

For Sale 4.54 Approve Development Site

3424 Land O Lakes Blvd.
Land O Lakes, FL 34639

\$2,900,000 Or Best Offer



- Site includes surveys, engineering (Civil, Geotechnical, and Traffic), wetland delineation, and environmental phase I study for a 24,773 GLA Neighborhood Shopping Center.
- The site is planned to have 132 parking spaces to allow for 6,900 sq. ft. of restaurant space and 17,873 sq. ft. of retail space.
- The value of the project once complete is appraised at \$4.9 million.
- County approval received in November 2008.
- Located in a high growth corridor on Hwy 41 in Land O Lakes.
- Just a Few Blocks North of Hwy 54
- 535 ft of road frontage on Hwy 41
- 48,500 AADT (Traffic Count)
- Zoned - Commercial General (C2)

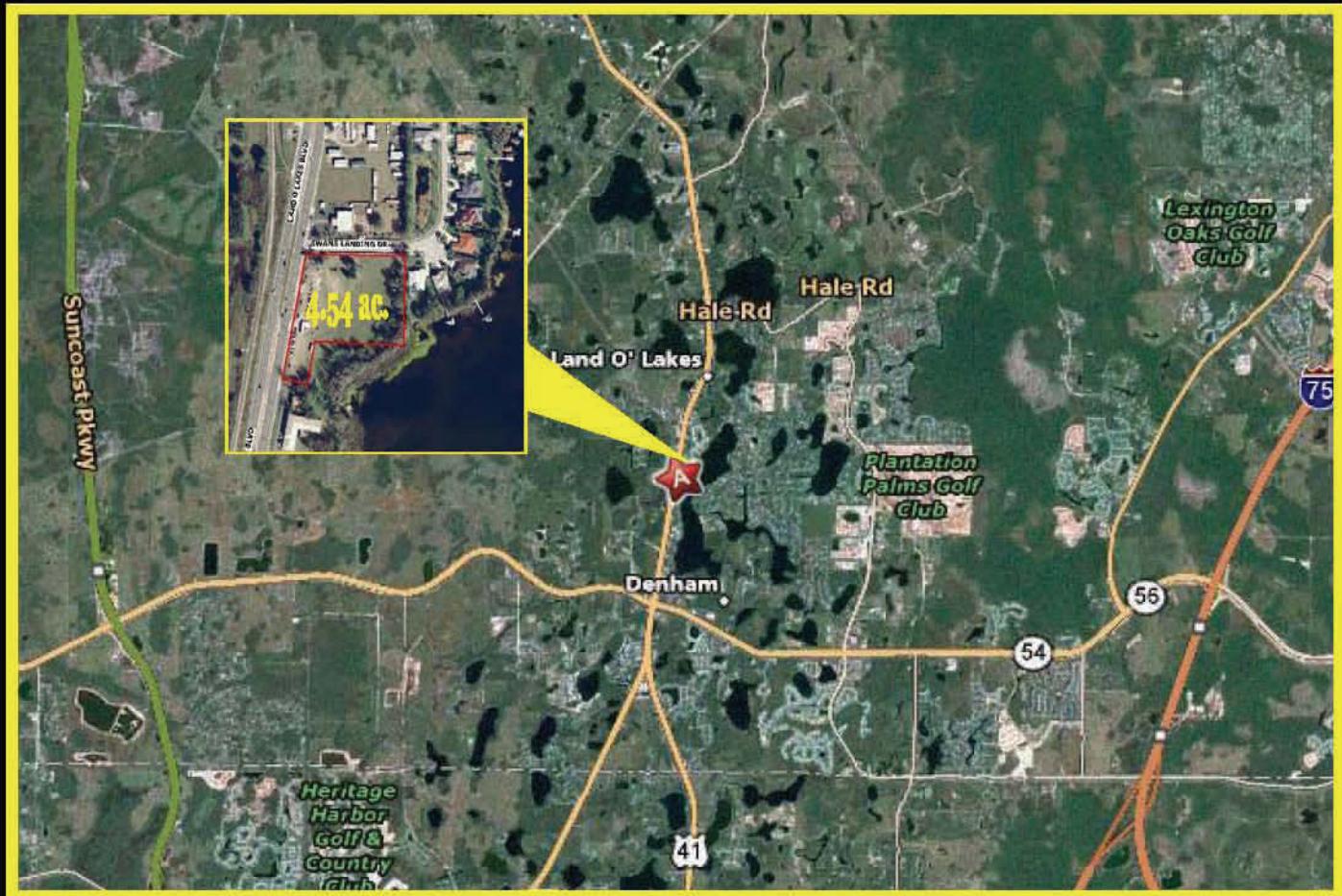


Sunshine Commercial Brokerage **(727) 384-4300**

For More Information Call:

For Sale

4.54 acre commercial site



This prime site is a great opportunity for a developer who has working relationships with multiple users looking to expand to into a multi-use neighborhood center in a rapidly growing city. The site is located at 3424 Land O Lakes Blvd. (hwy 41), Land O Lakes, FL, less than a mile north of the hwy 54 intersection. This property has a beautiful lake front view of Lake Padgett. Lake Padgett is a privately owned lake with residences surrounding the majority of the lake. This site has 535 ft of road frontage that see almost 50,000 cars a day traveling by. This site offers great returns for those who are ahead of the rest. Don't wait this site is ripe for the picking!

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