

RESTAURANT PAD AVAILABLE IN FRONT OF NEW MARRIOTT HOTEL

30904 County Road 52 | San Antonio, FL 33576



**Mid Florida
Commercial Realty, LLC**

George Tsunis, Broker
407.877.1005 | gtsunis@tsunis.com

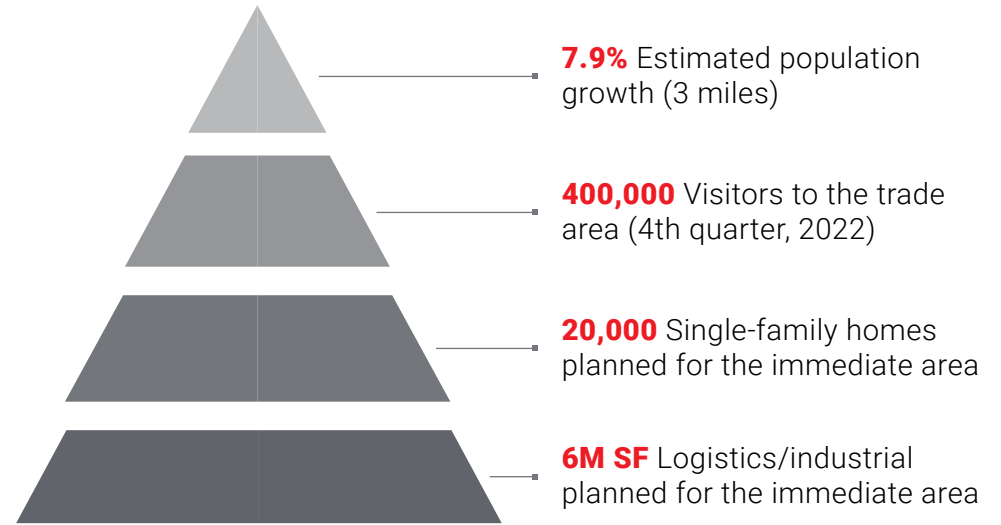


Unprecedented Growth Trade Area

Strategically located on the same side of SR-52 as Mirada master-planned community (5,000 homes), Mirada multi-family (460 units), and Double Branch (3,500 homes)

Future Significant Daytime Population

Across the street from 75 Logistics at Double Branch (est. 6,000 jobs | 4.5M SF facility), Target's distribution center (est. 2,400 jobs | 1.4M SF facility), and AdventHealth



EXPLOSIVE RESIDENTIAL GROWTH TRADE AREA



RESTAURANT SITE PLAN

Abbey Crossing
Logistics Park
(Under Contract | 85 Acres)

258 AC COFFEE
SHOP + STORE

52

19,228 VPD

SITE

Industrial
(Being Built | 4.5M SF)

PROPOSED
STORMWATER

Retail
(Future | 175,644 SF)

OP #12
FUTURE
180 AC

Outparcel
(Future | 1.50 Acres)

5.5 AC HOTEL +
RESTAURANT

TOWNEPLACE
SUITES[®]
MARRIOTT

Mirada Master Planned Community
(6,500 Homes)

Retail
(Future | 169,940 SF)

