

4623 Land O' Lakes Blvd

Land O' Lakes, Florida 34639 · Pasco County

NET LEASE INVESTMENT · NATIONAL TENANT IN PLACE · 6.5% CAP RATE

ASKING PRICE	CAP RATE	BUILDING SF	PRICE / SF
$775,000	**6.5% In-Place**	**1,780 SF**	**$435 / SF**

SUNNY SIDHU
Broker Associate · REMAX Premier Group Direct: 813-995-1600 www.TampacommercialBroker.com

Confidentiality & Disclaimer

This Offering Memorandum ("OM") has been prepared by REMAX Commercial and Sunny Sidhu at REMAX Premier Group ("Broker") exclusively for the benefit of qualified prospective purchasers. This OM is provided solely for the purpose of evaluating a potential acquisition of the subject property.

The information contained herein has been obtained from sources deemed reliable; however, neither the Broker nor any affiliate makes any representation or warranty, express or implied, as to the accuracy or completeness of the information set forth herein. Prospective purchasers are advised to independently verify all financial, legal, physical, and zoning information.

This OM does not constitute a legal offer to sell. Any sale shall be subject to the terms of a fully executed Purchase and Sale Agreement. The Seller reserves the right to withdraw the property from the market, reject any offer, and modify this offering at any time without prior notice.

All financial projections, pro forma estimates, and assumptions are provided for illustrative purposes only. Past performance is not indicative of future results.

By receiving this OM, the recipient acknowledges: (i) the information is confidential; (ii) the recipient will not reproduce or distribute this OM without prior written consent; (iii) the recipient will use this information solely to evaluate the property.

Executive Summary

REMAX Commercial presents the exclusive opportunity to acquire 4623 Land O' Lakes Blvd in Land O' Lakes, Florida — a 1,780 SF freestanding commercial building on 0.19 acres with direct US Highway 41 frontage. Offered at $775,000 ($435/SF), the property is delivered with a national, creditworthy tenant in place at a going-in cap rate of 6.5%.

The building is single-story concrete block construction, fully renovated with a new roof, new HVAC, new flooring, and updated restrooms. The tenant lease carries two years of remaining term with 3% annual rent escalations, providing immediate, contractually escalating income from day one. Financials are available upon execution of NDA.

US Highway 41 is one of the primary commercial arterials in Pasco County, recording approximately 69,000 average daily vehicle trips serving the Land O' Lakes, Wesley Chapel, and northern Tampa trade area. The corridor sits within one of Florida's fastest-growing residential submarkets, with Pasco County adding over 120,000 net new residents between 2020 and 2025 at a 3.5% annual growth rate.

The trade area reflects strong commercial fundamentals: a 2-mile median household income exceeding $127,000 and a 5-mile population of 131,000 projected to grow through 2030, underpinning sustained retail and service commercial demand along this corridor.

ASKING PRICE	**$775,000**
PRICE / SF	**$435 / SF**
BUILDING SIZE	**1,780 SF**
LAND AREA	**0.19 Acres**
YEAR BUILT	**1958 / Renovated**
ZONING	**C-2 General Commercial**
PARCEL ID	**18-26-13-003.0-025.00-008.0**
OCCUPANCY	**National Tenant In Place**
CONSTRUCTION	**Concrete Block / Stucco**
FLOOD ZONE	**X — No Flood Insurance**
ANNUAL TAXES	**$2,571 (2025)**
CAP RATE	**6.5% In-Place**

Investment Highlights

NATIONAL TENANT — IN-PLACE INCOME

Creditworthy national tenant with an active lease delivering immediate stabilized income with no lease-up risk. Lease includes 3% annual rent escalations providing contractual income growth through the hold period.

6.5% GOING-IN CAP RATE

Attractive entry yield at $775,000 ($435/SF) with two years of remaining lease term and structured annual rent bumps. Full financial package available under NDA.

FULLY RENOVATED PHYSICAL PLANT

Comprehensive capital improvements: new roof, new HVAC, new flooring, updated restrooms. No deferred maintenance and no near-term capital requirements.

