

# 54 | CROSSINGS

NEW CONSTRUCTION  
CLASS A  
OFFICE BUILDING

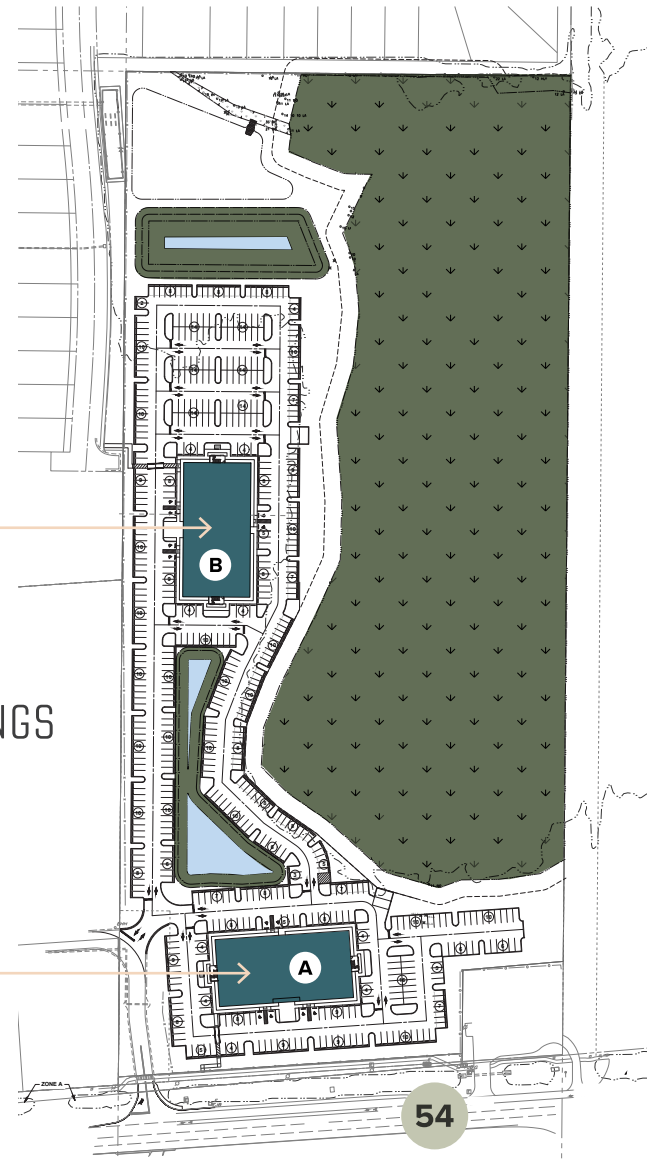
Up to 17.9K SF AVAILABLE



# SITE PLAN

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3 story 60,000 Class A office building



Flexible floor plates of 20,000 SF that can be sub-divided



Excellent signage potential with visibility on SR 54



Generous parking ratio of 5.00/1,000



Custom designed suites at competitive market rates and terms



Additional pad site for second 60,000 SF office building

# AERIAL



Conveniently located in close proximity to high end retail, restaurants, medical, hotels, and dense residential



Minutes from the Veterans Expressway/Suncoast Parkway interchange with 20 minute drive to Tampa International Airport

## DEMOGRAPHICS

(30 minute drive time)

POPULATION	627,162
EMPLOYEES	243,871
AVERAGE HOUSEHOLD INCOME	\$106,674
PROJECTED POPULATION GROWTH FROM 2019 TO 2024 TO 67,862	2.2%
DAILY TRAFFIC COUNT ON SR 54	52,000
DAILY TRAFFIC COUNT ON SUNCOAST PARKWAY	46,000

## CONTACT

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# CBRE

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17,928 SF AVAILABLE

