

PAD-READY OUTPARCEL

SHOPPES AT STARKEY CROSSINGS

Trinity/Odessa, Pasco County, Florida



OUTPARCEL
SEE PAGE 6 FOR
SAMPLE TEST FITS

ANTICIPATED DELIVERY 2ND QUARTER 2022

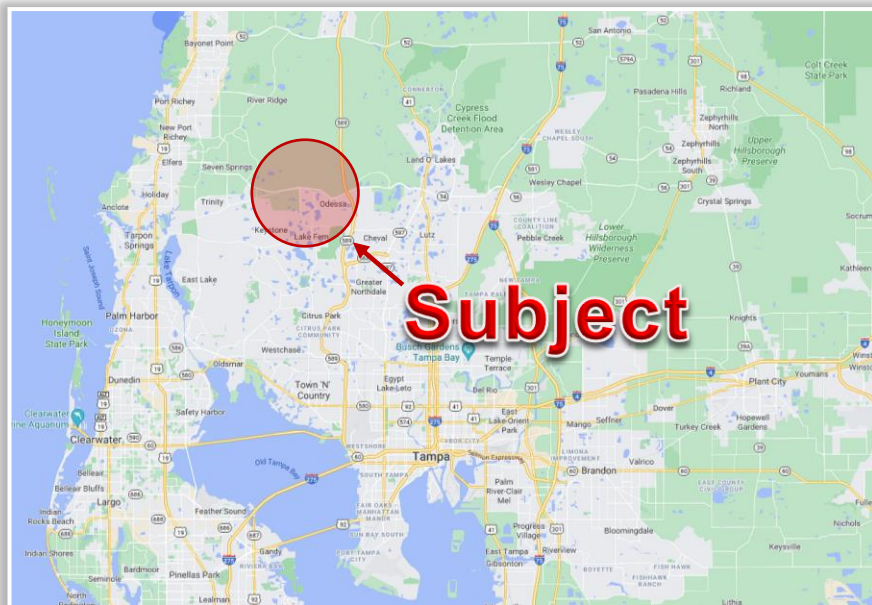


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Walter Dickinson of Tampa Bay, Inc.
Commercial and Industrial Real Estate Services

J. EDWARD DICKINSON

1311 North Church Avenue, Tampa, FL 33607
ed@wditampa.com

T: 813-879-3522
F: 813-879-1135

REGIONAL DEVELOPMENTS WITH GENERATORS



Trinity/Odessa, Pasco County, FL

Traffic Counts



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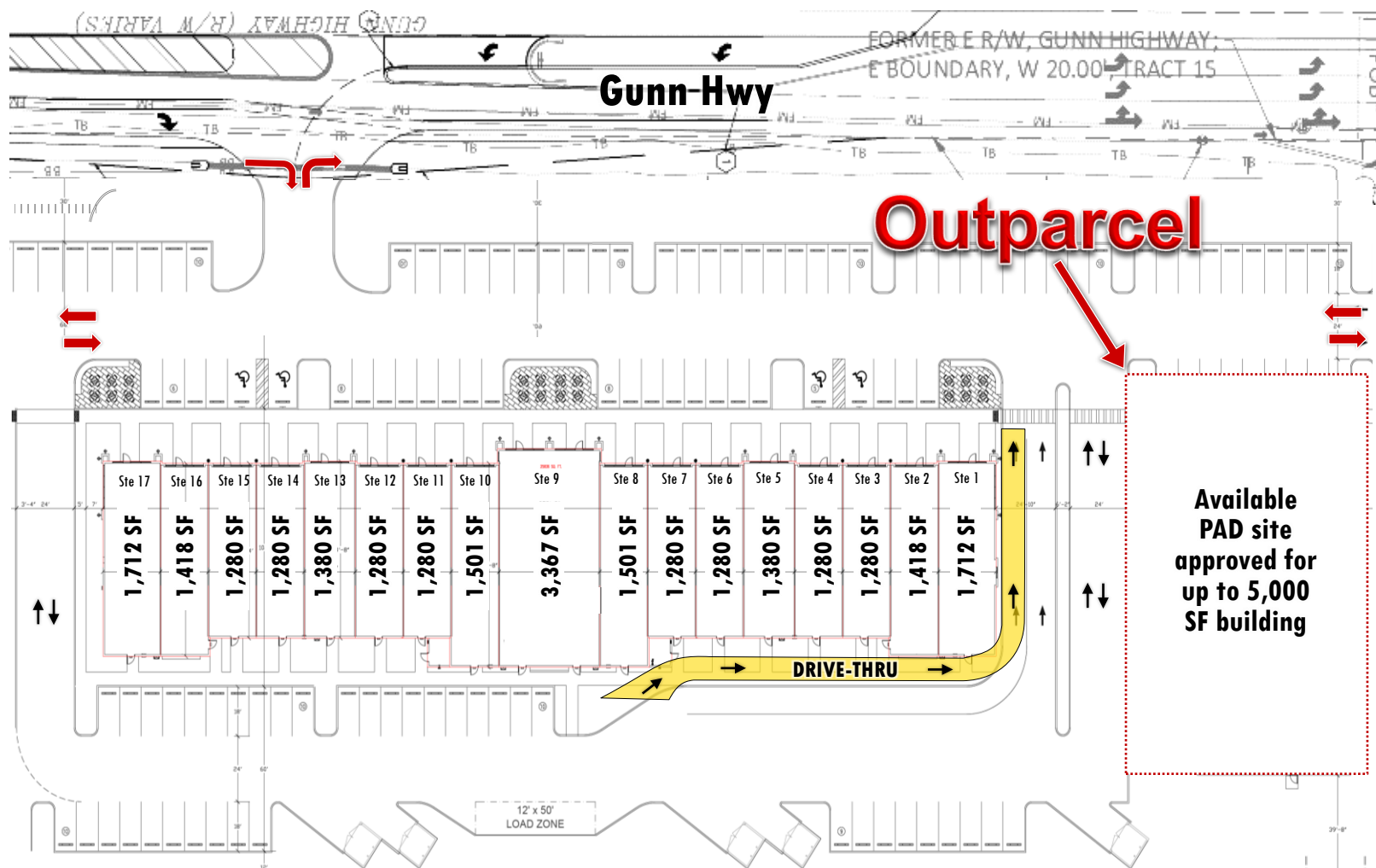
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PROPERTY DESCRIPTION & TERMS



