

# Traffic Lit NWC of SR 54 and Livingston Rd | Land O' Lakes | FL 34639



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# OVERVIEW

**Outstanding retail pads available in a highly visible and well traveled location.**

## HIGHLIGHTS

- **+/- 1.29 ac site** with offsite stormwater retention,. Available for Ground Lease or BTS
- Full access from the light at Livingston Rd to the east and proposed full access from 20 Mile Level Rd to the west
- High traffic count at SR 54 of 69,000 ADT. SR 54 is a main east/west corridor for Pasco County residents to and from I-75
- Concentrated 5 mile business district from I-75 to SR 41 with the available site positioned mid-distance at 2.5 miles

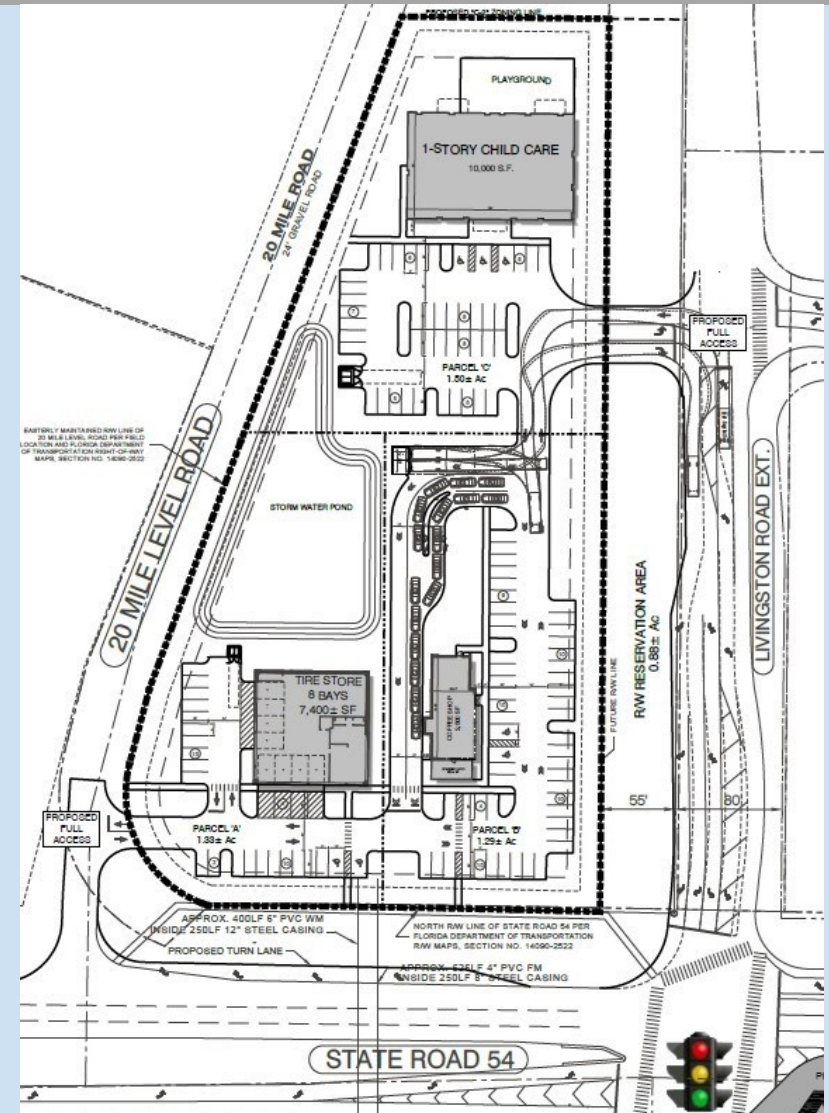
The area has the highest median income in The Tampa Bay MSA of \$94,720 and the fifth highest household income in the state

## SUMMARY

- Asking Price: Ask Broker
- Parcel A: 1.33 ac (net usable .7 ac)
- Parcel B: under contract
- Parcel C: 1.5 ac

