



LAND O'LAKE SITES

1.79± AC | DEVELOPMENT SITE

Extended Reach

NEC US-41 & Ehren Cutoff | Land O Lakes, FL 34639



**CALL FOR
PRICE**

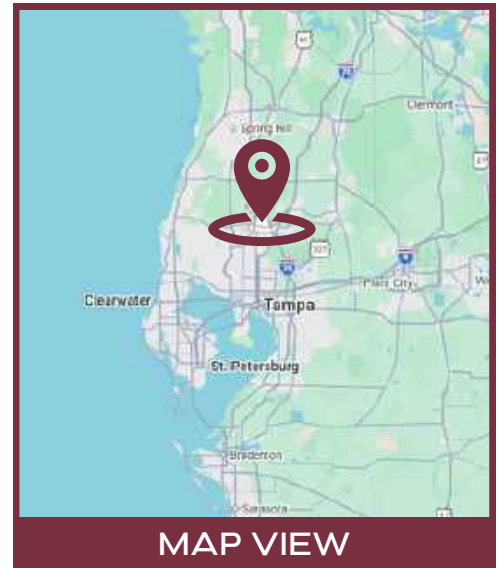


**TRAFFIC COUNT
55,500 VPD**



**PAD SIZE
1.79± AC**

- 1.79± AC Commercial Development Opportunity
- Strategically Located Along Ehren Cutoff (CR 583)
- Direct Connectivity Between US 41 & SR 52
- Surrounded by Rapid Residential Growth in Central Pasco County
- Ideal for Retail, Medical, Daycare, Automotive & Service Uses



MAP VIEW



VIDEO TOUR



10-MI POPULATION
46,972



10-MI MEDIAN AGE
41.9



10-MI AVG HH INCOME
\$118,390

EXTEND YOUR REACH WITH PAUL'S PORTFOLIO, MARKET UPDATES, EXPERT INSIGHT & MORE

VIEW PROPERTY ON [EXTENDEDREACHUSA.COM](https://www.ExtendedReachUSA.com)