SEQ State Road 54 & Gunn Highway, Odessa, Pasco County, FL

- NAME:** Outparcel at Shoppes at Starkey Crossings
- LOCATION:** SEQ SR 54 & Gunn Highway, Odessa, Pasco County, FL
- PAD SITE:** Up to 5,000 ± SF Building Area
- PARKING:** Estimated 5/1,000 SF
Cross parking & cross drive with shopping center
- LEASE RATE:** \$115,000 NNN Annual Ground Lease
Build-to-suit available
- DELIVERY:** Anticipated March-April 2022
- ACCESS:** Gunn Hwy. full access median break. Cross access to and from SR 54.





Proposed:
6,246 Homes

Volaris Starkey
Ranch
384 Units

Stansil Park
230 SF Homes



Proposed:
CVS
pharmacy

Proposed
Medical



Proposed
Restaurant

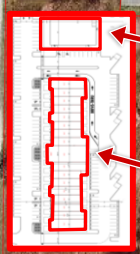
Proposed
Retail

Proposed
Retail

SR 54



Proposed:
Big Box
Retail



Outparcel
Retail Center

Pasco
School Bus
Depot

Interlaken Rd

Duke
Energy

ASHLEY
LAKES:
310 Homes



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PROPOSED ACCESS PLAN

SEQ SR 54 & Gunn Hwy., Odessa, Pasco County, FL



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CONCEPTUAL TEST FITS

SEQ State Road 54 & Gunn Highway, Odessa, Pasco County, FL



Retail



Restaurant



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ODESSA/TRINITY SR 54 MARKET

Shoppes at Starkey Crossings is situated within the Odessa-Trinity communities. Odessa-Trinity market is a centrally located bedroom community providing a suburban lifestyle while situated minutes from Downtown Tampa, Westshore, St. Petersburg, Clearwater and other strategic communities within the west central Florida. The portion of SR 54 corridor boasts one of the highest growth rates in the entire west central Florida market.

Per the Pasco County Population Growth Study prepared by Pasco County's Planning & Development Department October 1, 2013, SR 54 corridor known as "Gateway Crossings", estimates 2010 population at 119,623. By 2040, estimated population is to be around 308,559.

Within 5 miles of the Shoppes at Starkey Ranch:

Residents:	139,223*	Median Age:	42.3
Median HH Income:	\$110,247	Employees:	14,358

**Population information extrapolated from information provided by US Postal Service residential mail drops. See slide 8 for further information pertaining to US Postal Count mail drop study.*

