

SPACE FOR LEASE

MULTI-USE SPACE AVAILABLE FOR LEASE

23633 Venezia Dr, Land O' Lakes, FL 34639



OFFERING SUMMARY

AVAILABLE SF:	11,420 SF
LEASE RATE:	\$15 / SF
LOT SIZE:	1.34 Acres
	40 Surface
YEAR BUILT:	2011
LEASE TERMS:	Modified Gross

PROPERTY OVERVIEW

KW Commercial is proud to present for lease this recently built, well maintained Sports and Athletic Facility in this quickly growing area of Pasco County, FL. Currently home to the popular Dance & Gymnastics Academy of Tampa, this is a perfect opportunity to lease a solid block constructed building close to Collier Pkwy in a prime location off of the highly desirable SR-54 corridor, between US-41 and I-75. Due to the fully open clear span design and high ceilings, this building is a blank slate for anyone looking to continue the property's athletic use, or for anyone interested in converting to offices, medical use, industrial, or retail. There is even potential to add a second floor. The property is located in close proximity to several beautiful housing communities as well as shopping, dining, entertainment, and other amenities. In addition to the existing local comforts and amenities, there is still additional development underway to accommodate this fast growing area. This building is less than 10 years old and has had only one tenant since its construction. For the right tenant, the owner will consider a lease with an option to purchase. The owner has provided all information above and deems this to be accurate.

PROPERTY HIGHLIGHTS

- Desirable location off of SR-54
- Located in a high growth area
- Newer construction and well maintained
- Heavy daytime traffic
- Area has above average household income

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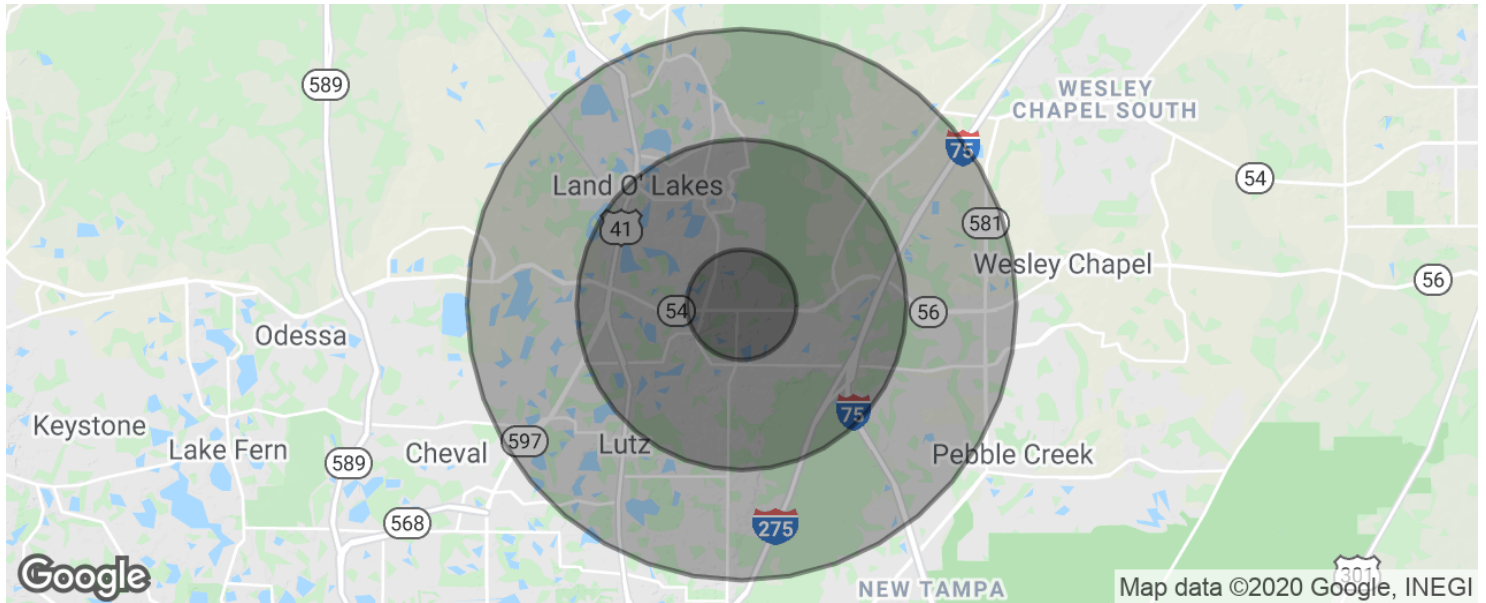
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,944	41,150	85,637
Median age	37.8	38.1	37.2
Median age (Male)	37.9	37.1	36.9
Median age (Female)	37.8	38.8	37.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,176	14,845	30,556
# of persons per HH	2.7	2.8	2.8
Average HH income	\$83,139	\$83,327	\$86,240
Average house value	\$214,637	\$285,384	\$302,516

* Demographic data derived from 2010 US Census

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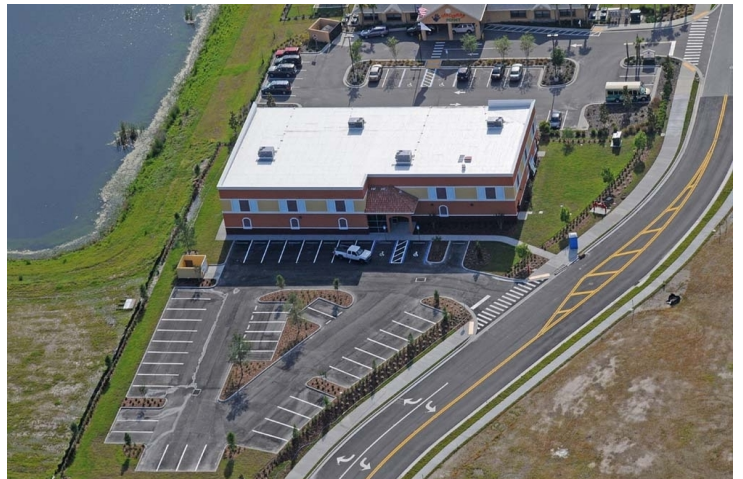
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LAND O' LAKES, FL

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All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by NW Tampa in compliance with all applicable fair housing and equal opportunity laws.

PRESENTED BY:

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