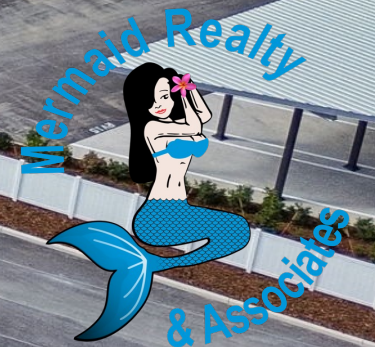


7411 Land O' Lakes Blvd Land O' Lakes, FL 34638







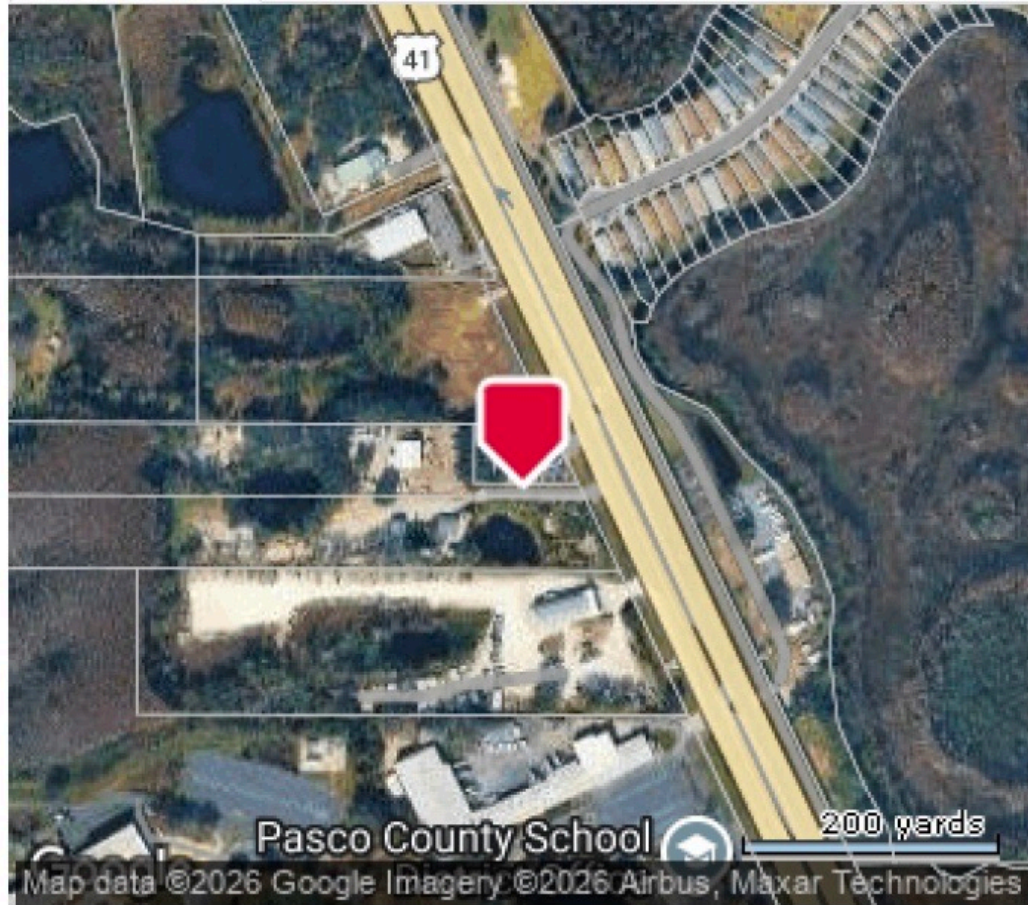


Property Info

- Purchase Price \$995,000
- Zoned C2 General Commercial
 - Lot Size: 28,046 Sq. FT.
 - Over Half an Acre .64
 - 150 Sq. FT. Frontage
 - Flood Zone X
- Building Office 410 Sq. Ft. Metal

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Parcel Layout



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Investments Highlights

- Prime strategic frontage along US-41 corridor
- High traffic exposure (49,000 + vehicles / day)
- Strong suburban population growth
- High household income demographics
- C2 General commercial zoning

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Investments Highlights

- Pasco County continues to experience strong population growth.
- Retail demand is supported by expanding residential developments in the area.
- Major national retailers, restaurants, and service providers operate along the US41 corridor.