HIGH-TRAFFIC US HWY 41 FRONTAGE

Direct frontage on US Highway 41 recording approximately 69,000 average daily vehicle trips — one of the highest-traffic arterials in Pasco County, projected to reach 87,000 AADT by 2045.

C-2 ZONING — BROAD USE PROFILE

General Commercial zoning supports retail, professional office, medical, financial services, and service commercial uses, providing strong re-leasing optionality at lease maturity.

FASTEST-GROWING SUBMARKET IN FLORIDA

Pasco County added over 120,000 residents 2020–2025 at 3.5% annually. Growth concentrated along US 41 and SR 54. County population projected to grow by another 223,500 by 2045.

FLOOD ZONE X — LOW INSURANCE COST

Property located in FEMA Flood Zone X. No flood insurance required, reducing operating cost burden for both tenant and owner.

STRONG DEMOGRAPHIC PROFILE

2-mile median household income $127,000+. 5-mile population of 131,000 with continued annual growth. Deep, affluent consumer base within the immediate trade area.

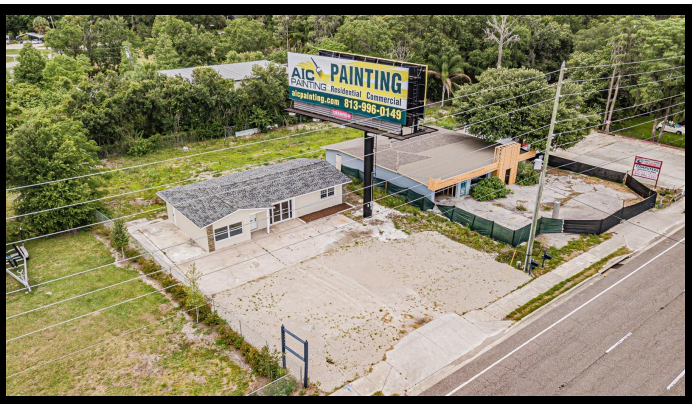
Property Overview

PROPERTY DETAILS	
Property Address	4623 Land O' Lakes Blvd, Land O' Lakes, FL 34639
Property Type	Freestanding Retail / Commercial
Building Size	1,780 SF
Land Area	0.19 Acres (8,458 SF)
Year Built	1958 / Fully Renovated
Stories	One (1)
Construction	Concrete Block / Stucco
Zoning	C-2 — General Commercial, Pasco County
Parcel ID	18-26-13-003.0-025.00-008.0
County / Market	Pasco County / Tampa Bay MSA

FINANCIAL & SITE METRICS	
Asking Price	$775,000
Price Per SF	$435 / SF
Cap Rate (In-Place)	6.5%
Occupancy	National Tenant In Place
Lease Term Remaining	2 Years
Annual Rent Escalations	3% Per Annum
Parking	Front Surface Parking Lot
Annual Taxes (2025)	$2,571
Flood Zone	X — No Flood Insurance Required
Traffic Count	±69,000 AADT (US Hwy 41)

Property Photographs — Page 1 of 2

















Property Photographs — Page 2 of 2

















Location Overview

REGIONAL POSITIONING

Located on US Highway 41 (Land O' Lakes Blvd) in Pasco County, Florida, approximately 20 miles north of downtown Tampa. The corridor connects the rapidly growing communities of Land O' Lakes, Wesley Chapel, and northern Hillsborough County to Tampa's employment core, sustaining consistent commercial activity along this route.

CORRIDOR CHARACTERISTICS

The US Highway 41 commercial corridor through Land O' Lakes serves national retail, QSR operators, service businesses, medical offices, and community-serving commercial uses — reflecting broad, diversified tenant demand across multiple commercial sectors.

ACCESSIBILITY & INFRASTRUCTURE

Multi-point vehicular access with proximity to SR 54, the Veterans Expressway, and I-75 via SR 54. FDOT is advancing a $516 million overpass project at the US 41 / SR 54 interchange, signaling long-term infrastructure investment in this corridor.

