



PASCO COUNTY, FLORIDA

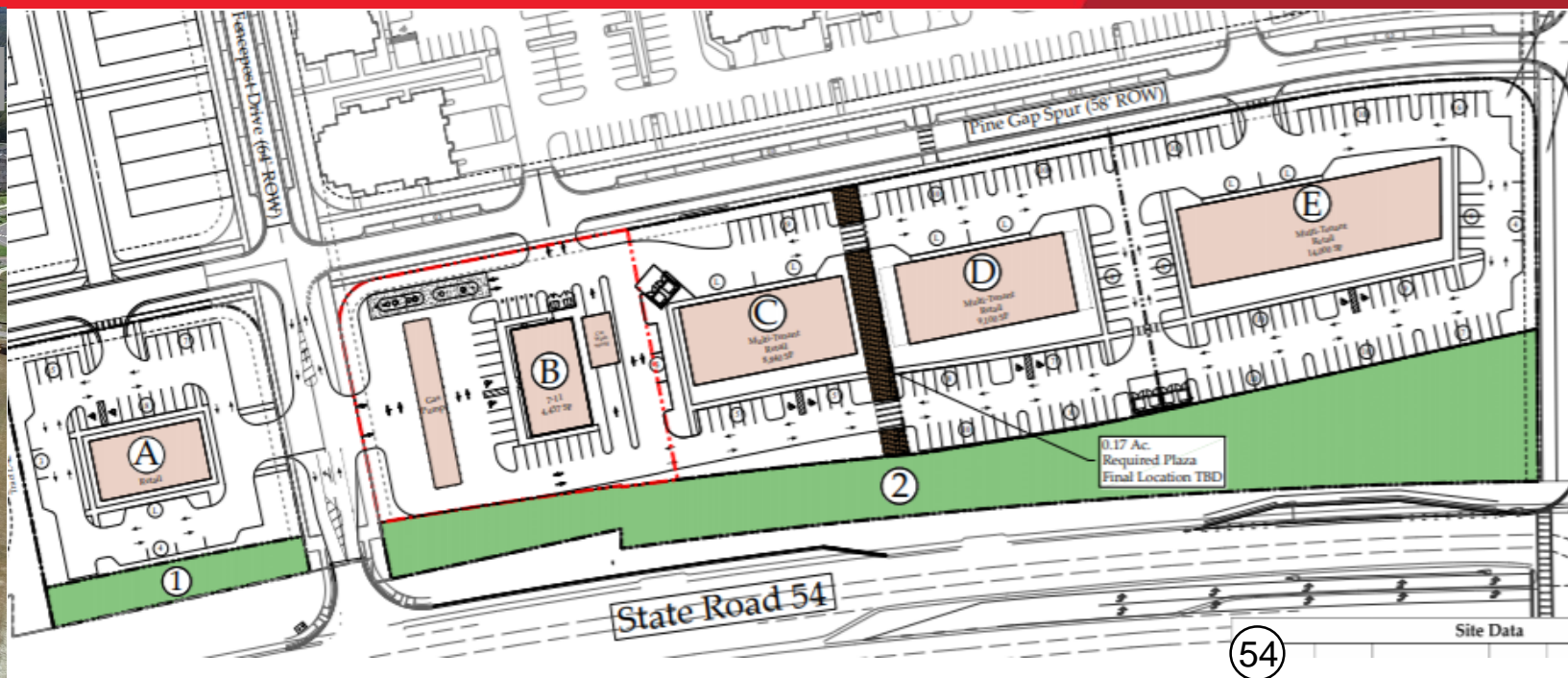
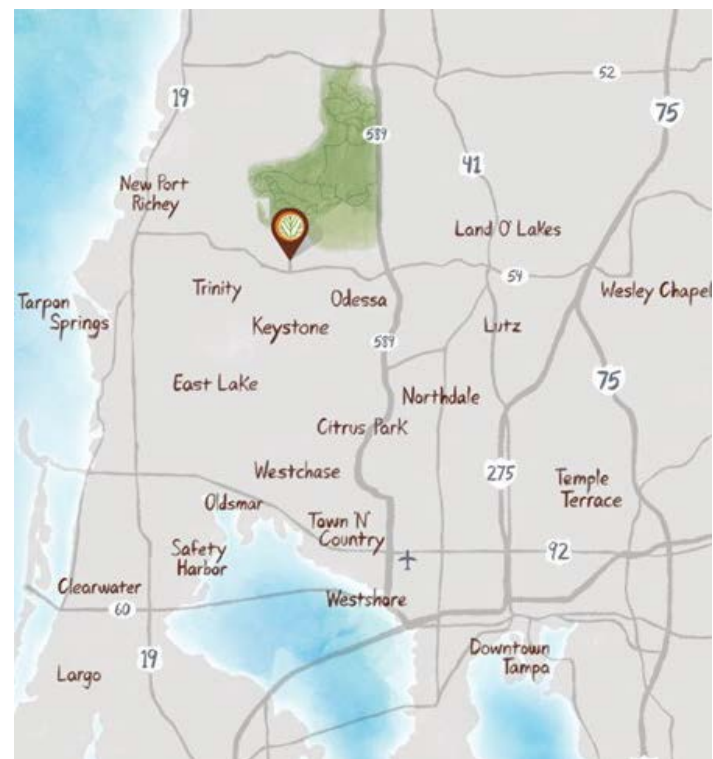


