



Lutz / Hwy 54 Retail Center for Lease

Camp Indianhead Crossings

Hwy 54, Land O'Lakes Fl, Pasco County



Just west of Collier on Hwy 54

■ 7,000 SF retail still available

■ 7,000 SF **LEASED** second floor

Relocate or expand to Land O'Lakes / Lutz with 67,000 cars per day, excellent visibility, frontage and access in a very busy commercial corridor

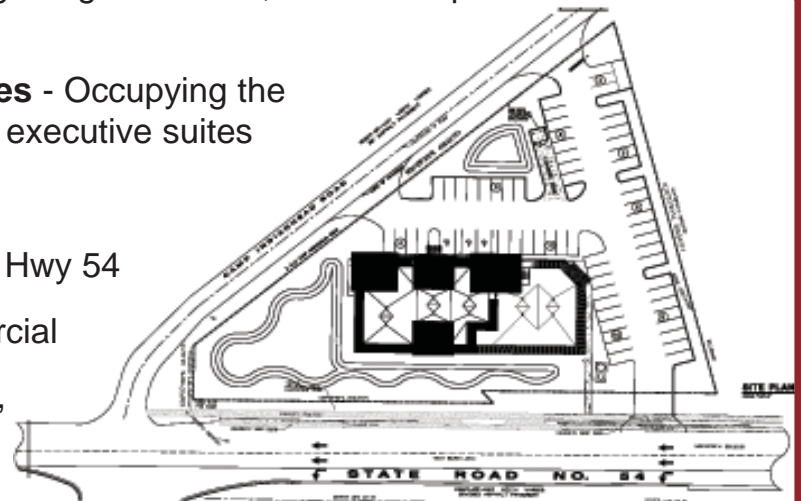


• **Meineke** - Occupying the ground-floor, east endcap



• **Strategic Office Suites** - Occupying the entire second floor with executive suites

- **Passion Nail Salon & Spa**
- **Visibility** - Over 233' frontage on Hwy 54
- **Density** - residential and commercial
- **Trade Area** - Lutz, Land O'Lakes, Wesley Chapel, New Tampa
- **Occupancy** - Q4 2009



Demographics 2007	1 Mile	3 Miles	5 Miles	Traffic Count
Population	5,066	35,259	80,541	Highway 54 / Livingston 67,000 AADT (DOT 2008 Forecast)
Households	1,908	12,808	28,906	
Median Income	\$66,767	\$69,351	\$68,839	
Average Income	\$73,514	\$80,950	\$84,883	

Camp Indianhead Crossings, Wesley Chapel FL, Pasco County

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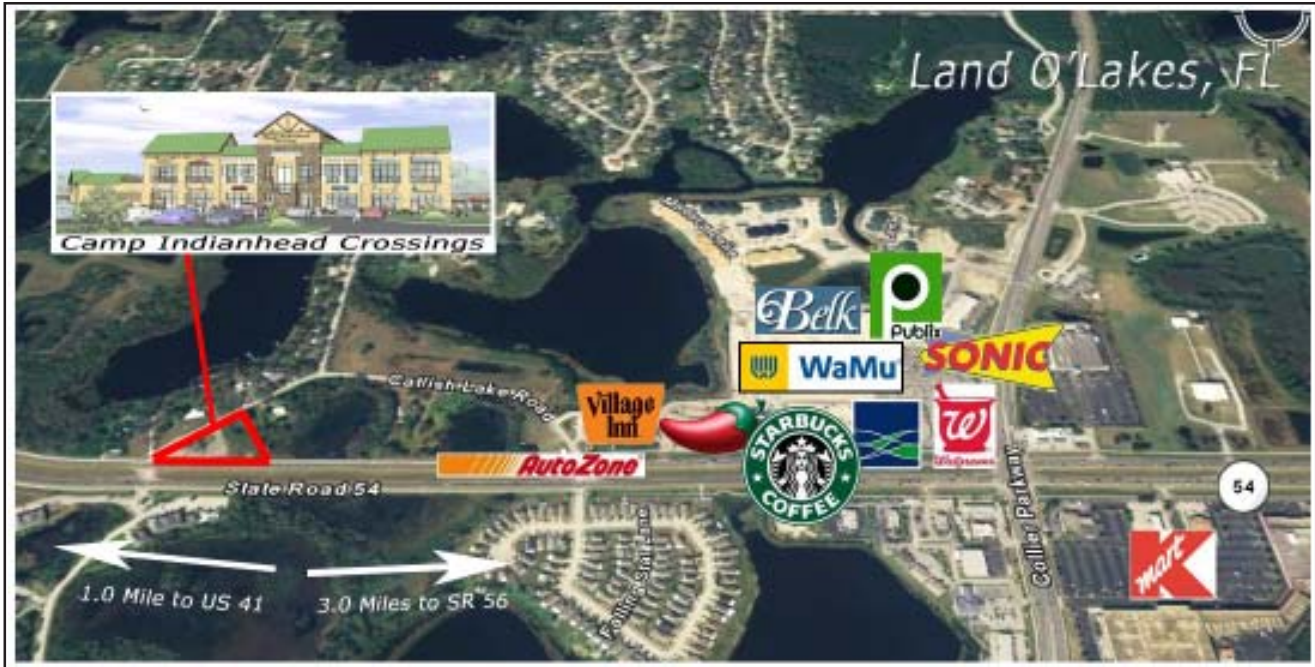
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Land O'Lakes / Lutz, FL

