



**Overview**

- Future multi-tenant building that will be 4,280 SF with a Dunkin’ Donuts and 2,700 SF available
- Located 2.5 miles from US-19, and a quarter of a mile from the corner of Little Rd and State Road 52
- Directly across the street from Fivay High School and it’s 1,320 students
- Retail stores here will serve the growing communities of Pasco County
- Major retailers nearby include Publix, Beall’s Outlet, Save-A-Lot, Dollar General, and much more
- Pylon signage is available

**Demos**

**3 Miles                      5 Miles                      7 Miles**

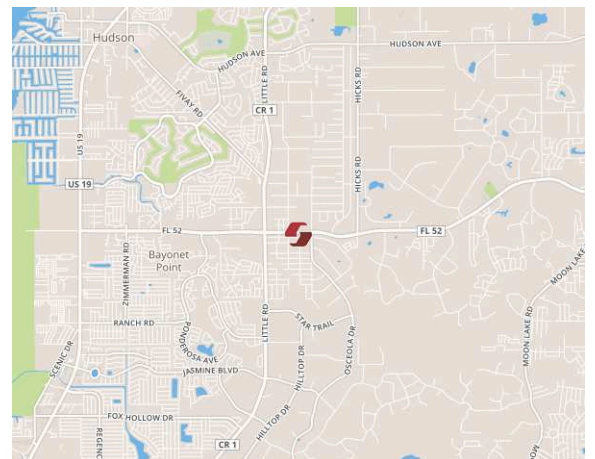
Population	57,963	111,632	149,264
Households	25,716	48,105	64,723
Avg Household Income	\$47,199	\$49,773	\$52,221

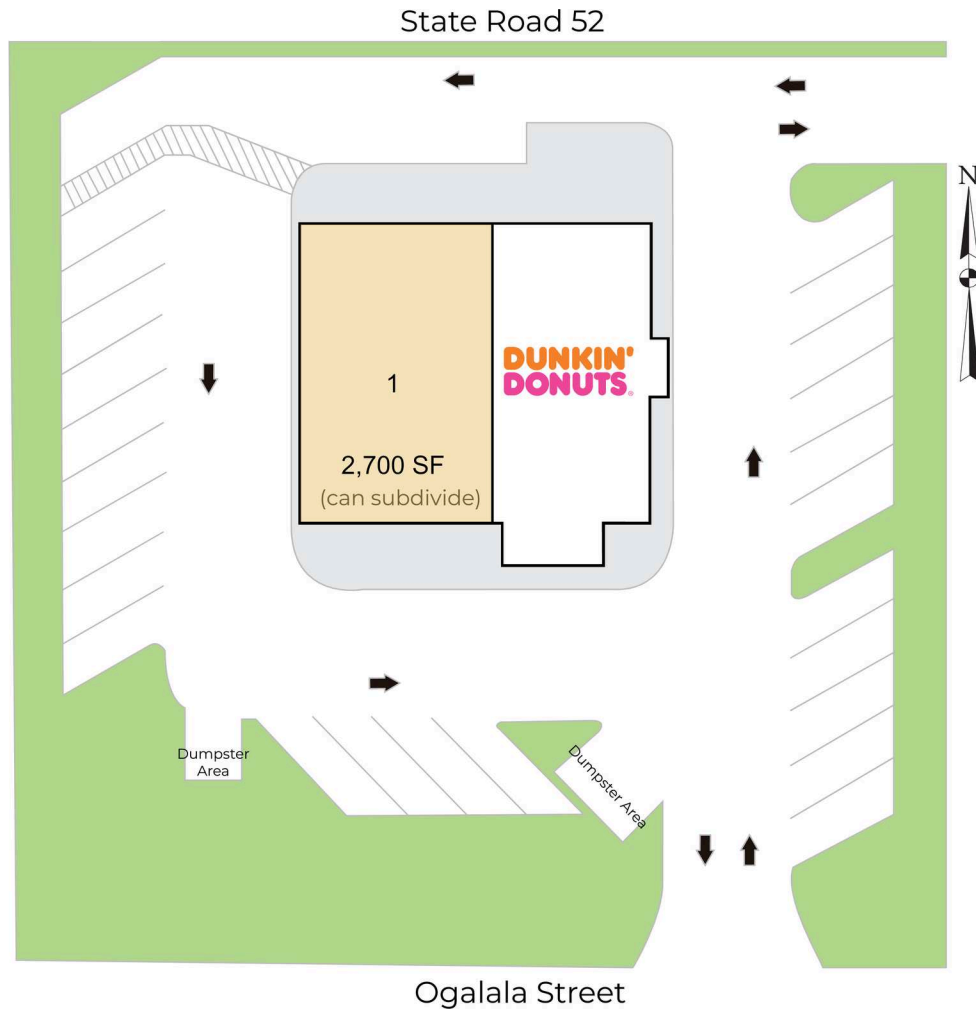
**Leasing Contact**

Frank Militello  
727-384-6000 ext. 3047  
frank.militello@sembler.com

**Traffic Counts (AADT)**

State Road 52                      40,500





1	Available	2,700	2	Dunkin' Donuts	1,580
---	-----------	-------	---	----------------	-------