Proposed site plan, subject to approval

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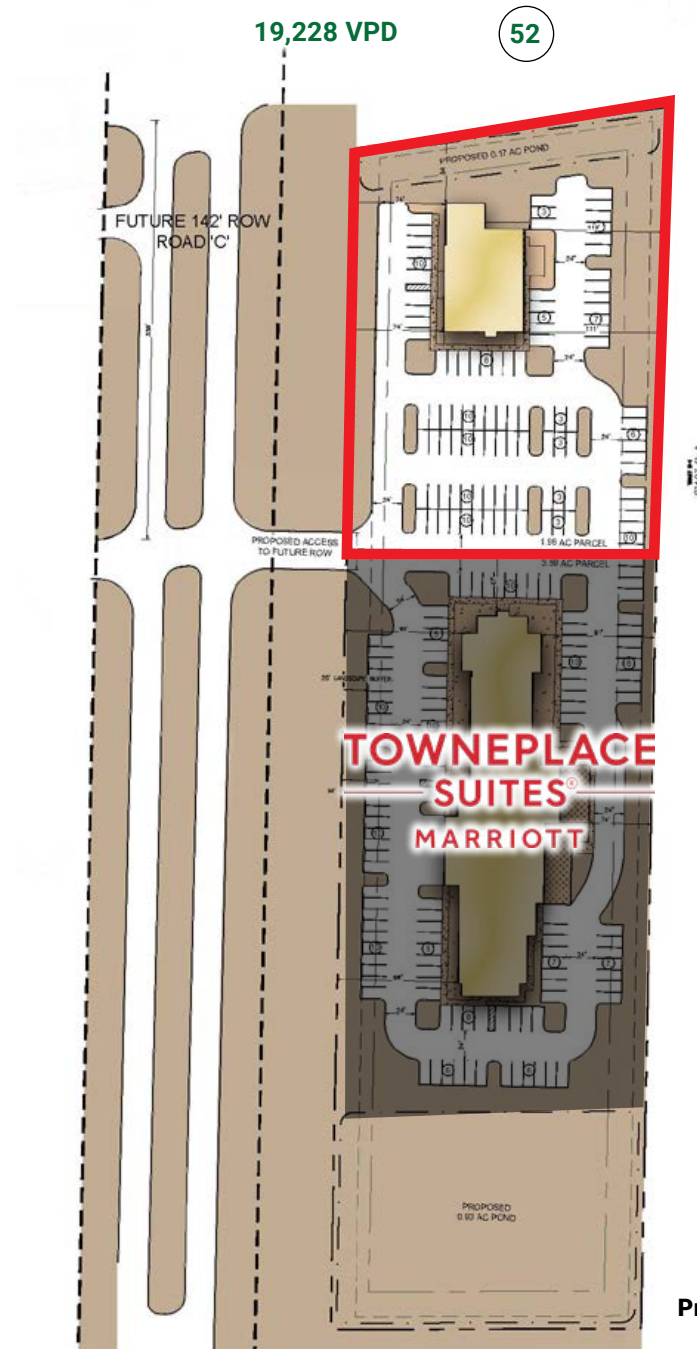
RESTAURANT SITE PLAN



Restaurant Building Size 8,000 SF



Shared Parking Spaces 210



Proposed site plan, subject to approval

THE IMMEDIATE TRADE AREA

One Paso Center
Office/Industrial Mixed-Use

Abbey Crossing Logistics Park
(Under Contract | 85 Acres)

Leo @ Cypress Creek
(315 Homes)



Retail
(Coming Soon)

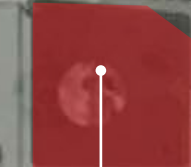


Great Clips

Multi-Family
(Coming 2024 | 400 Units)



2 Hotels (Future)



Health Campus
(30 Acres)



TOWNEPLACE SUITES
MARRIOTT

Retail (Future | 175,644 SF)

Retail (Future | 169,940 SF)

Retail (Future)

Hotel/Office
(Future)

Industrial
(Future | 39 Acres)

Single-Family
(Future | 1,400 Townhomes)

DR HORTON
Mirada Master Planned Community
(6,500 Homes)

