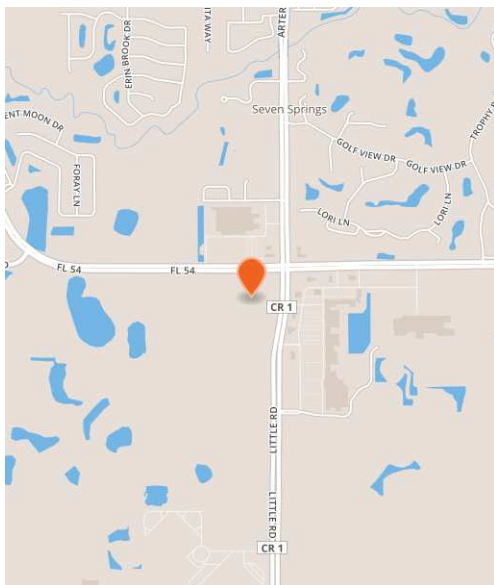
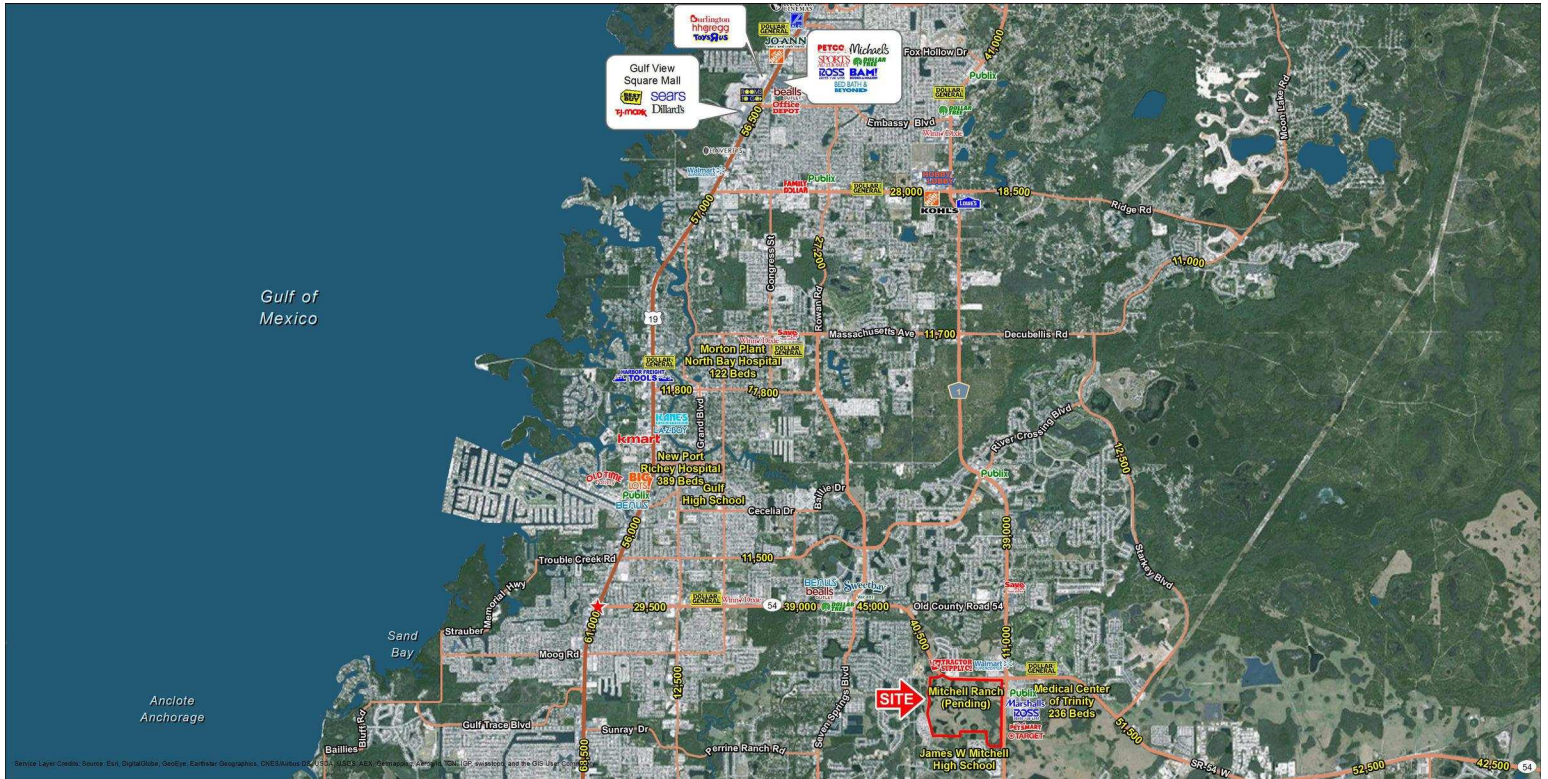


RETAIL FOR LEASE

TOWN CENTER AT MITCHELL RANCH

State Road 54 & Little Road, Trinity FL 34655 | Pasco



HIGHLIGHTS:

- Located at the SWC of State Road 54 & Little Road Regional Trade Area of South Pasco, Northern Pinellas, & Northern Hillsborough (Greater Tampa Bay MSA)
- Delivery - The Village at Mitchell Ranch: 3Q2017, Town Center at Mitchell Ranch: 1Q2018, Wholesale & Power Center: 4Q2017/3Q2018, Residential - Model Homes: 1Q2018
- 800+ single and multi-family residential units also planned
- Traffic Counts:
 - State Road 54 - 38,000 AADT (west of Little Rd.), 47,000 AADT (east of Little Rd.)
 - Little Road - 30,500 AADT (south of S.R. 54), 35,000 AADT (north of S.R. 54)

DEMOGRAPHICS:

	3-Miles	5-Miles	8-Miles
Population	49,884	116,169	247,219
Daytime Population	15,725	43,610	79,001
Average HH Income (\$)	68,171	59,109	63,920
Median HH Income (\$)	50,797	40,808	42,729
Median Age	47	48	47

For More Information, Contact Exclusive Agent(s):
 Jaclyn Langholz • jaclyn.langholz@tscg.com • 813.961.1812



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