19,000 SF to-be-built center on Hwy 54



Commercial Hub between Wesley Chapel and Hwy 41 in Land O'Lakes



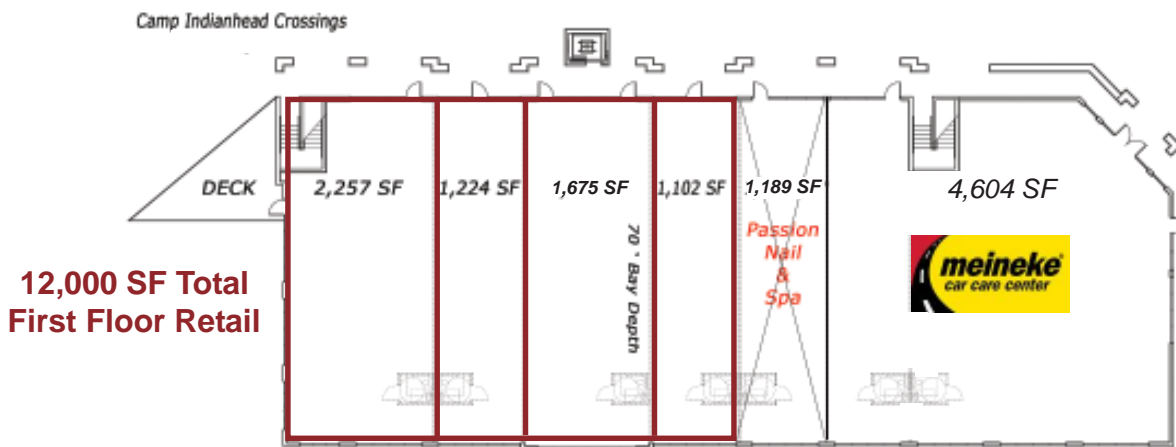
Collier Commons (NWC 54 and Collier)

Publix, Belks, Sonic, WAMU, Walgreens, Wachovia, Starbucks, Chilis, Village Inn, Autozone, Moe's, Quiznos, Shane's Rib Shack, Supercuts, Blockbuster, China Wok, HR Block, Marble Slab Creamery, Pet City, PostNet

Willow Bend Town Center (SEC)

K-Mart, Lifestyle Family Fitness, American Pet Supply, Bank of America, C&B Carpets, Chevron, Cost Cutters, Martial Arts, GNC, Insurance, Heritage Bank, Sally's Beauty, Dentist, Salvato's, Sottini's Subs, UPS Store, Tropical Realty, Nail Jazz, RadioShack

Parking (69 total Parks)



12,000 SF Total First Floor Retail

Highway 54

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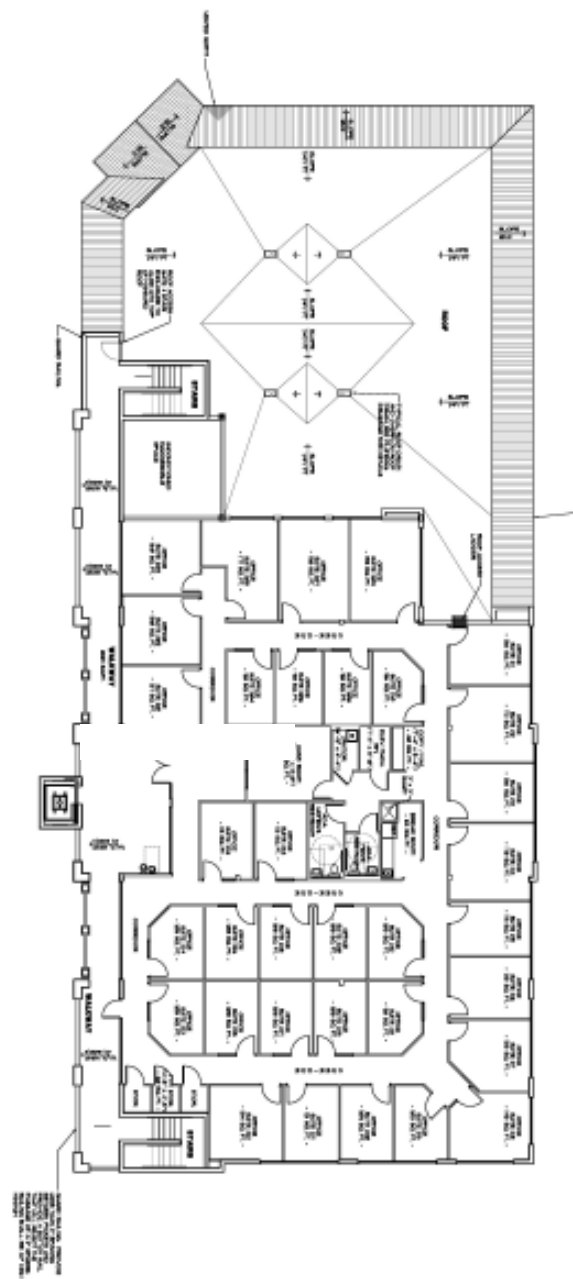
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Executive Office Floorplan