PAUL RUTLEDGE

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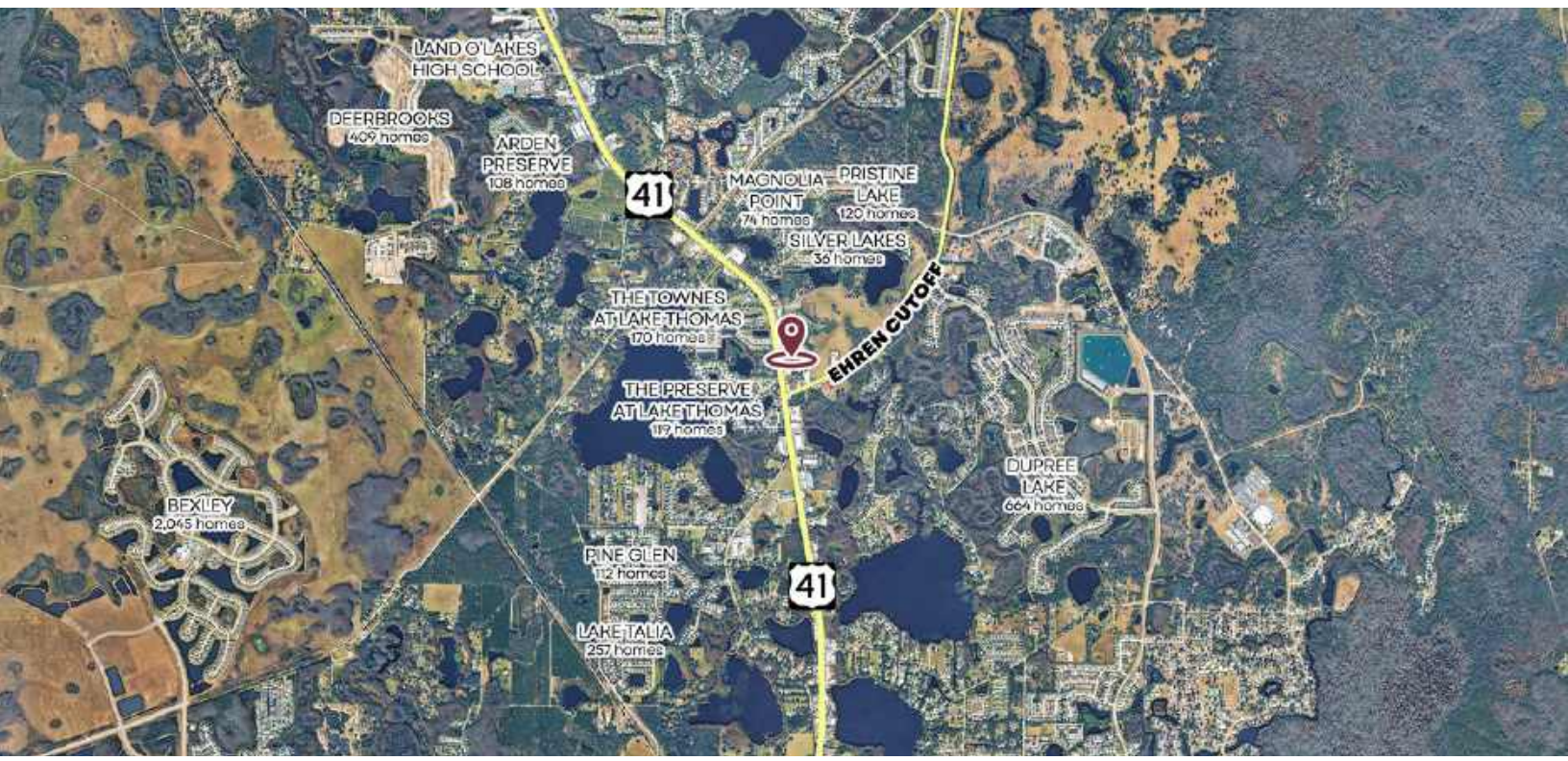


ZACHARY ELLIS

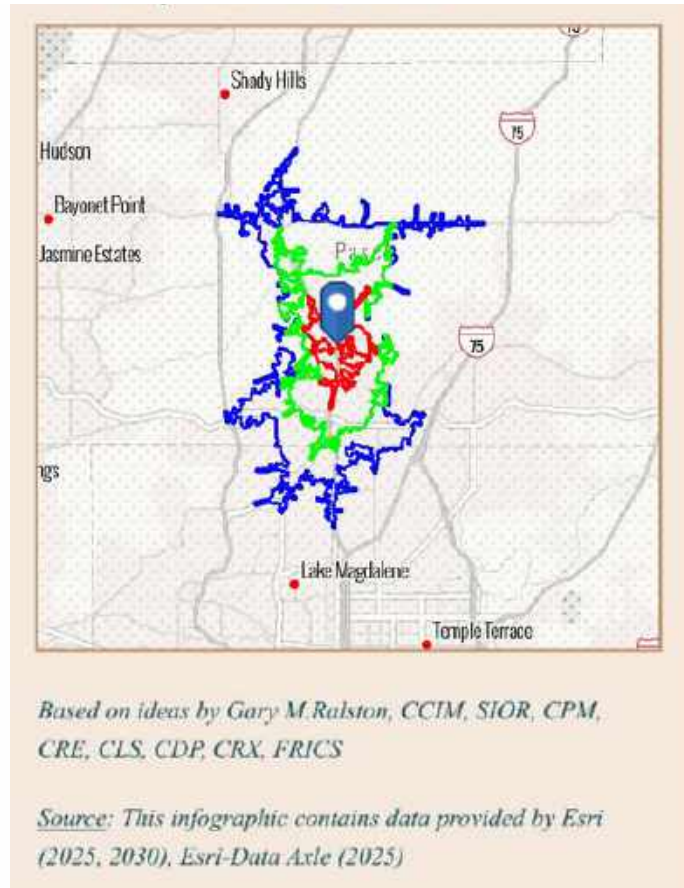
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Information obtained from owner(s) or other sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it. All properties subject to change or withdrawal without notice.