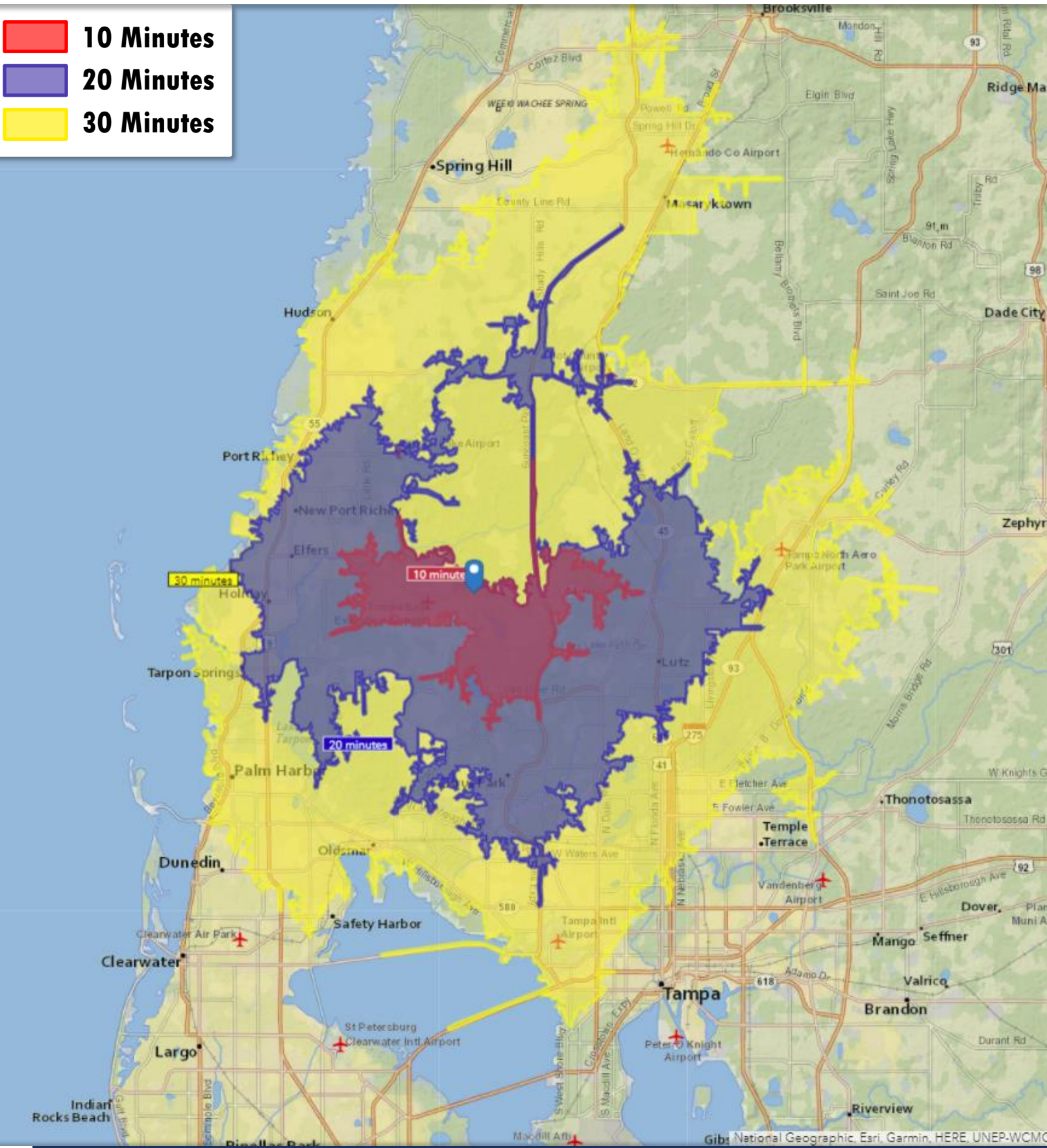
Shoppes at Starkey Crossings is a highly visible project benefited by easy and immediate access to both SR 54 and Gunn Highway providing timely and effortless access to numerous areas as previously mentioned. See Drive-Times Map next page.

