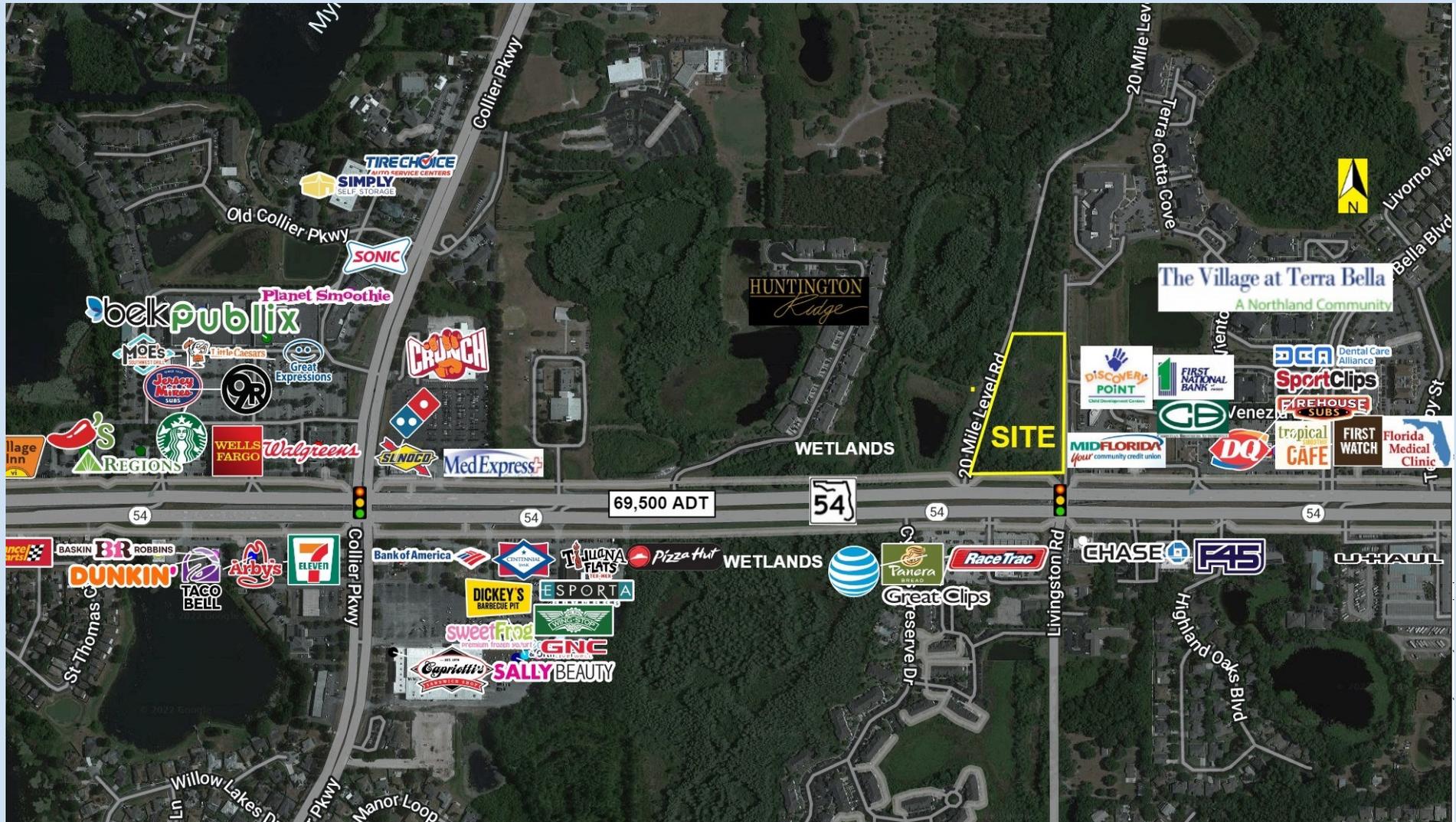


# Retail | Restaurant Pads Available

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



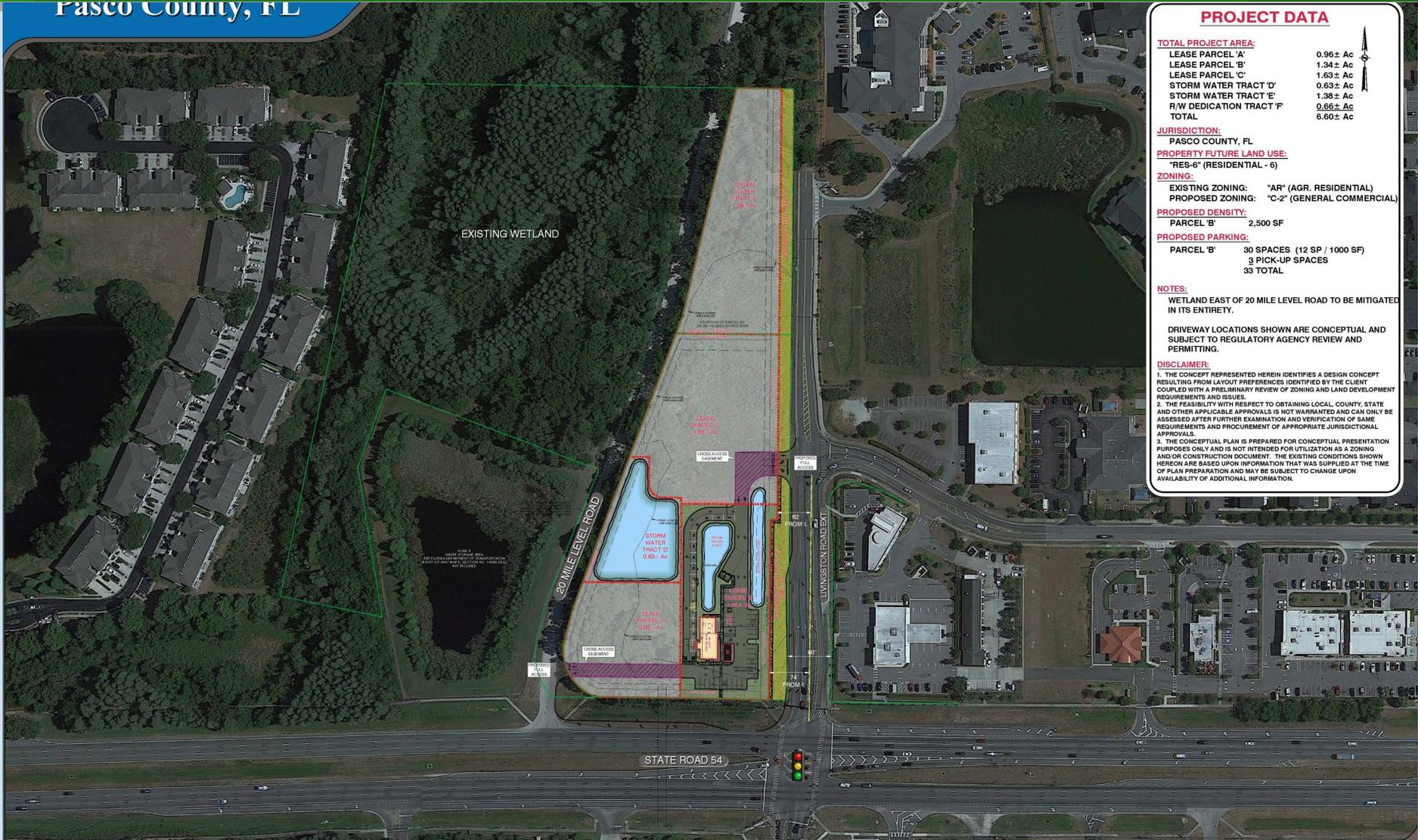
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# Conceptual

Pasco County, FL



**PROJECT DATA**

**TOTAL PROJECT AREA:**

LEASE PARCEL 'A'	0.96± Ac
LEASE PARCEL 'B'	1.34± Ac
LEASE PARCEL 'C'	1.63± Ac
STORM WATER TRACT 'D'	0.63± Ac
STORM WATER TRACT 'E'	1.38± Ac
R/W DEDICATION TRACT 'F'	0.66± Ac
<b>TOTAL</b>	<b>6.60± Ac</b>

**JURISDICTION:**  
PASCO COUNTY, FL

**PROPERTY FUTURE LAND USE:**  
"RES-6" (RESIDENTIAL - 6)

**ZONING:**  
EXISTING ZONING: "AR" (AGR. RESIDENTIAL)  
PROPOSED ZONING: "C-2" (GENERAL COMMERCIAL)

**PROPOSED DENSITY:**  
PARCEL 'B' 2,500 SF

**PROPOSED PARKING:**  
PARCEL 'B' 30 SPACES (12 SP / 1000 SF)  
3 PICK-UP SPACES  
33 TOTAL

**NOTES:**  
WETLAND EAST OF 20 MILE LEVEL ROAD TO BE MITIGATED IN ITS ENTIRETY.  
DRIVEWAY LOCATIONS SHOWN ARE CONCEPTUAL AND SUBJECT TO REGULATORY AGENCY REVIEW AND PERMITTING.

