

LEASE OPPORTUNITY

LAND O' LAKES LANDINGS



Location: US 41., 1 mile South of S.R. 52

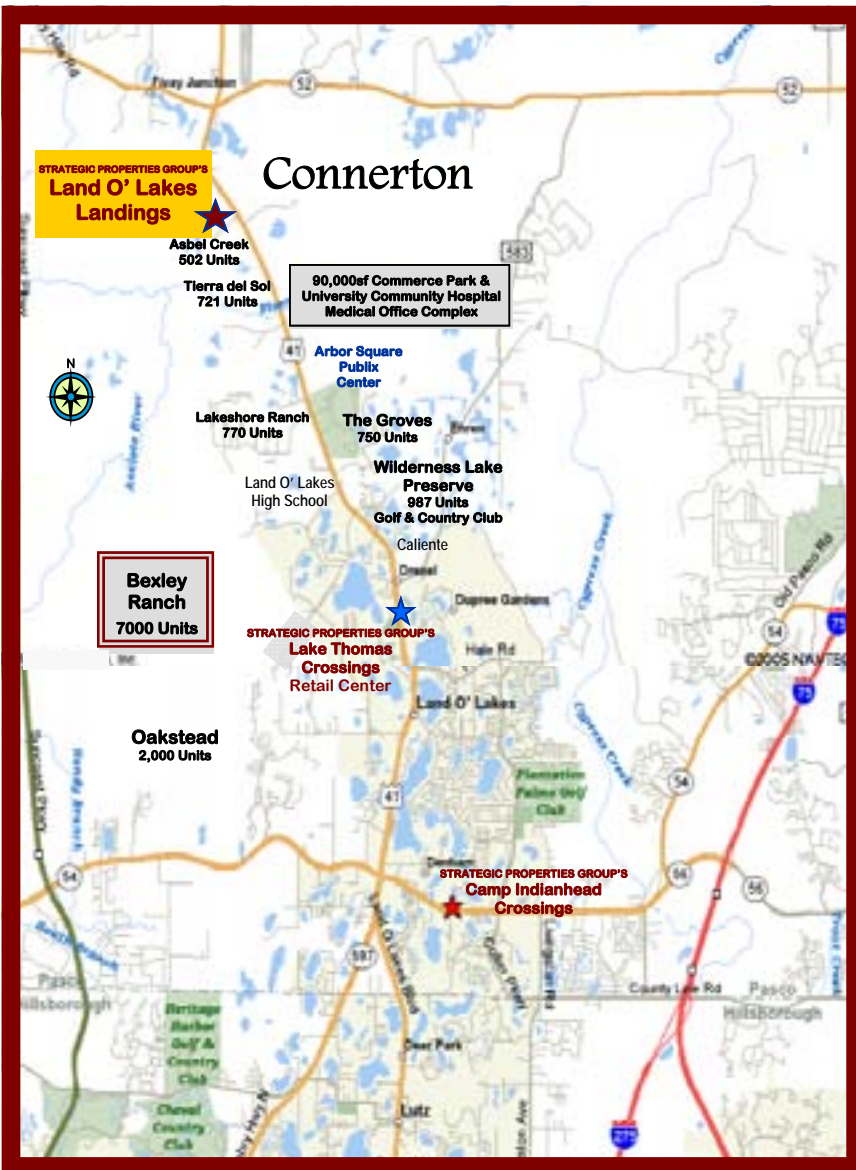
Across from
Connerton Community
&
University Community Hospital
AcuteCare Center

Size: 13,600 sf of Floor Retail space

Type: Retail/Restaurant/Medical Offices

Occupancy: 3rd Quarter 2010

Est. Family Household Growth:
(3 mile radius)
(2007-2012): 21.37%



What is great about this project?

