

# FOR LEASE / BUILD-TO-SUIT LEASEBACK

## THE SHOPPES AT LAKE PADGETT ON HIGHWAY 41 IN LAND O LAKES, FL



**Call  
for  
Details**



- 24,325 Sq. Ft. of total space for lease
- 133 total parking spaces provided
- 17,425 Sq. Ft. of retail space for lease
- 4,500 Sq. Ft. of restaurant space for lease with potential lake view on beautiful Lake Padgett
- 2,400 Sq. Ft. convenience food space with drive-thru for lease
- Construction to start in 2009
- Upscale, entrecote landscaping
- Beautiful lake front location with high visibility
- 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

 **Sunshine Commercial Brokerage, LLC**

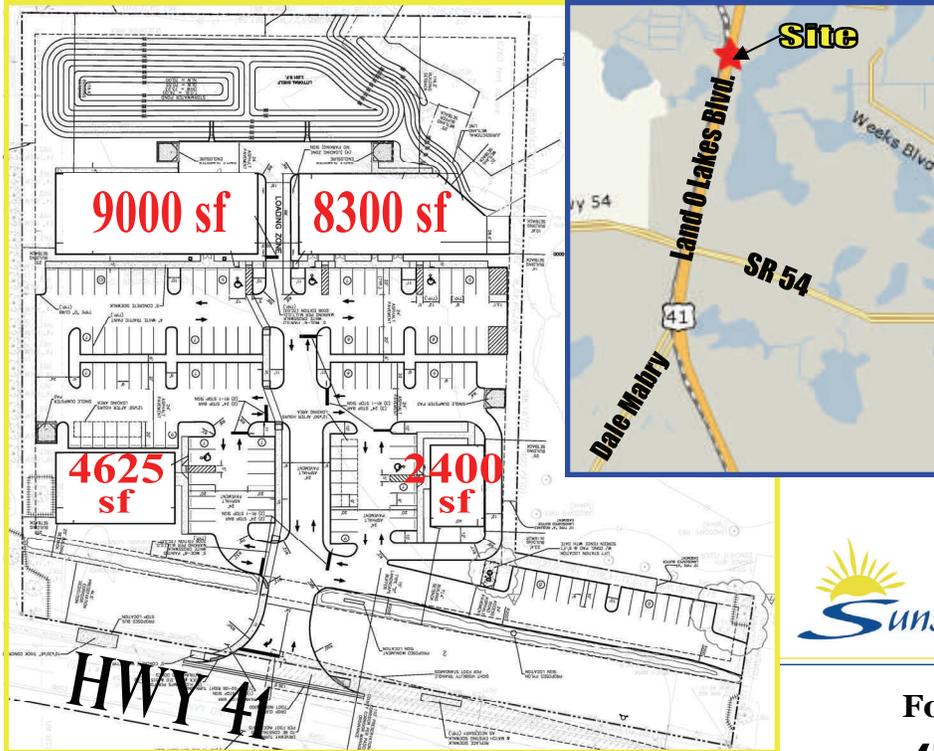
**727.384.4300**

[www.SunshineGroupProperties.com](http://www.SunshineGroupProperties.com)



No warranty or representation, expressed or implied, is made by Owner, Sunshine Commercial Brokerage, LLC, or any of its respective affiliates, as to the accuracy or completeness of the information contained herein. All information is subject to change without notice.

# For Lease / Build-to-Suit Leaseback



**LEASE RATES:  
\$24 - \$28 PER SQ. FT.**

2008 Demographic Estimates	2-Mile	4-Mile	8-Mile
Population	17,179	54,407	158,005
Average Household Income	\$73,244	\$75,916	\$87,501
Median Age	39.8	37.9	37

 **Sunshine Commercial Brokerage, LLC**

**For More Information Call:**

**(727) 384-4300**

[www.SunshineGroupProperties.com](http://www.SunshineGroupProperties.com)

3831 Tyrone Blvd., Suite 104 • St. Petersburg, FL 33709 • Fax: 727.347.4048

No warranty or representation, expressed or implied, is made by Owner, Sunshine Commercial Brokerage, LLC, or any of its respective affiliates, as to the accuracy or completeness of the information contained herein. All information is subject to change without notice.