**DISCLAIMER:**  
1. THE CONCEPT REPRESENTED HEREIN IDENTIFIES A DESIGN CONCEPT RESULTING FROM LAYOUT PREFERENCES IDENTIFIED BY THE CLIENT COUPLED WITH A PRELIMINARY REVIEW OF ZONING AND LAND DEVELOPMENT REQUIREMENTS AND ISSUES.  
2. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE AND OTHER APPLICABLE APPROVALS IS NOT WARRANTED AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF SAME REQUIREMENTS AND PROCUREMENT OF APPROPRIATE JURISDICTIONAL APPROVALS.  
3. THE CONCEPTUAL PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR UTILIZATION AS A ZONING AND/OR CONSTRUCTION DOCUMENT. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON INFORMATION THAT WAS SUPPLIED AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE UPON AVAILABILITY OF ADDITIONAL INFORMATION.



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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.

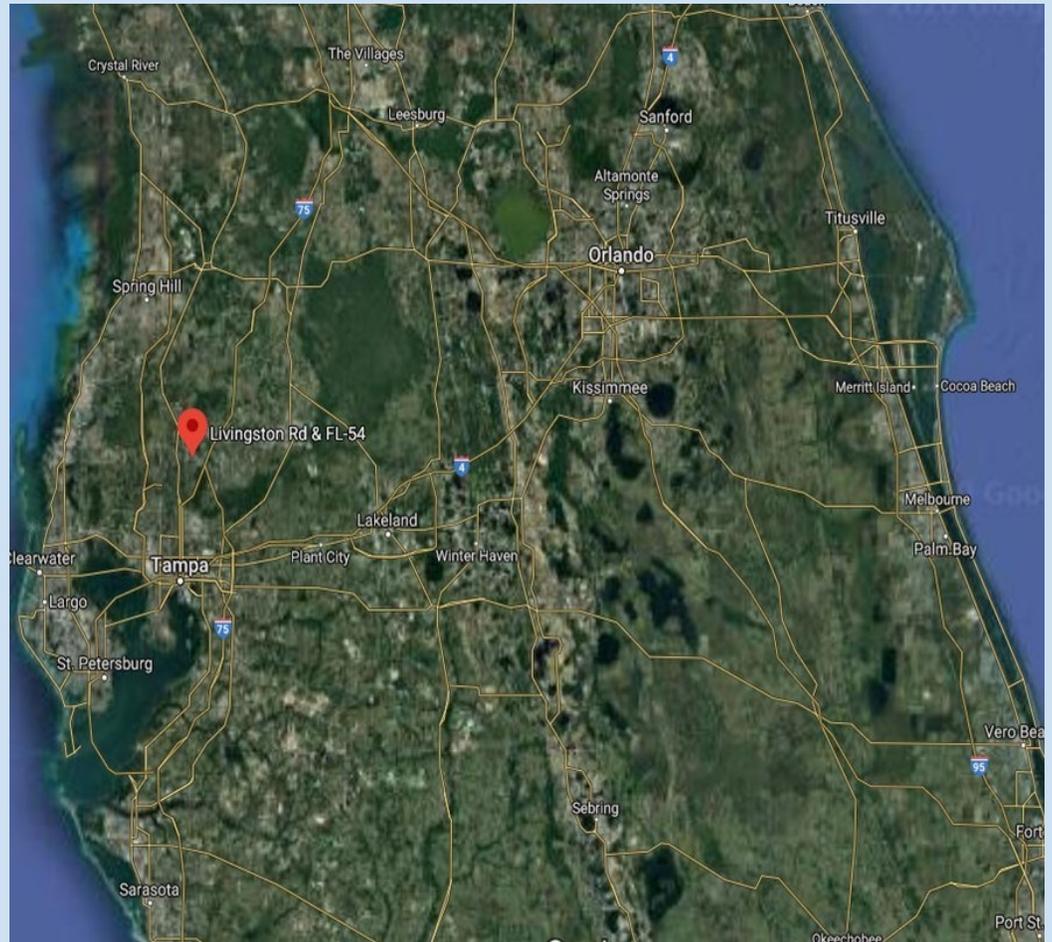
Located amid the burgeoning New Tampa/ Wesley Chapel area and I-75 to the east and US 41 and Veterans Expressway to the west. Just 20 minutes to downtown Tampa and Tampa International Airport. This entire SR 54 corridor has seen the highest growth in greater Tampa Bay for over 10 years and is still leading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



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