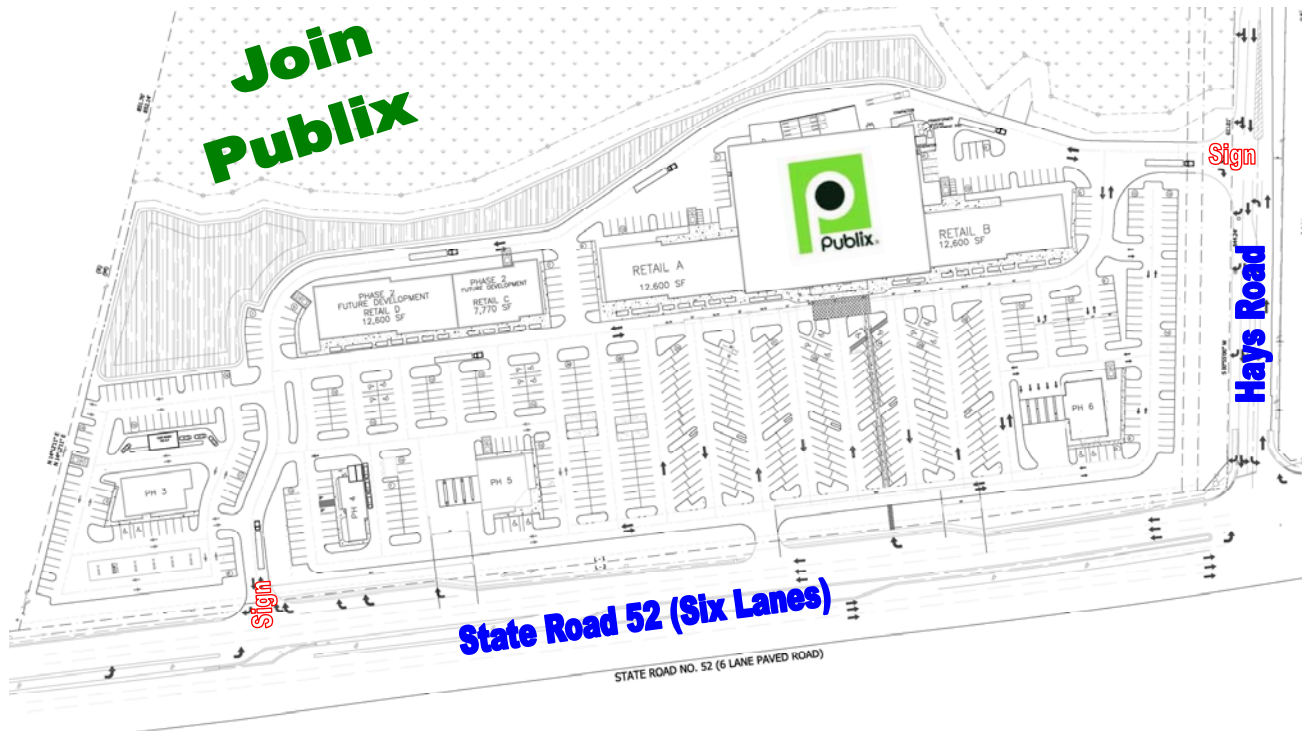


Hays Town Center

NWC SR 52 & Hays Road, Land O' Lakes, Florida
Pasco County



**Join
Publix**



FOR LEASE

Available For Lease

- 25,200 SF Shop Space
- Anchored by Publix
- Suites from 1,400SF
- 2009 Construction

Site Features:

- 4 Outparcels Available for Ground Lease
- 7 Mile Grocery Draw
- Existing Lighted Intersection
- 8,000 Additional Houses Planned
- Recent Area Growth is 10.5%/Year



**COLLIERS
ARNOLD**

Colliers Arnold Commercial Real Estate
4350 W. Cypress St., Ste. 300
Tampa, FL 33607
Tel: (813) 221-2290

Ben McLeish - Cell (813) 334-4733
bmcleish@colliersarnold.com
Linda West - Cell (727) 631-7699
lwest@colliersarnold.com

Sales & Leasing | Investment | Property Management | Site Selection | Valuation | Consulting