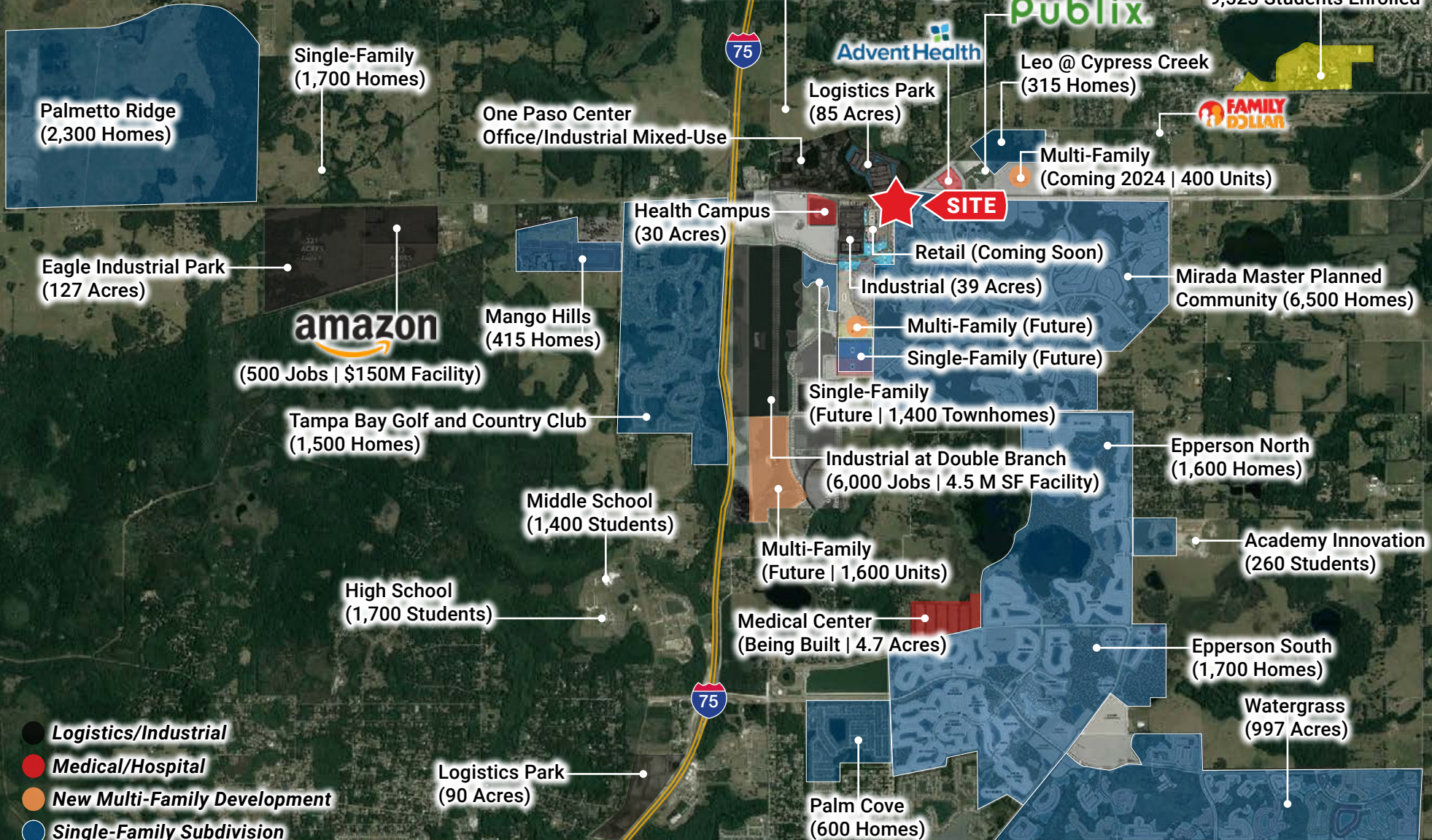
Industrial
(Being Built | 4.5M SF)

Multi-Family (Future)