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Trade Area Drive – Time Overview

- 5 Minute drive: Immediate neighborhood population consisting of residential communities such as Connerton and Wilderness Lake Preserve.
- Zone represents core daily retail customer base.

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Retail Demand Gap Analysis

- Based on regional demographic Patterns and suburban growth shows demand for:
 - Quick service and fast casual restaurants
 - Coffee and breakfast concepts
 - Medical clinics and Urgent care
 - Fitness Studios and Wellness Services
 - Convenience Retail

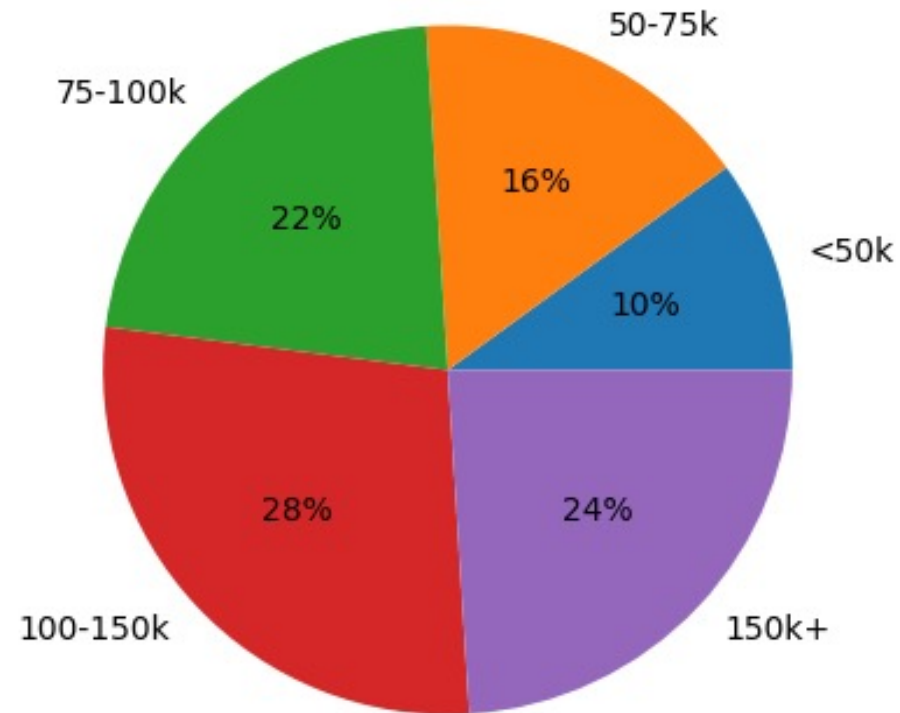
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Key Demographics

Metric	1 Mile	3 Miles	5 Miles
Population (2024 est.)	4,555	23,513	51,946
Projected Growth (5 yrs)	+21%	+22%	+21%
Households	1,450	7,687	17,421
Median Household Income	\$108,101	\$102,128	\$100,771

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Household Income Distribution



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Demographic Overview For A 1 Mile Radius from Subject Property*

Persons 2,815 Families 799
Households 1,099 Persons Per Household 2.6
Percent Children 21.17 %



Age Distribution
 ■ Age 0 to 17
 ■ Age 18 to 24
 ■ Age 25 to 44
 ■ Age 45 to 54
 ■ Age 55 to 64
 ■ Age 65 and over



