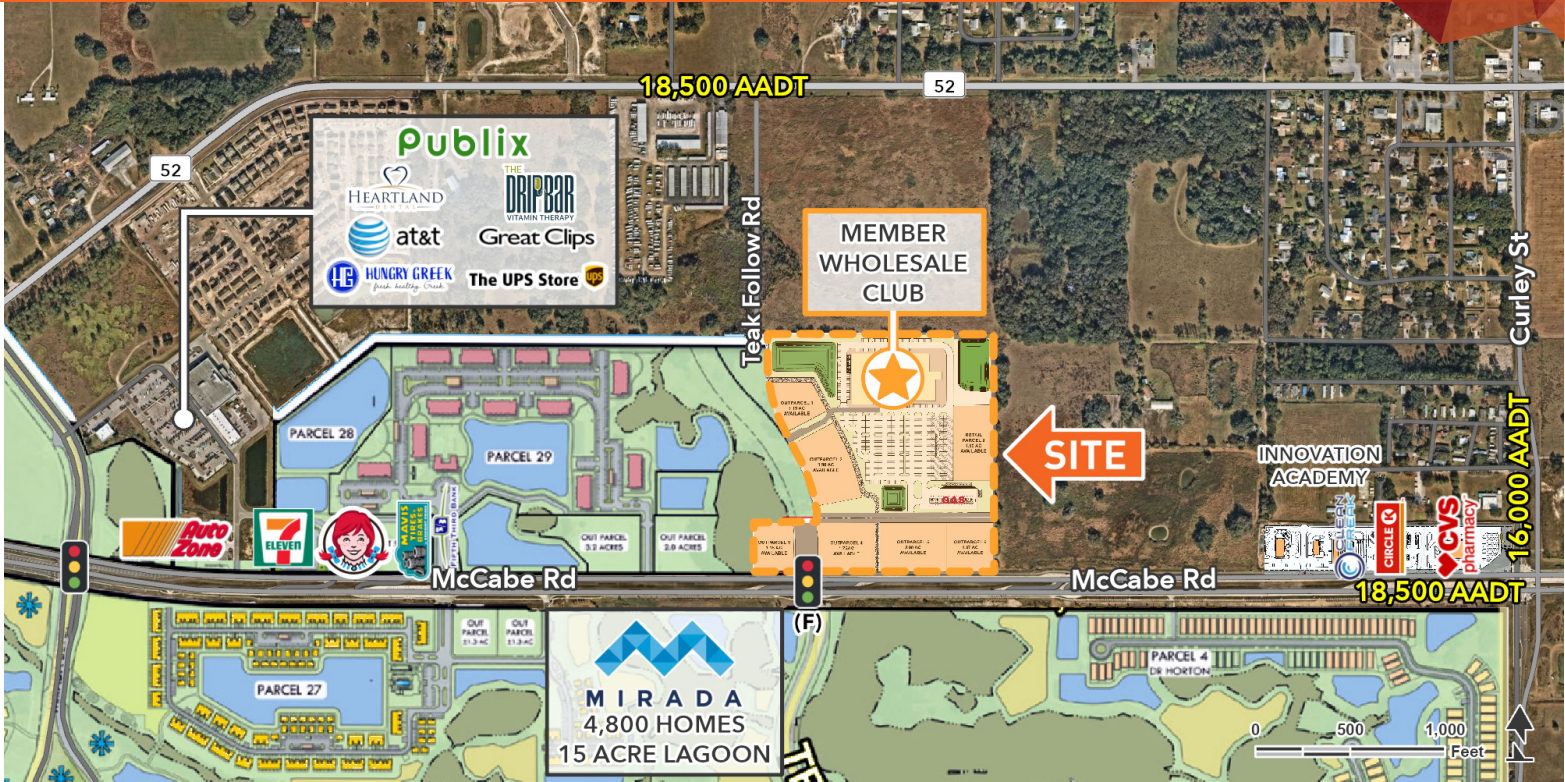


# MIRADA RETAIL

# FOR LEASE

ST HWY 52 & CURLEY RD , SAN ANTONIO, FL 33576



## LOCATION DESCRIPTION

At the entrance of the Mirada Master-Planned Community serving ~6,700+ homes which includes a 15-acre lagoon that attracts over 200K visitors per year

## PROPERTY HIGHLIGHTS

- Premier Outparcels & Ground Lease / Build To Suit sites
- Big Box Member Wholesale Club and Gas coming soon
- Nearby existing retailers: Publix, Dunkin', AutoZone, Burger King, Taco Bell, RaceTrac, and AdventHealth
- Retailers coming soon: Walmart, McDonalds, Wawa, Chipotle, Panera Bread, Panda Express
- Near St Leo University with over 7,000 Students
- Households projected to grow by ~40% and population projected to grow ~48% by 2030