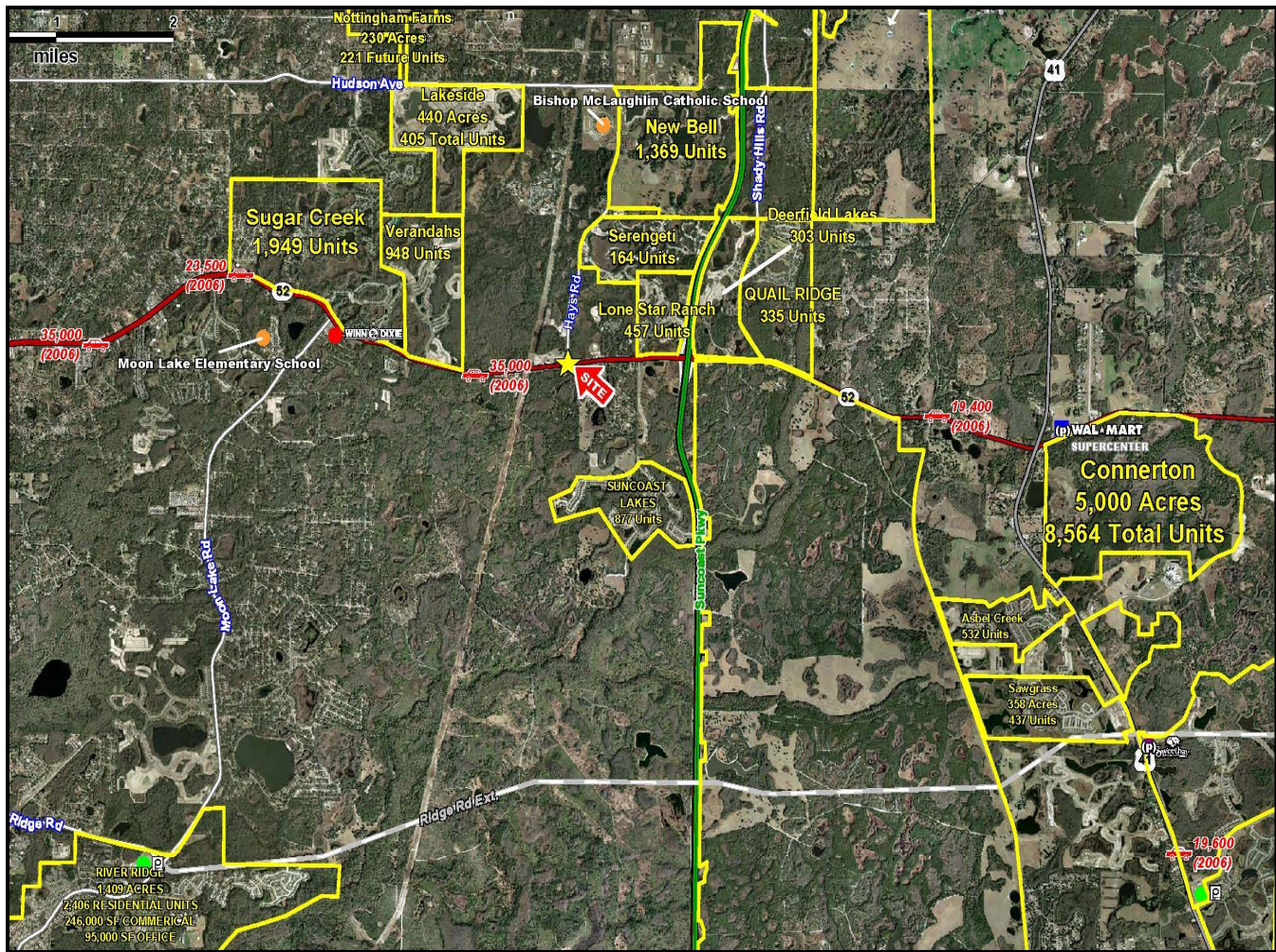
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Demographic Highlights

	<u>3 miles</u>	<u>5 miles</u>
Population	8,195	26,323
Average Income	\$48,819	\$59,241

3,668 New Homes Occupied within a five mile radius
AADT Traffic Counts: 25,500 West on SR-52 (6 Lane Road)



Dunphy Properties

09/08/08

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