

# LEASE OPPORTUNITY

## LAKE THOMAS CROSSINGS



Location: US 41., 3 miles North of S.R. 54

Size: 10,800 sf of 1st Floor Retail space  
21,600 sf of air-conditioned Self-Storage on the 2nd & 3rd Floor

Type: Retail/Restaurant/Self-Storage

Occupancy: 4th Quarter 2010

Traffic Count: 35,900 cars/daily

Demographics (5 ml radius):

	2007 est.	2012 proj.
Population:	45,061	56,792
Households:	9,038	21,021

Avg Family HH Income: \$83,459

Est. Family HH Growth (2007-2012): 26%

### What is great about this project?

- **Great visibility:** Lake Thomas Crossings is a three-story building located close to the road on Highway 41, an extremely high-traffic, major through-way in Land O' Lakes. It has 2 access points: one on Highway 41 and one on Old School Road.
- **Prominent Tenant Signage:** 36,000 cars drive by this shopping center every day. Tenants' signs will be prominently displayed on a high-elevation, 3-story building that is located on Highway 41.
- **Location, Location, Location:** Lake Thomas Crossings is located just North of one of Land O' Lakes' busiest intersections: US41 and SR54. It is directly in the path of the burgeoning residential corridor along Highway 41 between State Road 52 and State Road 54. The property is immediately south of Ehren Cutoff Road, a primary egress road from the East side of Connerton. Ehren Cutoff Road traffic will travel directly past this side on the right heading South on US-41.
- **High-Income Demographics & Retail Opportunity Gap:** The average family household income in the immediate 5-mile radius is more than \$83,000. According to current opportunity gap reports, the area is extremely under-served in almost all retail areas including food service & drinking places, clothing stores, furniture & home furnishings stores, building materials & garden supplies, motor vehicle & parts dealers, electronics & appliances, drug stores and health care stores, sporting goods and general merchandise stores.
- **Lake Thomas Crossings** is currently accepting pre-construction leasing at great lease rates. Construction is expected to begin in the 2nd Quarter of 2010.
- **Current Site Plan** calls for 10,500 SF of retail on the ground floor and 2 stories of upscale, air-conditioned self-storage above. The site plan could be modified to accommodate one large sit-down restaurant, sporting goods or other single-tenant use.