SURROUNDING DEMAND DRIVERS

Within 3 miles: national QSR brands, Publix-anchored retail centers, medical office clusters, financial services nodes, and pharmacy tenants. Growing master-planned communities to the north and east are expanding the trade area customer base year over year.

Market Overview

TAMPA MSA — CONTINUED GROWTH

The Tampa–St. Petersburg–Clearwater MSA consistently ranks among the top-10 US markets for population growth, job creation, and commercial investment. Fortune 500 relocations, healthcare and financial services expansion, and a diversified economy sustain demand across all commercial asset classes.

PASCO COUNTY SUBMARKET

Pasco County is one of the fastest-growing counties in Florida, adding over 120,000 net new residents between 2020 and 2025 at an annual growth rate of approximately 3.5%. Growth is concentrated in the southern corridor — Land O' Lakes, Wesley Chapel, and Odessa — driving sustained demand for retail, medical, and service commercial uses along US 41 and SR 54.

US HWY 41 COMMERCIAL CORRIDOR

This corridor has historically attracted national retail operators, anchored centers, and service commercial tenants. As residential growth continues northward from Tampa into Pasco County, corridor assets with direct frontage and flexible C-2 zoning are increasingly sought by local operators, investors, and owner-users.

#1	69K	3.5%	$127K+
FL County Pop. Growth Corridor	**AADT on US Hwy 41**	**Ann. Pop. Growth, Pasco Co.**	**Median HH Income 2-Mi**

Demographics

Source: Esri 2026 — Forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data.

METRIC	1 MILE	3 MILES	5 MILES
Total Population (2025)	**2,211**	**34,613**	**131,903**
Total Population (2030 Proj.)	2,273	36,788	141,348
Pop. Growth Rate 2025-2030 (Ann.)	0.6%	1.2%	1.4%
Total Households (2025)	**836**	**13,114**	**51,043**
HH Growth Rate 2025-2030 (Ann.)	0.7%	1.4%	1.5%
Average Household Size	2.64	2.62	2.55
Median Household Income (2025)	**$149,201**	**$127,693**	**$101,534**
Average Household Income (2025)	$191,557	$166,660	$138,468
Per Capita Income (2025)	$71,683	$62,207	$53,886
Median Net Worth (2025)	**$1,166,595**	**$703,327**	**$395,725**
Median Age	46.0	44.2	41.8
Daytime Population (2025)	2,095	32,557	113,728

$149,201
Median HH Income — 1-Mile

$127,693
Median HH Income — 3-Mile

$101,534
Median HH Income — 5-Mile

$1,166,595
Median Net Worth — 1-Mile

Broker Opinion & Positioning

4623 Land O' Lakes Blvd represents a straightforward, low-risk net-lease acquisition on one of Pasco County's highest-traffic commercial corridors. A national tenant in place, a 6.5% going-in cap rate, contractual annual rent escalations, and a fully renovated building combine to deliver a risk-adjusted income stream with built-in downside protection.

For the investor, this asset checks the fundamental boxes: performing income, no near-term capital requirements, Flood Zone X, low property taxes, and a high-visibility US 41 address in one of Florida's fastest-growing submarkets. The C-2 zoning and direct highway frontage provide a broad re-leasing tenant pool at lease maturity, supporting residual value.

At $775,000 ($435/SF), the property is priced at a meaningful discount to current replacement cost for masonry commercial product in the Tampa Bay market. Pasco County's sustained population growth — running at 3.5% annually — and the ongoing densification of the US 41 corridor support long-term rent and value appreciation.

The information contained herein is believed to be from reliable sources. Buyer to conduct independent due diligence prior to any commitment.

EXCLUSIVE OFFERING

4623 Land O' Lakes Blvd

Land O' Lakes, FL 34639

SUNNY SIDHU

Broker Associate REMAX Premier Group

813-995-1600

Office: 813-929-7600 · www.tampacommercialbroker.com

- Tours available by appointment — contact the listing broker to schedule.
- Qualified buyers may request an NDA to access the confidential financial package.
- Offers to be submitted in writing to the listing broker.
- Seller reserves the right to accept, reject, or counter any offer.