Camp Indianhead Crossings, Wesley Chapel FL, Pasco County

7,000 SF Executive Offices

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Camp Indianhead Crossings

Hwy 54, Land O'Lakes Fl, Pasco County

Demographics



Executive Summary

Prepared By: J. Boe Ellis

Site Type: Radius	22237 STHY 54 Land O Lakes, FL 34639 Radius: 1.0 mile	22237 STHY 54 Land O Lakes, FL 34639 Radius: 3.0 mile	22237 STHY 54 Land O Lakes, FL 34639 Radius: 5.0 mile
2008 Population			
Total Population	5,066	35,259	80,541
Male Population	48.3%	49.2%	49.3%
Female Population	51.7%	50.8%	50.7%
Median Age	41.7	39.0	37.9
2008 Income			
Median HH Income	\$66,767	\$69,351	\$68,839
Per Capita Income	\$27,275	\$29,057	\$30,987
Average HH Income	\$73,514	\$80,950	\$84,883
2008 Households			
Total Households	1,908	12,808	28,906
Average Household Size	2.66	2.75	2.78
1990-2000 Annual Rate	11.66%	4.66%	4.21%
2008 Housing			
Owner Occupied Housing Units	81.3%	85.0%	83.9%
Renter Occupied Housing Units	10.2%	8.6%	9.2%
Vacant Housing Units	8.5%	6.4%	7.0%
Population			
1990 Population	1,443	14,857	28,729
2000 Population	4,122	23,280	43,465
2008 Population	5,066	35,259	80,541
2013 Population	5,846	43,712	102,422
1990-2000 Annual Rate	11.07%	4.59%	4.23%
2000-2008 Annual Rate	2.53%	5.16%	7.76%
2008-2013 Annual Rate	2.91%	4.39%	4.92%

In the identified market area, the current year population is 80,541. In 2000, the Census count in the market area was 43,465. The rate of change since 2000 was 7.76 percent annually. The five-year projection for the population in the market area is 102,422, representing a change of 4.92 percent annually from 2008 to 2013. Currently, the population is 49.3 percent male and 50.7 percent female.

Households			
1990 Households	522	5,396	10,366
2000 Households	1,573	8,505	15,664
2008 Households	1,908	12,808	28,906
2013 Households	2,204	15,917	36,860
1990-2000 Annual Rate	11.66%	4.66%	4.21%
2000-2008 Annual Rate	2.37%	5.09%	7.71%
2008-2013 Annual Rate	2.93%	4.44%	4.98%

The household count in this market area has changed from 15,664 in 2000 to 28,906 in the current year, a change of 7.71 percent annually. The five-year projection of households is 36,860, a change of 4.98 percent annually from the current year total. Average household size is currently 2.78, compared to 2.76 in the year 2000. The number of families in the current year is 21,700 in the market area.

Housing

Currently, 83.9 percent of the 31,066 housing units in the market area are owner occupied; 9.2 percent, renter occupied; and 7.0 percent are vacant. In 2000, there were 16,724 housing units—81.3 percent owner occupied, 12.0 percent renter occupied and 6.8 percent vacant. The rate of change in housing units since 2000 is 7.8 percent. Median home value in the market area is \$255,484, compared to a median home value of \$192,285 for the U.S. In five years, median home value is projected to change by -0.59 percent annually to \$248,092. From 2000 to the current year, median home value changed by 9.64 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing, ESRI forecasts for 2008 and 2013. ESRI converted 1990 Census data into 2000 geography.

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