Pasco County Florida population has grown nearly 15% since 2010

From State Road 54, the retail sites are highly visible, with an average daily traffic count of 63,500 vehicles

Distances and Drive-Times

Gunn Highway	1.35 Miles
Mitchell Ranch	4 Miles
Tampa International Airport	25 Minutes – via Suncoast Expwy
Westshore Business District	25 Minutes – via Suncoast Expwy
Downtown Tampa	30 Minutes – via Suncoast Expwy



East Out Parcels

A	0.97 Acres	\$20.00 PSF
B	1.13 Acres	\$20.00 PSF
C	0.95 Acres	\$18.00 PSF
D	1.11 Acres	\$18.00 PSF
E	1.70 Acres	\$20.00 PSF

EAST OUT PARCELS

- Net Usable (Master Retention)
- East out parcels are contiguous to 384 apartments
- Delivered in “Pad Ready” condition

Opportunity. Location. Community.

- Signalized Intersection
- Pad Ready Sites
- West Parcels require some onsite detention
- High-growth, Affluent Trade Area

[Click for Website](#)



For more information, please contact:

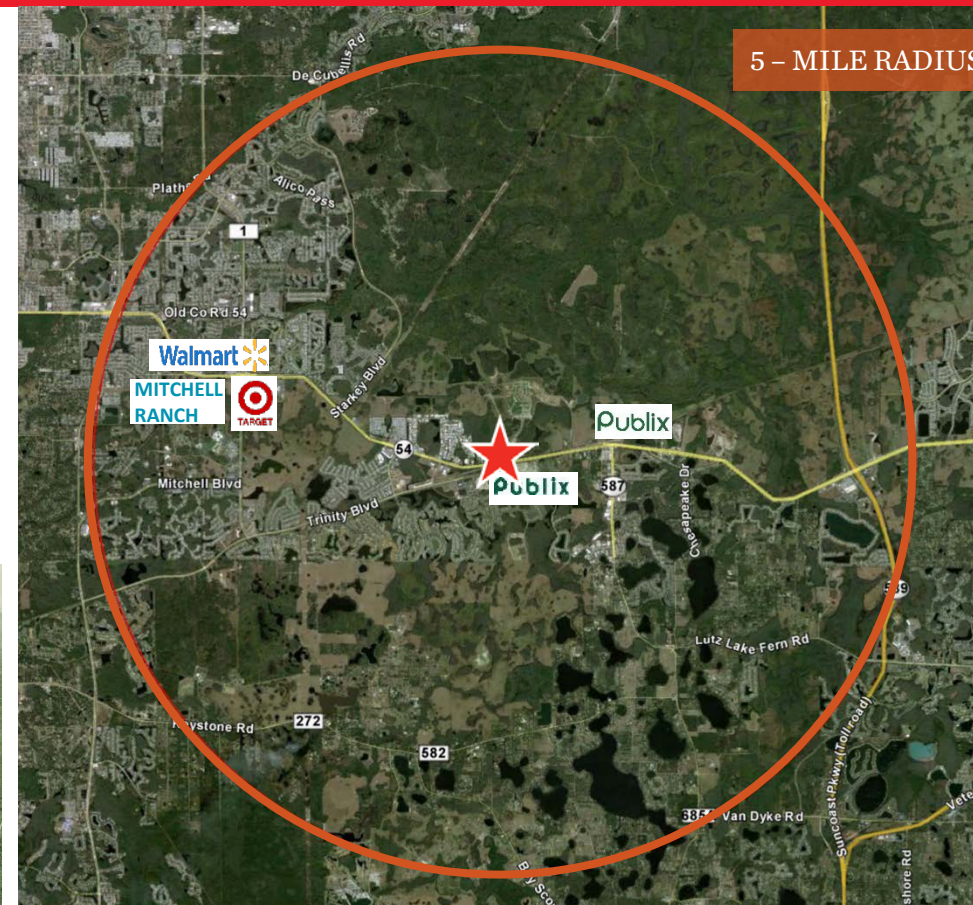
Bruce K. Erhardt, ALC
Executive Director
+1 813 223 6300
bruce.erhardt@cushwake.com

Patrick Berman
Senior Director
+1 813 204 5363
patrick.berman@cushwake.com

One Tampa City Center
Suite 3300
Tampa, Florida 33602
phone: +1 813 223 6300
cushmanwakefield.com

Starkey Ranch will be home to dozens of businesses serving thousands of Starkey Ranch residents and others living nearby.

- The average home price within Starkey Ranch is \$450,000
- A vibrant Town Square at the high-visibility intersection of SR 54 and Gunn Highway, only 4 miles west of the Suncoast Parkway, featuring Publix grocery stores, eateries and neighborhood services such as the UPS store, salons and dry cleaners
- The Starkey Ranch Business Park, at Heart Pine Avenue and SR 54, is approved for Class A office buildings, hotels, medical uses and support retail
- Parcel 3A is approved, permitted and "Shovel Ready" for 15,000 SF of Office or Medical development


Demographic Profile

Population	60,060
Population Growth (2019-2024)	9.6%
Daytime Employment	49,675
Median Age	48
Average HH Income	\$92,815
Median HH Income	\$65,303
Retail Sales	\$1.23B

WEST OUT PARCELS

3A*	2.00 AC	\$20.00 PSF
3B	1.83 AC	\$14.00 PSF
4	11.17 AC	\$9.00 PSF
3C	.80 AC	Shared - Stormwater

*Parcel 3A is "Shovel Ready" for the development of 15,000 SF

