

PRIME RETAIL
OUT PARCEL
OPPORTUNITY

PRIME RETAIL OPPORTUNITY

ROACH'S RUN & LAND O LAKES BOULEVARD, LAND O LAKES, FLORIDA 34638

Parcel A – 1.08± Acres

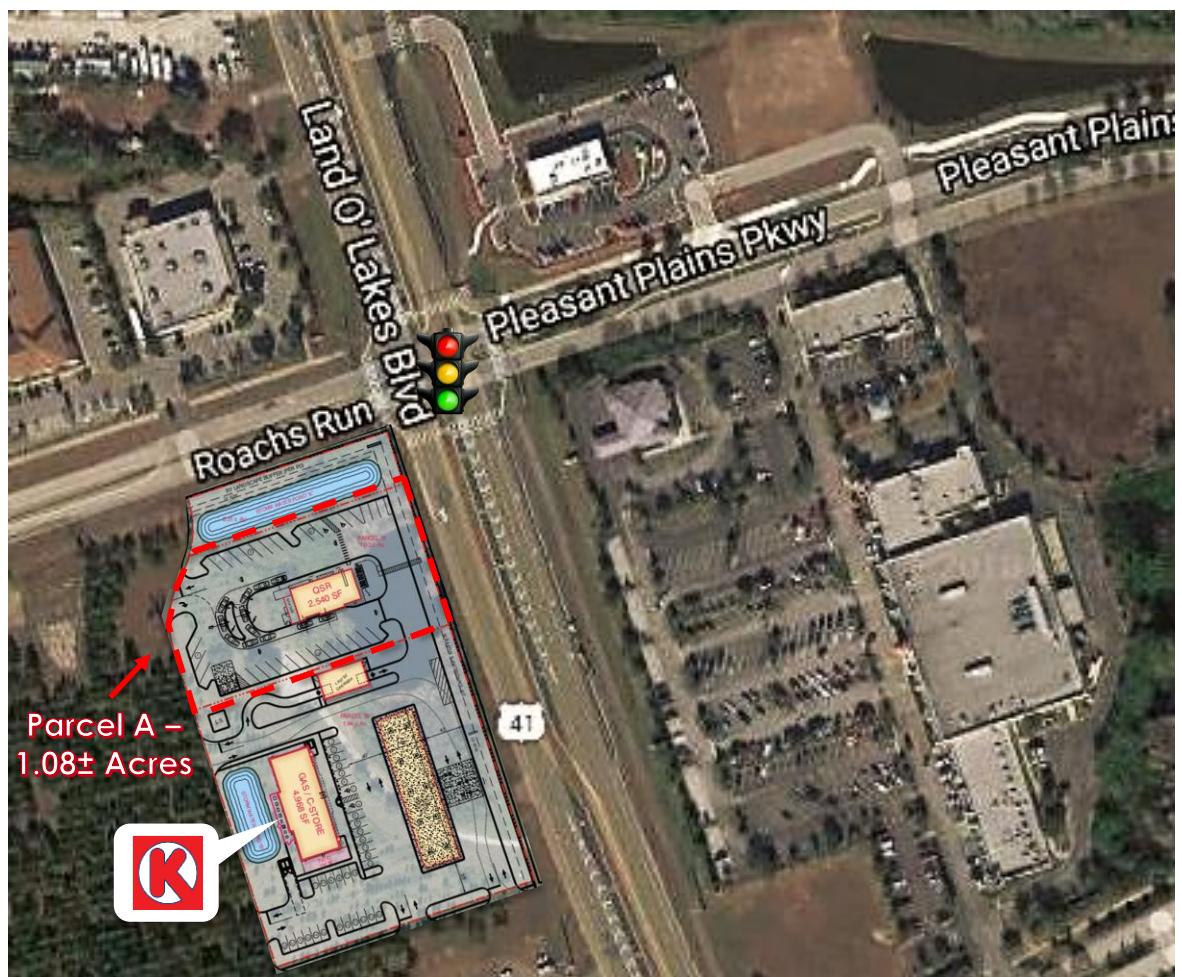
PROPERTY HIGHLIGHTS

- 1.08± Acres
- Hard Corner at Signalized Intersection
- Zoned Commercial
- Great Access
- Neighboring New Circle K
- Across from Publix, Walgreens, SunTrust Bank, McDonalds and more

Hard Corner at Lighted
Intersection

Neighboring New
Circle K

30,000 AADT on
Pleasant Plains
Parkway & Land O
Lakes Boulevard



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DEMOGRAPHICS	3 miles	5 miles	10 miles
Population	15,056	38,363	186,027
Total Employees	13,189	16,045	51,043
Households	4,928	12,824	67,027
Avg. Income	\$91,541	\$97,290	\$93,406

TRAFFIC COUNTS

Land O Lakes Boulevard | Roach's Run

30,000 AADT Combined



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