Occupancy - Rent vs Own
 ■ Owner
 ■ Occupant

Source: 2020 Census / US Census Bureau

House Median Year Built 2003 Per Capita Income \$42,109
Average Home Value \$354,220 Average Household Income \$106,811
Average Rent \$1,749



Education Attained
 ■ 9th Grade or Lower
 ■ 9th - 12th (no diploma)
 ■ HS Diploma/GED
 ■ Some College
 ■ Associate Degree
 ■ Bachelor Degree
 ■ Graduate Degree



Education - Current Enrollment
 ■ Preschool/Kindergarten
 ■ Grade School
 ■ Middle School
 ■ High School
 ■ College
 ■ Graduate School



Family Type
 ■ Married
 ■ Single/Female Head
 ■ Single/Male Head



Place of Employment
 ■ Work In County
 ■ Work Out of County
 ■ Work Out of State



Year Built Distribution
 ■ Since 2010
 ■ 2000 - 2009
 ■ 1990 - 1999
 ■ 1980 - 1989
 ■ 1970 - 1979
 ■ 1960 - 1969
 ■ 1950 - 1959
 ■ 1949 or before



Occupation
 ■ Mgmt/Prof
 ■ Healthcare
 ■ Service
 ■ Sales/Office
 ■ Farming
 ■ Construction
 ■ Production

Source: 2023 American Community Survey, 5 year estimates / US Census Bureau

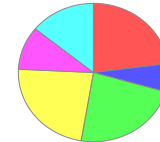
*Includes all data from census blocks completely or partially located inside the noted radius.

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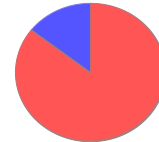


Demographic Overview For A 3 Mile Radius from Subject Property*

Persons 37,033 Families 9,847
Households 12,373 Persons Per Household 3
Percent Children 26.62 %



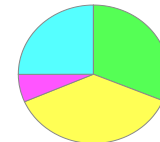
Age Distribution
 ■ Age 0 to 17
 ■ Age 18 to 24
 ■ Age 25 to 44
 ■ Age 45 to 54
 ■ Age 55 to 64
 ■ Age 65 and over



Occupancy - Rent vs Own
 ■ Owner
 ■ Occupant

Source: 2020 Census / US Census Bureau

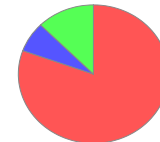
House Median Year Built 2004 Per Capita Income \$43,909
Average Home Value \$391,769 Average Household Income \$111,104
Average Rent \$1,986



Education Attained
 ■ 9th Grade or Lower
 ■ 9th - 12th (no diploma)
 ■ HS Diploma/GED
 ■ Some College
 ■ Associate Degree
 ■ Bachelor Degree
 ■ Graduate Degree



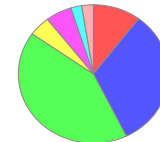
Education - Current Enrollment
 ■ Preschool/Kindergarten
 ■ Grade School
 ■ Middle School
 ■ High School
 ■ College
 ■ Graduate School



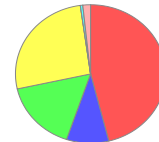
Family Type
 ■ Married
 ■ Single/Female Head
 ■ Single/Male Head



Place of Employment
 ■ Work In County
 ■ Work Out of County
 ■ Work Out of State



Year Built Distribution
 ■ Since 2010
 ■ 2000 - 2009
 ■ 1990 - 1999
 ■ 1980 - 1989
 ■ 1970 - 1979
 ■ 1960 - 1969
 ■ 1950 - 1959
 ■ 1949 or before



Occupation
 ■ Mgmt/Prof
 ■ Healthcare
 ■ Service
 ■ Sales/Office
 ■ Farming
 ■ Construction
 ■ Production

Source: 2023 American Community Survey, 5 year estimates / US Census Bureau

*Includes all data from census blocks completely or partially located inside the noted radius.

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