

# FOR SALE Starkey Ranch – Prime Retail Sites Pasco County, Florida

CUSHMAN & WAKEFIELD

FOR SALE

Starkey Ranch – Prime Retail Sites

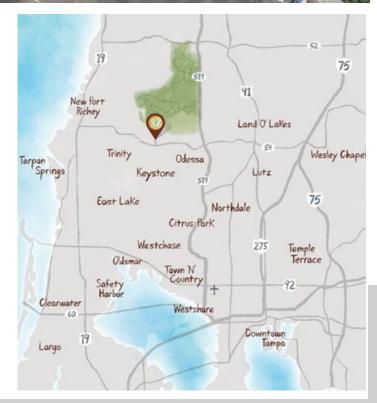
Pasco County, Florida



### 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	
А	0.97 Acres	SOLD
В	1.13 Acres	SOLD
С	0.95 Acres	SOLD
D	1.11 Acres	SOLD
Е	1.70 Acres	SOLD

#### **Opportunity. Location. Community.**

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

Click for Website



### **EAST OUT PARCELS**

State Road 54

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



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For more information, please contact:

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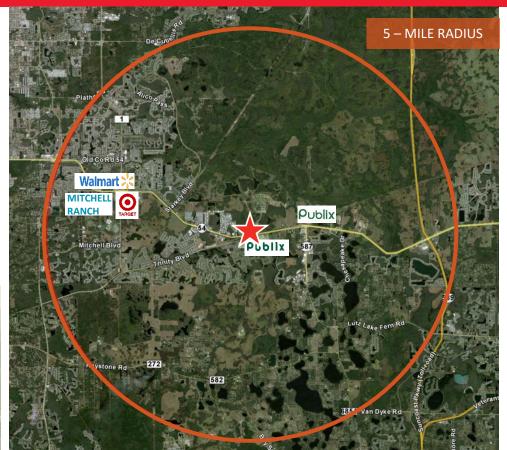
Pasco County, Florida

## 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			

	WEST OUT PARCELS		
3A*	2.00 AC	SOLD	
3B	1.83 AC	SOLD	
4	11.17 AC	\$12 PSF	
3C	.80 AC	SOLD	