## LOCATION HIGHLIGHTS

- Affluent area
- High demand neighborhood
- Close to high-end housing



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# PROPERTY PHOTOS



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# COMMUNITY OVERVIEW

## WELL PAYING JOBS DRIVE THE NUMBERS

Residents access an array of good employment options in management, healthcare and finance. They also benefit from the boom in home building and construction in Pasco, and northern and eastern Hillsborough

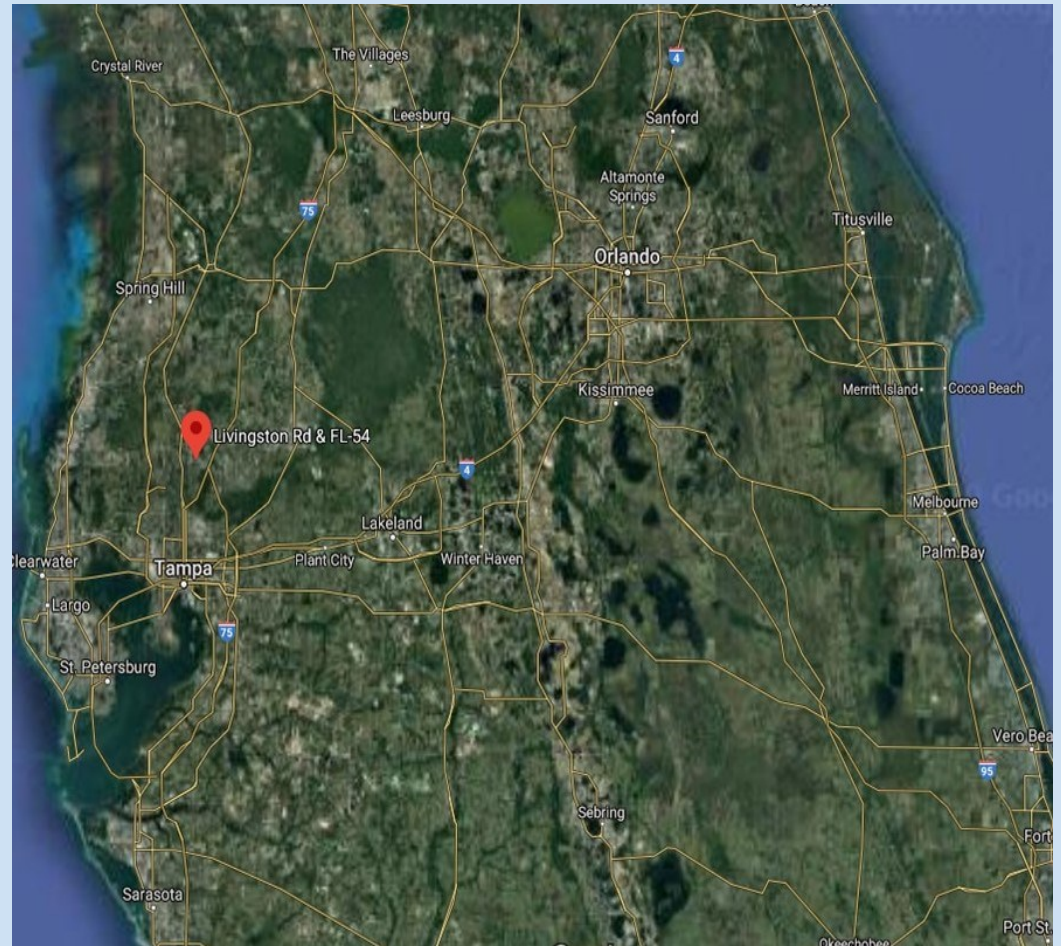
Located amid the burgeoning New Tampa/ Wesley Chapel area and I-75 to the east and US 41 and Veterans Expressway to the west. Just 20 minutes to downtown Tampa and Tampa International Airport. This entire SR 54 corridor has seen the highest growth in greater Tampa Bay for over 10 years and is still leading the expansion of the Tampa Bay MSA.

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	7,463	41,793	111,342
MEDIAN HH INCOME	\$94,720	\$89,411	\$92,091
MEDIAN AGE	35.6	38.3	37.8
HOUSEHOLDS	2,589	15,130	40,359

## TRAFFIC COUNTS

69,500 CARS PER DAY ON SR 54



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