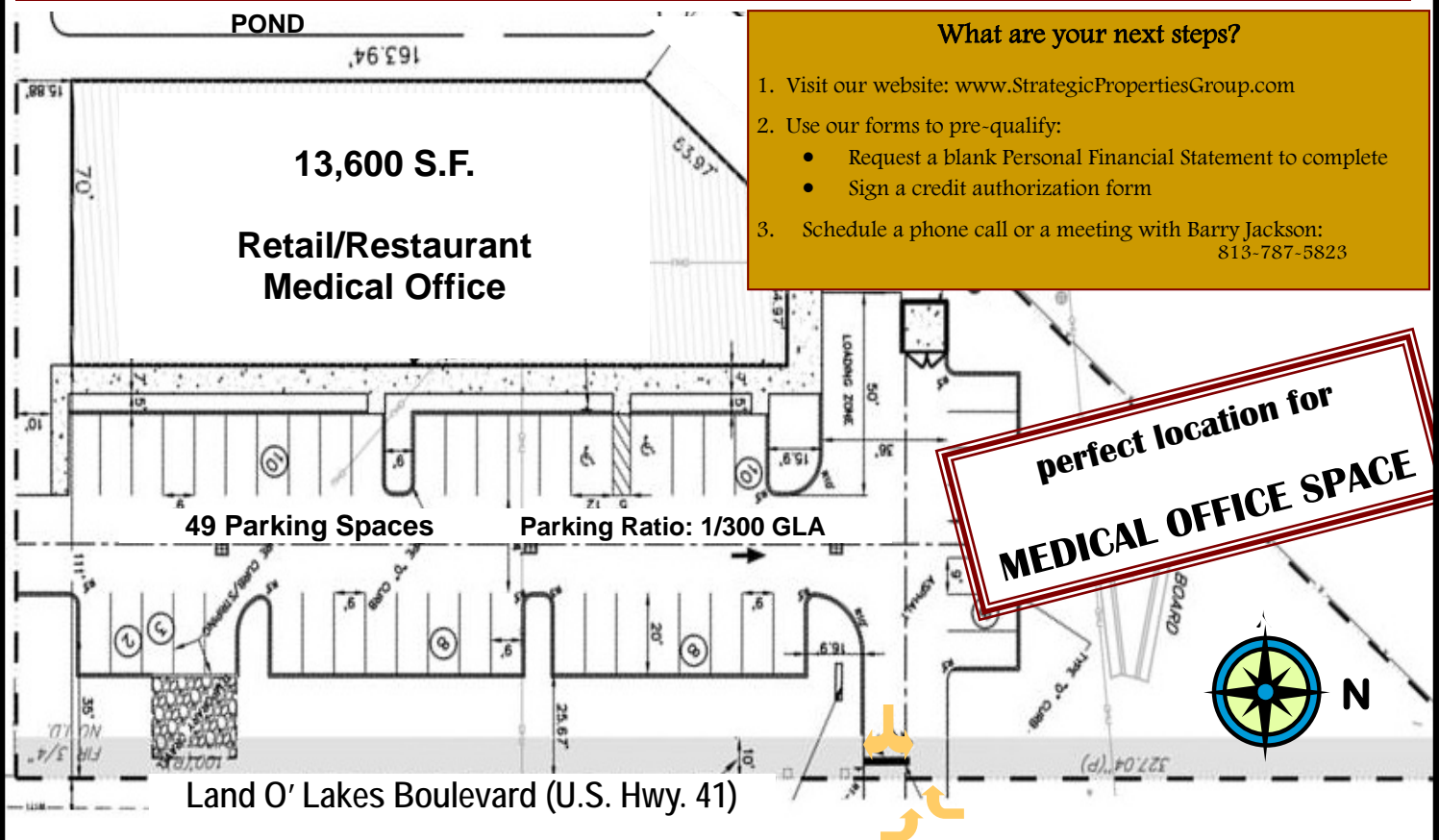
- **Great visibility:** Land O' Lakes Landings is a 13,600 up-scale building located close to the road on Highway 41, a major through-way in Land O' Lakes. It has easy access on Highway 41 and 300 feet of frontage along the highway. Immediate proximity to SR-52 and Suncoast Parkway.
- **Location, Location, Location:** Land O' Lakes Landings is located across from Land O' Lakes' 4800 acre **Connerton** community. Connerton alone will provide a customer base of 8,700 homes within 3 miles of Land O' Lakes Landings. It is also surrounded by numerous up-scale residential communities including: Tierra del Sol, Asbel Creek, Lakeshore Ranch, The Groves and Wilderness Lake Preserves just to name a few. It is across from the brand new UCH Hospital Complex making it an ideal location for any care-based service businesses.
- **Land O' Lakes Landings** is currently accepting pre-construction leasing at the most affordable lease rates in the area.
- **Current Site Plan** calls for 13,600 SF of retail and office. Zoned C-2.

To access more information please visit: www.StrategicPropertiesGroup.com
For Leasing Call: Barry Jackson (813) 787-5823 or e-mail: bjackson@SPGFL.com

Who would be a great tenant for this project?

Why?

- Medical Office, Orthodontist, Dentist, Labs, Rehab Centers
 - Sporting Goods, Automotive Supply, Golf Shop, Boat Supply
 - Pet Supply, Veterinary Clinic, Pet Services & Pet Shop
 - Hair Salon, Nail Salon, Beauty Supply
 - Take-Out Restaurant—Chinese, Pizza, Ice Cream, Smoothies, Sandwich Shop
 - Paint Store, Hardware Store, Flooring Store, Lighting Store, Bedding/Mattress, Furniture Store, Sign Store
 - Kid's Party Concept, Video Store, Cell Phone Store, Vitamin Shop, Frame Shop, Video Game Store, Financial/Tax Services, Realty Office, Professional Services
- The new UCH/Acute-Care Hospital facility and Attendant Medical Complex is now open and located to the immediate South on US-41. The surrounding area will become a hub of medical office activity.
 - Huge number of lakes and “outdoor” opportunities with very few “outdoor” retailers to service the need means great opportunity.
 - Surrounding Demographic would sustain several; current zoning allows use.
 - Uses are lacking in the area. The demographic could sustain several of them.
 - These services are lacking in the area. Surrounding residential customer base.
 - Dense residential and many new businesses in the immediate area .
 - 75%+ of surrounding households are Family, high-growth area with several very large residential developments of regional impact (DRIs) under development in close proximity.



Land O' Lakes Landings