AGE SEGMENTS	DRIVE TIME			GEOGRAPHY		States	
	5 mins	10 mins	15 mins	Counties	CBSAs	Florida	USA
				Pasco County	Tampa-St. Petersburg-Clearwater, FL		
0 - 4	5.22%	4.69%	5.09%	4.81%	4.70%	4.68%	5.39%
5 - 9	5.91%	5.29%	5.90%	5.23%	5.03%	4.97%	5.68%
10 - 14	7.38%	6.80%	6.91%	5.76%	5.36%	5.32%	5.93%
15 - 19	6.91%	6.59%	6.58%	5.86%	5.83%	5.81%	6.43%
20 - 34	17.17%	17.11%	17.36%	16.42%	18.55%	18.48%	20.35%
35 - 54	26.32%	26.71%	27.80%	24.75%	24.96%	24.37%	25.21%
55 - 74	23.27%	24.19%	22.62%	26.11%	25.29%	25.43%	22.77%
75+	7.84%	8.63%	7.66%	11.08%	10.25%	10.91%	8.23%
HOUSEHOLD INCOME							
<\$15,000	4.1%	5.0%	5.1%	8.4%	7.6%	7.7%	8.0%
\$15,000-\$24,999	1.0%	2.1%	2.2%	5.2%	5.3%	5.6%	5.5%
\$25,000-\$34,999	2.8%	3.9%	3.5%	7.2%	6.2%	6.1%	5.8%
\$35,000-\$49,999	4.2%	4.8%	5.1%	9.9%	10.2%	9.9%	9.3%
\$50,000-\$74,999	12.7%	11.6%	12.4%	16.8%	15.8%	16.0%	15.1%
\$75,000-\$99,999	11.3%	11.8%	11.2%	12.5%	12.1%	12.8%	12.4%
\$100,000-\$149,999	23.9%	23.7%	23.0%	17.5%	18.7%	18.8%	18.0%
\$150,000-\$199,999	14.7%	16.6%	16.4%	10.7%	10.3%	9.8%	10.4%
\$200,000+	25.1%	20.5%	21.3%	11.5%	13.8%	13.5%	15.4%
KEY FACTS							
Population	7,422	46,972	93,239	672,499	3,461,785	23,597,813	343,528,394
Daytime Population	6,245	40,230	78,082	595,178	3,443,807	23,413,280	341,846,552
Employees	3,683	21,716	44,671	292,746	1,670,789	11,049,242	168,700,572
Households	2,565	17,329	33,537	271,834	1,441,344	9,529,651	134,397,562
Average HH Size	2.85	2.67	2.73	2.44	2.36	2.43	2.49
Median Age	41.9	43.0	41.4	44.7	43.2	43.6	39.6
HOUSING FACTS							
Median Home Value	496,053	467,174	463,691	377,748	408,966	421,319	376,272
Owner Occupied %	87.8%	85.5%	81.3%	75.0%	66.4%	66.6%	64.0%
Renter Occupied %	12.2%	14.5%	18.7%	25.0%	33.6%	33.4%	36.0%
Total Housing Units	2,726	18,240	35,667	306,560	1,602,695	10,955,223	149,274,959
INCOME FACTS							
Median HH Income	\$128,370	\$118,390	\$119,477	\$79,107	\$83,517	\$82,707	\$85,893
Per Capita Income	\$53,103	\$52,063	\$52,673	\$42,886	\$49,147	\$47,873	\$48,241
Median Net Worth	\$696,159	\$636,425	\$592,782	\$316,029	\$291,476	\$292,996	\$276,821



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