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	1,598	17,285	44,831
Daytime Population	2,360	15,067	35,346
Households	646	5,451	16,118
Average HH Income	128,478	134,788	131,108



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AVAILABLE  
 UNAVAILABLE

SUITE	TENANT NAME	SPACE SIZE
Big Box Member Wholesale Club and Gas coming soon	-	21.41 Acres
Outparcel 1	Available	1.19 Acres
Outparcel 2	Available	1.9 Acres
Outparcel 3	Available	1.15 Acres
Outparcel 4	Available	1.75 Acres
Outparcel 5	Available	2 Acres
Outparcel 6	Available	1.37 Acres
Retail Parcel 2	Available	1.8 Acres



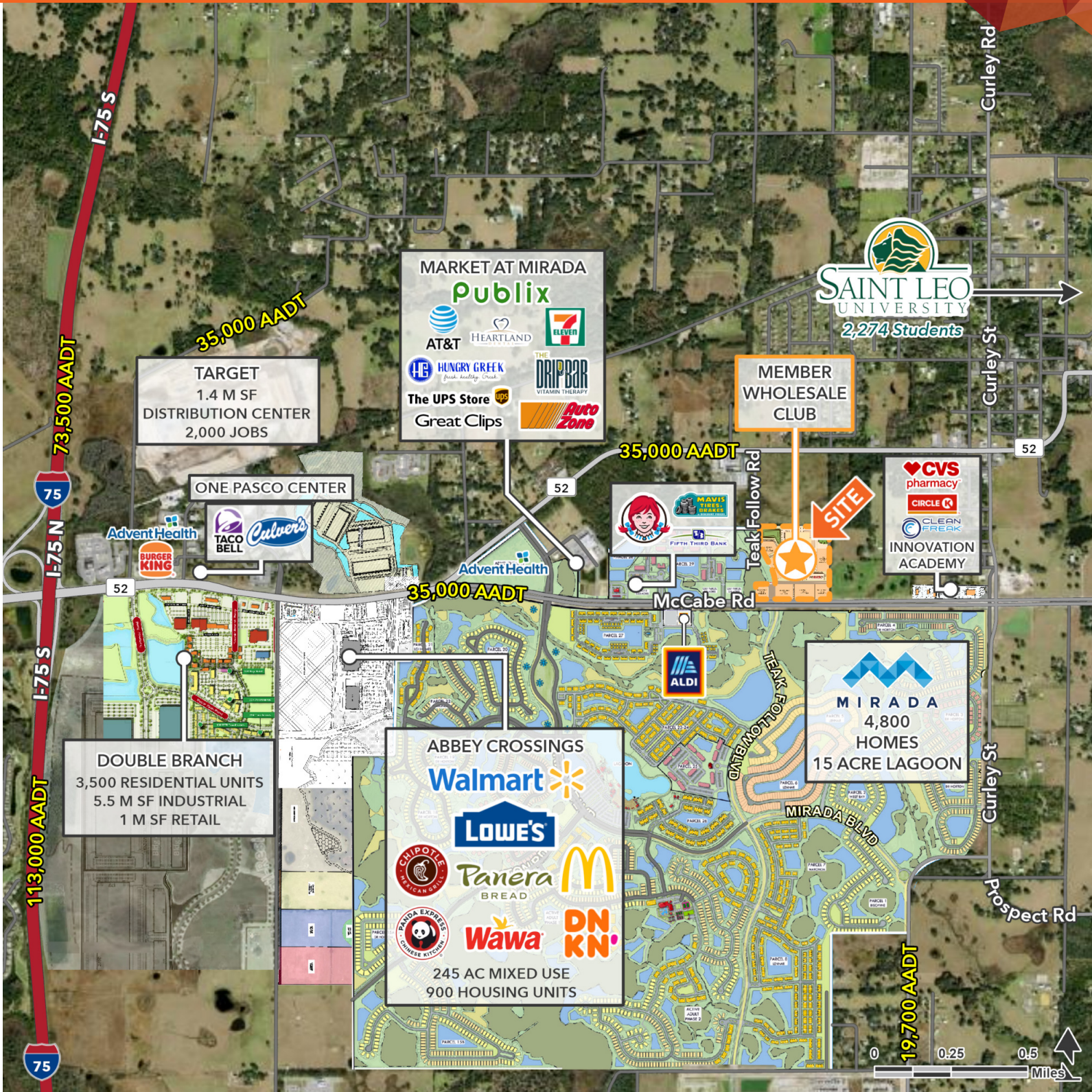
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