



## Overview

- The Preserve Marketplace is located within 'South Branch' on SR 54, in Odessa, FL, with direct access to the Suncoast Pkwy (0.3 miles east)
- Located in a rapidly growing residential market that went from 693 annual home starts in 2015 to 1,598 annual home starts in 2017, a 230% increase
- 30,134 future single family lots and 25 active residential developments in the trade area
- 750 jobs have been added to the trade area in the last two years, with additional forthcoming.
- TouchPoint Medical will build its global headquarters in a 142,000 SF building within South Branch, the facility will create 228 new full-time jobs and will open Feb. 2020
- Phase 1 Projected Opening: Summer 2020

## Demos

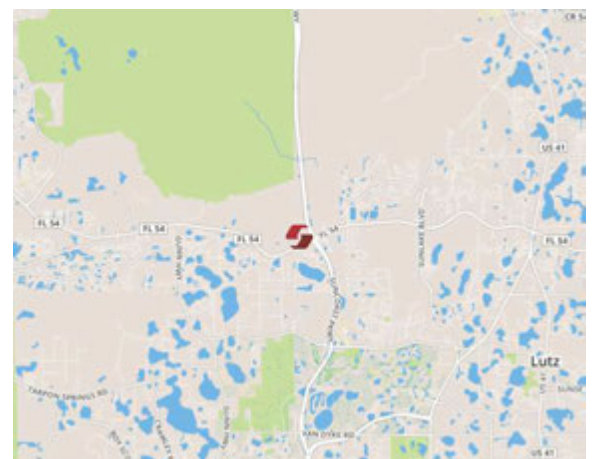
|                      | Trade Area | 2022 Projections |
|----------------------|------------|------------------|
| Population           | 320,382    | 354,120          |
| Households           | 133,689    | 139,452          |
| Avg Household Income | \$68,695   | \$69,955         |

## Leasing Contact

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## Traffic Counts (AADT)

SR 54 51,000  
 Suncoast Pkwy 40,400





|    |                      |       |         |              |        |    |                  |       |
|----|----------------------|-------|---------|--------------|--------|----|------------------|-------|
| A1 | Available            | 1,200 | B6      | Liquor Store | 1,400  | 2A | Heartland Dental | 3,500 |
| A2 | Available            | 1,200 | B7      | Greenwise    | 25,442 | 2B | Available        | 1,400 |
| A3 | Majik Touch Cleaners | 1,200 | C1      | Available    | 2,889  | 2C | Panera Bread     | 4,200 |
| A4 | Available            | 1,200 | OP1     | CVS          | 1.65   | 4A | Available        | 3,500 |
| A5 | Available            | 1,200 |         |              | ac     | 4B | Available        | 1,650 |
| A6 | Available            | 1,200 | OP3     | Available    | 1.42   | 4C | Available        | 1,650 |
| B4 | Organic Nails        | 2,100 |         |              | ac     |    |                  |       |
| B5 | Sport Clips          | 1,400 | West OP | Available    | 1.27   |    |                  |       |
|    |                      |       |         |              | ac     |    |                  |       |