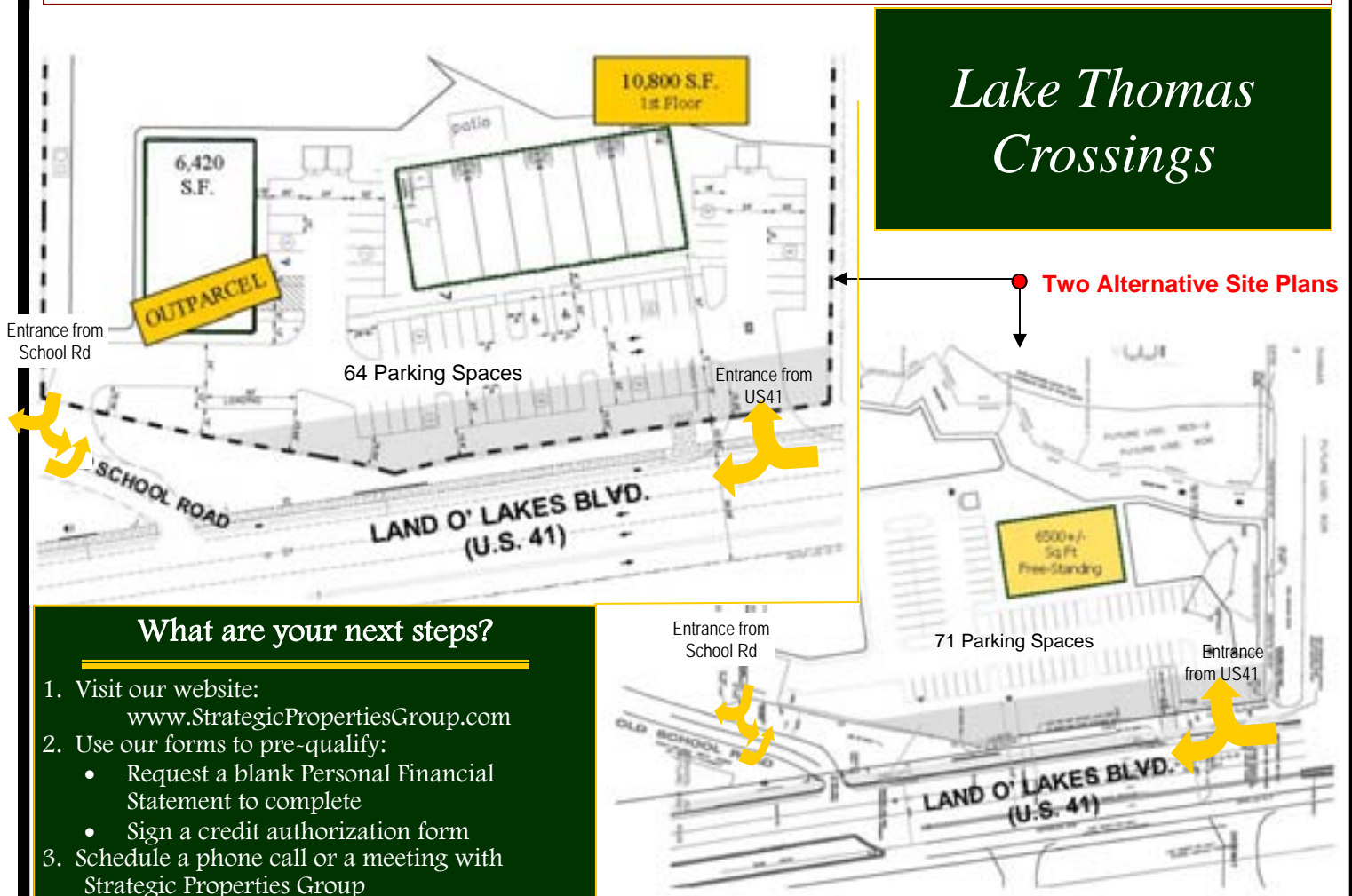
To access more information, please visit: [www.StrategicPropertiesGroup.com](http://www.StrategicPropertiesGroup.com) or call us (813) 286-1700 ext. 206  
For Leasing Call: Barry Jackson (813) 787-5823 or e-mail: [bjackson@spgfl.com](mailto:bjackson@spgfl.com)

## Who would be a great tenant for this project?

## Why?

- Take-Out Restaurant—Chinese, Pizza, Ice Cream, Smoothies, Sandwich Shop
- Hair Salon, Nail Salon, Beauty Supply
- Medical Office, Orthodontist, Dentist, Labs, Rehab Centers
- Paint Store, Hardware Store, Flooring Store, Lighting Store, Bedding/Mattress, Furniture Store, Sign Store
- Kid's Party Concept, Pet Supply, Video Store
- Cell Phone Store, Ladies' Apparel, Frame Shop, Video Game Store, Financial/Tax Services, Realty Office, Professional Services
- Vitamin Shop, Golf Shop, Boat Supply

- Dense residential and many new businesses in the immediate area
- These are lacking in the area. The demographic could sustain several of them.
- The future UCH/Acute-Care Hospital facility and attendant medical complex is under construction to the North on US-41. The immediate area will become a hub of medical office activity.
- These uses are lacking in the area. Surrounding residential customer base.
- 75%+ of surrounding households are Family
- High-growth area with several very large residential developments of regional impact (DRIs) under development in close proximity.
- Huge number of lakes and “outdoors” opportunities and very few “outdoors” retailers to service the need means great opportunity



## What are your next steps?

1. Visit our website:  
[www.StrategicPropertiesGroup.com](http://www.StrategicPropertiesGroup.com)
2. Use our forms to pre-qualify:
  - Request a blank Personal Financial Statement to complete
  - Sign a credit authorization form
3. Schedule a phone call or a meeting with Strategic Properties Group