

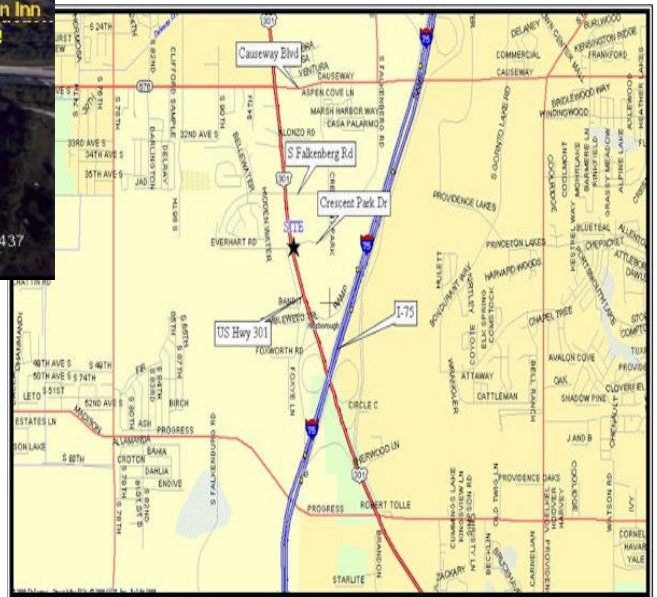
Pembroke Plaza

US Highway 301 & Crescent Park Drive

Riverview, FL 33578



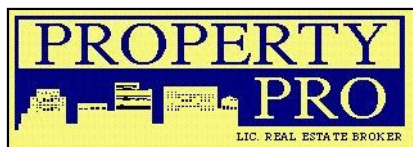
FOR LEASE
Three Outparcels
Restaurant, Bank,
or Retail



- Three Outparcels available for lease for Restaurant, Bank, or Retail; with all approvals in place.
- 1 Acre to 4.19 Acres Available.
- Located at US 301 & Crescent Park Drive at a signalized intersection, with easy access to I-75 and the LeeRoy Selmon Crosstown Expressway
- Price: \$2.50 Per Square Foot NNN
- 1.5 million square feet of office, flex, and industrial space within a 1 mile radius of the site, including Grow Financial, Regency Park, Progressive Insurance, a new 119 room Hilton Garden Inn Hotel, and Pavillion Crossing, an 83,220 SF proposed Publix center.
- Traffic Count: US 301 at I-75 - 40,000 VPD

2008 Demographics

	<u>3 Miles</u>	<u>5 Miles</u>	<u>7 Miles</u>
Population	72,684	144,592	275,405
Average HH Income	\$65,503	\$67,245	\$72,086
Households	27,902	53,952	102,678
Daytime Population	31,653	82,152	149,291



<http://www.propertypro.com>

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 Tampa, FL 33606-2346
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 E-mail: Myra@PropertyPro.com

Site Plan

HORIZONTAL CONTROL
 PEMBROKE PLAZA
 HILLSBOROUGH CO., FL.

DESIGNED BY: [Blank]
 DATE: [Blank]
 DRAWN BY: [Blank]
 CHECKED BY: [Blank]
 SCALE: DATE: [Blank]
 1"=10' 10/08
 CAD FILE: [Blank]
 528621B.DWG
 JOB NUMBER: [Blank]
 SHEET: 3 of 10

EMK CONSULTANTS AT FLORIDA, INC.
 ENGINEERS SURVEYORS & LAND PLANNERS
 2005 NORTH DIXIE AVENUE, SUITE 100
 TAMPA, FLORIDA 33610
 TEL: (813) 281-1100
 FAX: (813) 281-1101
 WWW.EMKCONSULTANTS.COM



REVISIONS OF DOCUMENT
 NO. DATE DESCRIPTION
 1 08/10/08 INITIAL DESIGN
 2 08/10/08 REVISED PER COMMENTS

RETAIL PLAZA AREA DATA

AREA: 18,600 SQ. FT.
 PERCENT COVERED: 18.4%
 PERCENT OPEN SPACE: 81.6%

DESCRIPTION	SQUARE FEET PERCENT
BUILDINGS	18,600 18.4
STAIRWAYS	5,372 5.1
PARKING	12,708 11.9
OPEN SPACE	12,708 11.9
TOTAL	106,788 100.00