DRIVE TIMES - 10, 20, 30 MINUTES

SEQ State Road 54 & Gunn Highway, Odessa, Pasco County, FL



- 10 Minutes
- 20 Minutes
- 30 Minutes



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POPULATION ZIP CODE REPORT



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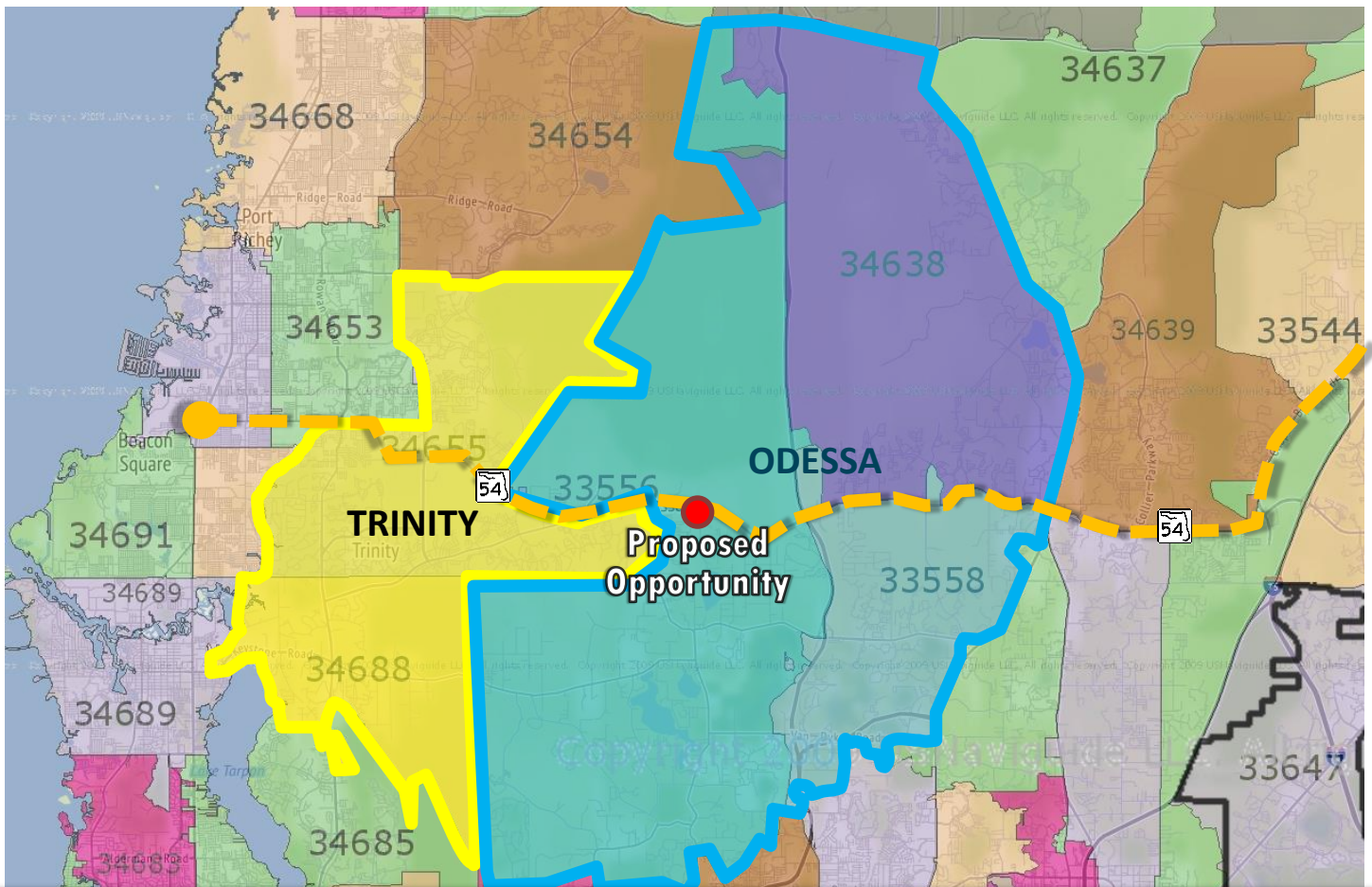
	¹ Active Residential Drops	² Registered Residential Drops	³ Est. Population
Trinity			
34688	4,277	4,910	12,275
34655	19,381	19,381	48,453
Total	23,658	24,291	60,728
Odessa			
33556	10,750	11,158	27,895
34638	10,110	10,110 ⁴	25,275
33558	10,130	10,130	25,325
Total	30,990	31,398	78,495

¹ Active drops are addresses actively receiving mail.

² Registered drops include active drops and platted lots to be developed.

³ 2.5 Multiplier per drop (2.5 is an average person per household)

⁴ Does not include Bexley North's approved 11,000 new homes.





DISCLAIMER AND NOTICE TO BUYER

The information herein is provided "ONLY AS AN INTRODUCTION TO THE PROPERTY". All parties interested in leasing should base their final decision on the results of their own independent inspection of the property. All parties should satisfy themselves as to the condition of the property with respect to the legal, environmental or physical conditions of the property and title thereto. All financial data provided is given for information purposes and is not guaranteed. All parties should perform their own market feasibility study to determine the soundness of the financial data provided and the physical condition of the property. The Owner, Agent and all parties acting on behalf of the Owner or Agent hereby make no representations as to the accuracy or completeness of the information included in this property profile. Unless provided to the buyer under separate cover, no environmental study has been done for this property.

This information is believed to be accurate. We are not responsible for misstatements of facts, errors or omissions, prior sale, changes of price or withdrawal from the market without notice.

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