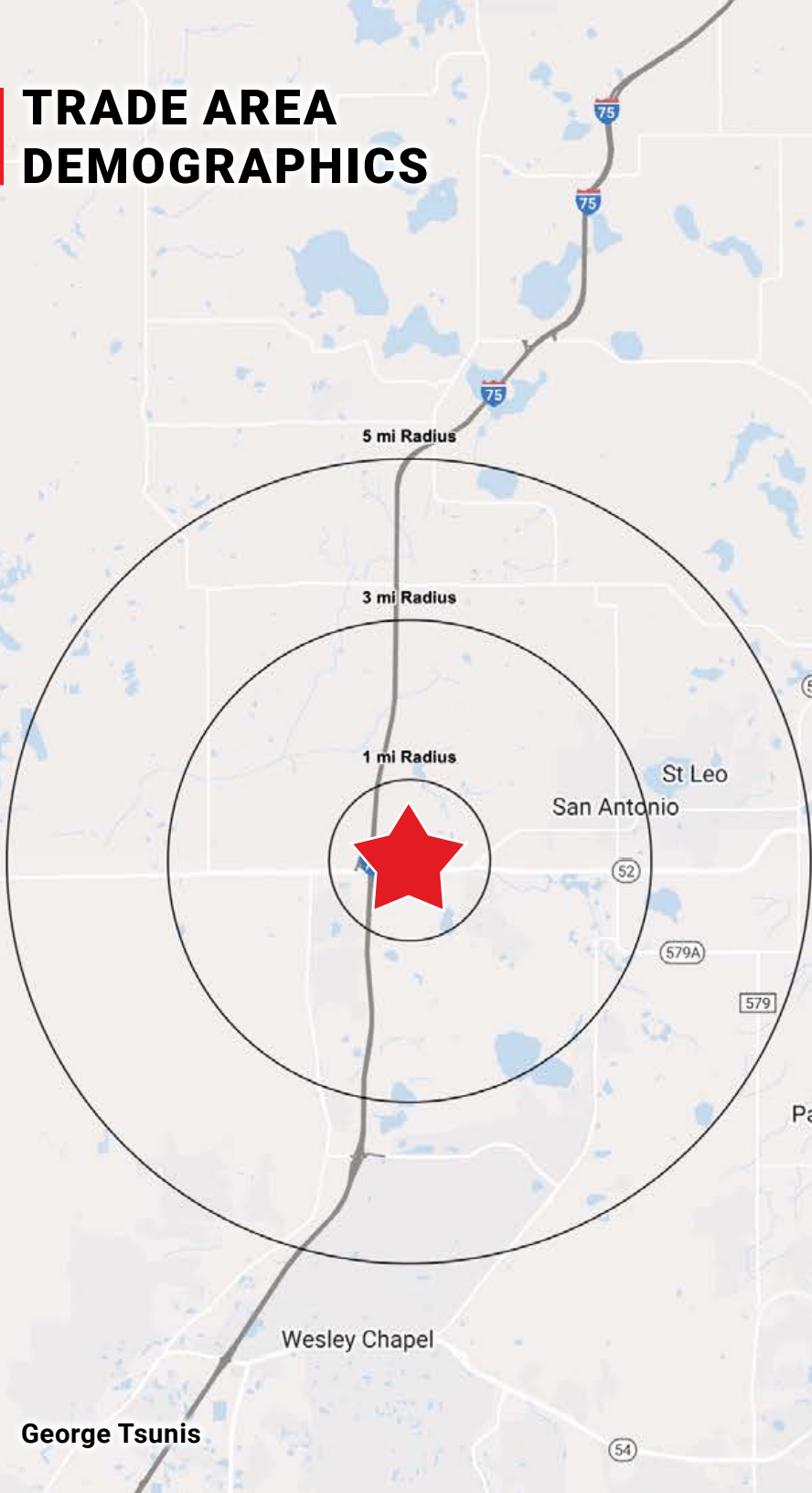
Single-Family (Future)

- Logistics/Industrial
- Medical/Hospital
- New Multi-Family Development
- New Single-Family Subdivision

TRADE AREA ECONOMIC GROWTH



TRADE AREA DEMOGRAPHICS



	1 Mile	3 Mile	5 Mile
2023 Estimated Population	89	8,480	28,230
2028 Projected Population	110	11,976	40,866
Projected Annual Growth 2023 to 2028	4.8%	8.2%	9.0%
2023 Est. Median Age	61.8	48.1	39.3
Population			
2023 Estimated Households	44	3,502	9,277
2028 Projected Households	55	4,887	13,506
Projected Annual Growth 2023 to 2028	5.0%	7.9%	9.1%
Households/Housing			
2023 Est. Average Household Income	\$134,484	\$106,644	\$117,959
2023 Est. Median Household Income	\$68,793	\$76,824	\$97,850
2023 Est. Total Businesses	89	279	825
2023 Est. Total Employees	1,143	2,284	4,659
Businesses/Employees			
2023 Est. Total Household Expenditure	\$3.89 M	\$252.33 M	\$727.81 M
2023 Est. Apparel	\$134.36 K	\$8.82 M	\$26.02 M
2023 Est. Entertainment	\$220.43 K	\$14.39 M	\$42.08 M
2023 Est. Food, Beverages, Tobacco	\$590.29 K	\$38.37 M	\$109.98 M
2023 Est. Furnishings, Equipment	\$137.54 K	\$8.96 M	\$26.08 M
2023 Est. Health Care, Insurance	\$368.26 K	\$23.53 M	\$65.81 M
2023 Est. Household Operations, She	\$1.25 M	\$80.99 M	\$232.65 M

Consumer Expenditures