* DOES NOT INCLUDE FUTURE LOT PARCELS

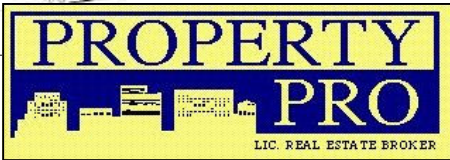
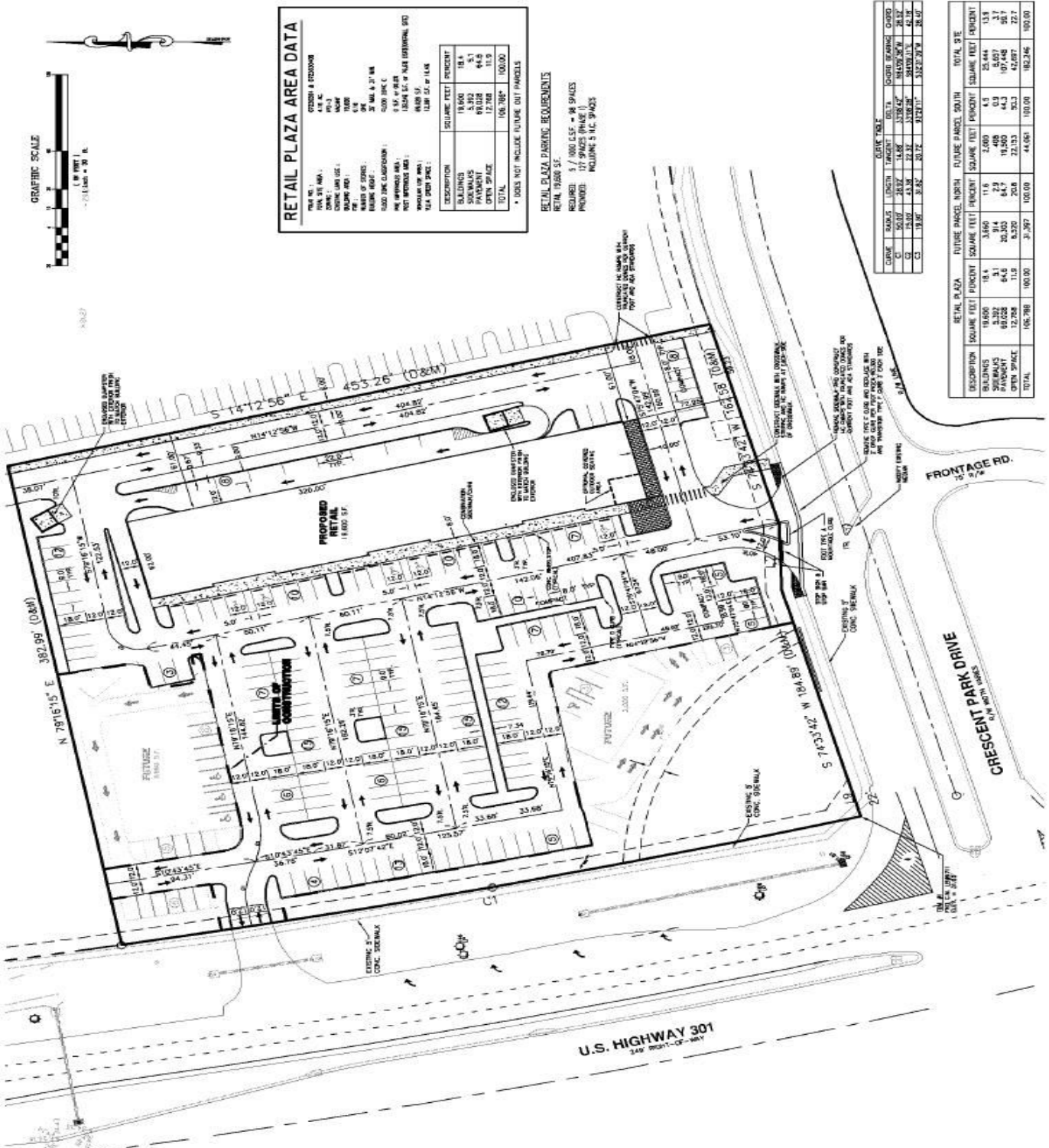
RETAIL PLAZA PARKING REQUIREMENTS
 RETAIL: 19,680 SF.
 REQUIRED: 5 / 100 G.S.P. = 98 SPACES
 PROVIDED: 127 SPACES (PHASE 1)
 INCLUDING 5 T.C. SPACES

GRID TABLE

CURVE	STARTS	ENDS	LENGTH	WARRANTY	BEARING	DELTA	CHORD BEARING	CHORD
C1	50+07.28	28+22.18	14.88	14.88	338.42°	184.09	28.79	28.79
C2	10+00.00	5+00.00	25.00	25.00	330.00°	250.00	45.00	45.00
C3	10+00.00	10+00.00	0.00	0.00	330.00°	330.00	0.00	0.00

RETAIL PLAZA

DESCRIPTION	SQUARE FEET	PERCENT	FUTURE PARCEL NORTH	SQUARE FEET	PERCENT	FUTURE PARCEL SOUTH	SQUARE FEET	PERCENT	TOTAL SITE
BUILDINGS	18,600	18.4	3,890	11.6	2,000	4.3	25,444	13.3	
STAIRWAYS	5,372	5.1	1,450	4.3	1,450	3.7	8,272	3.7	
PARKING	12,708	11.9	14,500	13.5	14,500	13.5	27,208	13.5	
OPEN SPACE	12,708	11.9	8,320	7.8	22,133	10.3	42,681	22.7	
TOTAL	106,788	100.00	31,397	100.00	44,983	100.00	182,246	100.00	



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