

54 CROSSINGS

NEW CONSTRUCTION
CLASS A
OFFICE BUILDING

17,000± SF AVAILABLE



TARGET DELIVERY - 2ND QUARTER 2023



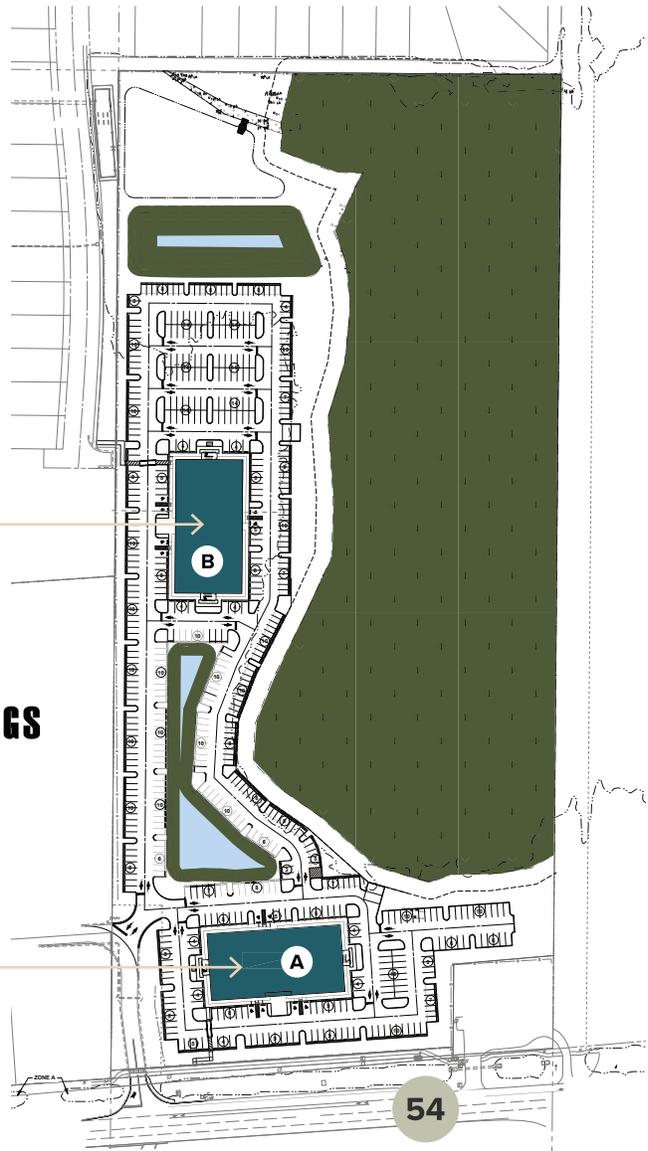
17907 Aprile Drive / Land O' Lakes, FL 34638

CBRE



SITE PLAN

NEW
CONSTRUCTION
2Q 2023



54 CROSSINGS



3 story Class A office building



Flexible floor plates of 20,000 SF that can be sub-divided



Excellent signage potential with visibility on SR 54



Generous parking ratio of 5.00/1,000



Custom designed suites at competitive market rates and terms



Additional pad site for second 60,000 SF office building

AERIAL



Conveniently located in close proximity to high end retail, restaurants, medical, hotels, and dense residential



Minutes from the Veterans Expressway/Suncoast Parkway interchange with 20 minute drive to Tampa International Airport

DEMOGRAPHICS

(30 minute drive time)

POPULATION	627,162
EMPLOYEES	243,871
AVERAGE HOUSEHOLD INCOME	\$106,674
PROJECTED POPULATION GROWTH FROM 2019 TO 2024 TO 67,862	2.2%
DAILY TRAFFIC COUNT ON SR 54	52,000
DAILY TRAFFIC COUNT ON SUNCOAST PARKWAY	46,000

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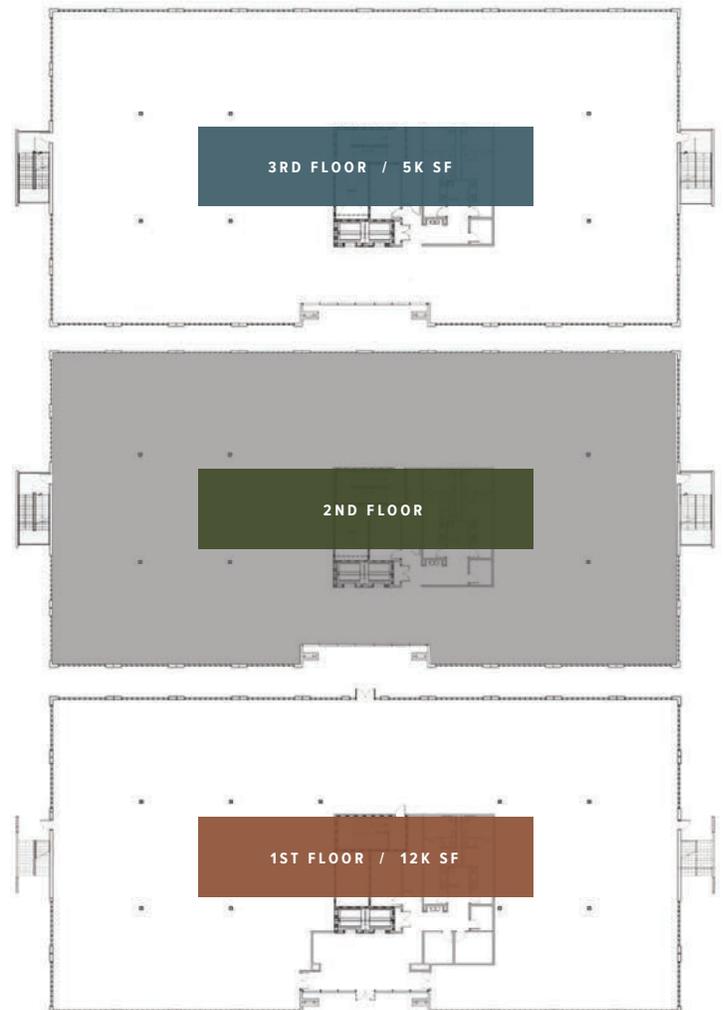
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PMSstudio_May2021